

## CHAPTER EIGHT ACCESSORY BUILDINGS AND STRUCTURES

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### 8-1 General.

**8-1.1 Accessory Buildings and Structures.** This chapter of the code is intended to supplement the structural requirements of **Oregon One and Two Family Dwelling Specialty Code**, but is not intended to take its place.

(a) Wherever the requirements of this code differ from the **Oregon One and Two Family Dwelling Specialty Code**, this code shall apply;

(b) Alternate materials used in the construction of accessory buildings or structures permitted in the **Oregon One and Two Family Dwelling Specialty Code**, but not mentioned in this code may be permitted if acceptable to the authority having jurisdiction;

(c) Alterations made to a manufactured dwelling to accommodate an accessory building or structure shall conform with Chapter 7 of this code;

(d) The addition of an accessory building or structure shall not eliminate required windows, doors, or ventilation in a manufactured dwelling.

### 8-2 Awnings and Carports.

**8-2.1 General.** Carports and awnings shall be constructed as accessory structures to a manufactured dwelling located on the same lot according to this section.

(a) Awnings and carports shall be designed for the site specific vertical and horizontal loads according to the **Oregon One and Two Family Dwelling Specialty Code**;

(b) Awnings and carports shall be located on a lot according to the restrictions of Chapter 9 of this code;

(c) Awnings and carports shall not restrict the required egress openings in a manufactured dwelling;

(d) Awnings and carports shall not restrict the required egress path from a manufactured dwelling;

(e) Manufactured dwelling windows and doors may open directly into a space occupied by a permanent or rigid awning or carport;

(f) Awnings and carports may be built as prefabricated or site built according to this section of the code;

(g) Notwithstanding any other code, awnings may be used as carports;

(h) Notwithstanding any other code, exit doors and egress windows may open into the area covered by an awning or carport;

**8-2.2 Enclosures.** Awnings and carports enclosures shall comply with this section.

(a) Awnings and carports may only be enclosed on a maximum of two sides including the side adjoining the manufactured dwelling;

(b) Awnings and carports shall have two sides open to provide free flowing ventilation but may be enclosed with insect screening or other materials allowing the free passage of air;

(c) Manufactured dwelling windows and doors may open directly into a space occupied by a permanent or rigid awning or carport; and

(d) If an awning or carport is enclosed on more than 2 sides, it shall meet the requirements of an attached garage or a cabana according to this chapter.

### 8-2.3 Site Built Awnings and Carports.

Site built awnings and carports shall be constructed, anchored, and supported according to the requirements of this code and, where not specific, to the **Oregon One and Two Family Dwelling Specialty Code** for patio covers.

(a) Site built awnings and carports shall be self supported, free standing structures;

**(b)** Site built awnings and carports shall not be supported by or bear any weight on a manufactured dwelling;

**(c)** Site built awnings and carports may be attached to a manufactured dwelling only with flashing, roofing materials, or other sealing materials to provide a weather seal; and

**(d)** Site built awnings and carports shall be constructed according to plans approved by the authority having jurisdiction and this code.

**8-2.4.1 Prefabricated Awnings and Carports.** Prefabricated awning and carports shall be constructed, anchored, and supported according to the requirements of this code and, where not specific, to the **Oregon One and Two Family Dwelling Specialty Code** for patio covers.

**(a)** Prefabricated awnings and carports may be self supporting, free standing structures or may be supported in part by the manufactured dwelling;

**(b)** Prefabricated awnings and carports supported in part by a manufactured dwelling shall be attached according to this code;

**(c)** Prefabricated awnings and carports shall be constructed according to plans approved by the authority having jurisdiction and this code. Where the prefabricated awning or carport is a listed and labeled product, the manufacturer's installation instructions may be accepted.

**8-2.4.2 Wall Support.** Prefabricated awnings and carports, when supported by the manufactured dwelling exterior wall shall be attached according to this section.

**(a)** Prefabricated awnings and carports roofs shall be supported by a horizontal rail attached with a minimum ¼-inch (6 mm) lag screw or equal having a minimum 1-1/2-inch (3.75 cm) penetration into each exterior wall stud in the area of attachment;

**(b)** Prefabricated awnings and carport roofs shall be supported by the horizontal rail and attached according to the

approved plans or approved manufacturer's installation instructions; and

**(c)** Prefabricated awnings and carports shall not be supported by or secured to the top plate of the manufactured dwelling's exterior wall.

**8-2.4.3 Roof Support.** Prefabricated awnings and carports, when supported by the manufactured dwelling roof rafter, truss, fascia, or eave shall be attached according to this section.

**(a)** Prefabricated awnings and carports shall only be attached to a manufactured dwelling roof when specifically permitted by the engineered DAPIA approved plans;

**(b)** Prefabricated awnings and carports shall only be attached to a manufactured dwelling roof when the engineered DAPIA approved plans demonstrate the manufactured dwelling roof was engineered and constructed to carry the additional live loads, dead loads, and uplift loads imposed by an attached awning or carport;

**(c)** Prefabricated awnings and carports shall only be attached to a manufactured dwelling roof according to the approved details provided in the engineered DAPIA approved plans; and

**(d)** DAPIA approved plans shall be made available to the authority having jurisdiction prior to attaching any awning or carport to a manufactured dwelling roof rafter, truss, eave or fascia.

**8-2.4.4 Foundation Support.** Prefabricated awnings and carports shall be supported and anchored according to this section.

**(a)** Manufactured dwellings supporting prefabricated awnings and carports on the roof or exterior wall shall have extra perimeter foundation support in that area consisting of one-half spaced perimeter blocking unless the home is supported on and attached to a foundation wall or basement wall; and

**(b)** The free standing, self supporting portion of a prefabricated awning and

carport shall be supported and anchored to the ground, deck, or slab according to the approved plans or the manufacturer's installation instructions.

### **8-3 Cabanas.**

**8-3.1 Specifications.** Cabanas shall be constructed as accessory buildings for the purpose of increasing the gross floor area of a manufactured dwelling when located on the same lot. Cabanas shall be constructed according to this section:

(a) Site built cabanas shall be designed for the site specific vertical and horizontal loads according to the **Oregon One and Two Family Dwelling Specialty Code**;

(b) Cabanas shall be located on a lot according to the restrictions of Chapter 9 of this code;

(c) Cabanas shall be designed and constructed as freestanding, self supporting structures, supported and anchored according the **Oregon One and Two Family Dwelling Specialty Code** for single family dwellings;

(d) Cabanas shall not be supported by or transfer any vertical or horizontal loads to a manufactured dwelling;

(e) Cabanas shall be constructed according to the plans approved by the authority having jurisdiction;

(f) Cabanas may be site built or prefabricated according to this section of the code;

(g) Manufactured dwellings may be used as cabanas to other manufactured dwellings if not constructed to create a duplex;

(h) Alterations to a manufactured dwelling resulting from a cabana addition shall comply with Chapter 7 of this code.

**8-3.2 Attachments.** Cabanas shall be attached to manufactured dwellings according to the following:

(a) When a manufactured dwelling is supported only on piers the, cabana shall be attached to a manufactured dwelling only with flashing, roofing material, or other sealing materials to provide a weather seal; or

(b) When a manufactured dwelling and cabana are both supported and secured to a foundation wall or basement wall, the cabana may be permanently attached to the manufactured dwelling according to the requirements in Chapter 3 for marriage line connections.

**8-3.3 Access and Egress.** Manufactured dwelling access and egress shall be maintained when a cabana is attached to a manufactured dwelling according to the following:

(a) Cabanas shall not restrict the required path of egress on the exterior of a manufactured dwelling;

(b) Cabanas shall not restrict access to an appliance or utility connections;

(c) Cabanas shall not eliminate the path of egress within a manufactured dwelling;

(d) When a cabana is expanding the area of a bedroom an egress window or door shall be maintained;

(e) When a cabana encloses a required exit door, an additional exit door shall be installed in the cabana to provide a safe exit out of both structures;

(f) There shall not be any locks on interior doors within the egress path of the manufactured dwelling;

(g) Alternate egress windows or exit doors shall be subject to approval by the authority having jurisdiction; and

(h) One of the manufactured dwelling exit doors must open directly to the outside without passing through a cabana, garage, or any other accessory building.

**8-3.4 Site Built Cabanas.** Site built cabanas shall be constructed, attached, anchored, and supported according to plans approved by the authority having jurisdiction based on the requirements of the **Oregon One and Two Family Dwelling Specialty Code** for a single-family dwelling.

**8-3.5 Prefabricated Cabanas.** Cabanas constructed off site shall comply with the rules for construction of prefabricated structures as provided in **OAR 918-674-**

**0005** through **0155** and bear an Oregon Insignia of Compliance.

**(a)** Prefabricated cabanas shall be constructed and attached according to Division approved plans based on the requirements of the **Oregon One and Two Family Dwelling Specialty Code** for a single-family dwellings; and

**(b)** Prefabricated cabanas shall be supported and anchored according to plans approved by the authority having jurisdiction based on the requirements of the **Oregon One and Two Family Dwelling Specialty Code** for a single-family dwelling.

#### **8-4 Garages.**

**8-4.1 Specifications.** An attached garage shall be constructed as an accessory building to a manufactured dwelling located on the same lot. Garages shall be constructed according to this section:

**(a)** Garages shall be designed for the site specific vertical and horizontal loads according to the **Oregon One and Two Family Dwelling Specialty Code**;

**(b)** Garages shall be located on a lot according to the restrictions of Chapter 9 of this code;

**(c)** Garages shall be designed and constructed as freestanding, self supporting structures supported and anchored according the **Oregon One and Two Family Dwelling Specialty Code**;

**(d)** Garages shall not be supported by or transfer any vertical or horizontal loads to a manufactured dwelling or cabana;

**(e)** Garages shall be constructed according to the plans approved by the authority having jurisdiction; and

**(f)** Alterations to a manufactured dwelling resulting from the addition of an attached garage shall comply with Chapter 7 of this code.

**8-4.2 Attachments.** Garages shall be attached to a manufactured dwelling according to the following:

**(a)** When a manufactured dwelling is supported only on piers, the garage shall be attached to the manufactured dwelling

only with flashing, roofing material, or other sealing materials to provide a weather seal; or

**(b)** When a manufactured dwelling is supported and secured to a foundation wall or basement wall, the garage may be permanently attached to the manufactured dwelling according to the requirements in Chapter 3 for marriage line connections.

**8-4.3 Access and Egress.** Manufactured dwelling access and egress shall be maintained when a garage is attached to a manufactured dwelling according to this section:

**(a)** Garages shall not restrict the required path of egress on the exterior of a manufactured dwelling;

**(b)** Garages shall not restrict appliance or utility accesses;

**(c)** Garages shall not eliminate the path of egress within a manufactured dwelling;

**(d)** Garages shall not be placed where the bedroom egress window is blocked unless there is a second egress window available or installed in the same bedroom to provide a safe exit out of the affected bedroom in an approved manner;

**(e)** When a garage encloses a required exit door, an additional exit door (not vehicle door) shall be installed in the garage to provide a safe exit out of both structures;

**(f)** No hinged exterior egress door shall be prevented from opening at least 90 degrees;

**(g)** Alternate egress windows or exit doors shall be subject to approval by the authority having jurisdiction; and

**(h)** One of the manufactured dwelling exit doors must open directly to the outside without passing through a garage, cabana, or any other accessory building.

**8-4.4 Separation.** Attached garages shall be separated from the manufactured dwelling or cabana according to the following requirements:

(a) A manufactured dwelling or cabana shall not have any opening from a sleeping area into a garage;

(b) A manufactured dwelling or cabana shall not have any windows opening into a garage;

(c) A manufactured dwelling or cabana door entering a garage shall have no glass and be constructed of one of the following:

1. A solid wood door not less than 1-3/8 inches (3.49 cm) in thickness;

2. A 20 minute or higher fire rated door; or

3. An insulated metal exterior door.

(d) A garage shall be completely separated from the manufactured dwelling or cabana (including the attic and crawl space areas) with 1/2 inch (38 mm) gypsum board or equivalent fire resistive construction on the garage side. Mud and tape is not required at the joints.

## **8-5 Ramadas.**

**8-5.1 Accessory.** A ramada shall be constructed as an accessory structure to a manufactured dwelling located on the same lot. Ramadas shall be constructed according to this section:

(a) A ramada shall be designed and constructed as a freestanding, self supporting structure meeting the requirements of this code and, where not specific, to the **Oregon One and Two Family Dwelling Specialty Code**;

(b) A ramada shall be designed for the site specific vertical and horizontal loads according to the **Oregon One and Two Family Dwelling Specialty Code**;

(c) Ramadas shall not be supported by or transfer any vertical or horizontal loads to a manufactured dwelling or cabana;

(d) A ramada shall not be wholly enclosed on the sides or ends;

(e) A ramada may be extended past the manufactured dwelling to provide an awning or carport area under the same roof;

(f) Ramadas built over a cabana shall be subject to the same requirements as if the structure was a manufactured dwelling;

(g) Ramadas shall provide a minimum clearance of not less than 18 inches (46 cm) vertically above the highest portion of a manufactured dwelling or cabana roof;

(h) Ramadas shall provide a minimum clearance of not less than 6 inches (15 cm) horizontally on either side of a manufactured dwelling or cabana; and

(i) Ramadas shall not have any permanent cross bracing, architectural appurtenances, or structural ties that would obstruct the installation or removal of any manufactured dwelling or cabana.

**8-5.2 Access and Egress.** Manufactured dwelling access and egress shall be maintained when a ramada is constructed over a manufactured dwelling according to this section, and ramadas:

(a) Shall not restrict the required path of egress on the interior or exterior of a manufactured dwelling or cabana;

(b) Shall not restrict appliance or utility accesses;

(c) Shall not restrict a hinged exit door from opening at least 90 degrees; and

(d) Shall not block a bedroom egress window opening.

**8-5.3 Roof Construction.** Ramada roofs shall be constructed according to the following:

(a) Each ramada roof shall be ventilated with a minimum of one 28 square inch (181 square centimeter) vent located along the ridge of the ramada roof at 10 feet (3.05 meters) on center;

(b) Chimneys or flues from solid fuel burning appliances shall extend at least 3 feet (0.91 meters) above the ramada roof penetration and at least 2 feet (0.61 meters) above the highest elevation of the ramada roof within 10 feet horizontal (3.05 meters) of the chimney;

(c) Vents for fuel burning appliances shall extend through the ramada roof according to the listing of the appliance;

(d) Plumbing vents shall extend through the ramada roof a minimum of 6 inches (15 cm) above the flashing and shall not be located within 3 feet (0.91 meters) of

any motor driven air intake that opens into habitable rooms;

**(e)** Appliance vent extensions shall be made according to the appliance listing and manufacturer's installation instructions;

**(f)** Overhead electrical mastheads shall not be permitted on a manufactured dwelling or cabana located under a ramada;

**(g)** All plumbing vents, mechanical vents, chimneys, and flue pipes shall be flashed and extended through the dormer or gable roof addition with listed and compatible equipment or material; and

**(h)** Appliance vent extensions shall be made according to the appliance listing and manufacturer's installation instructions.

## **8-6 Basements.**

**8-6.1 Specifications.** Basements shall be constructed as an accessory building to a manufactured dwelling located on the same lot according to this section:

**(a)** Basements shall be designed for the appropriate vertical and horizontal loads required for the site on which it is located;

**(b)** Basements shall be designed to support the live and dead loads of the manufactured dwelling;

**(c)** Basements shall be constructed according to Chapter 3 and, where not specific, to the **Oregon One and Two Family Dwelling Specialty Code**;

**(d)** Basements may use the transverse floor joists of a manufactured dwelling to partially resist the horizontal pressures against the basement wall below the sidewalls;

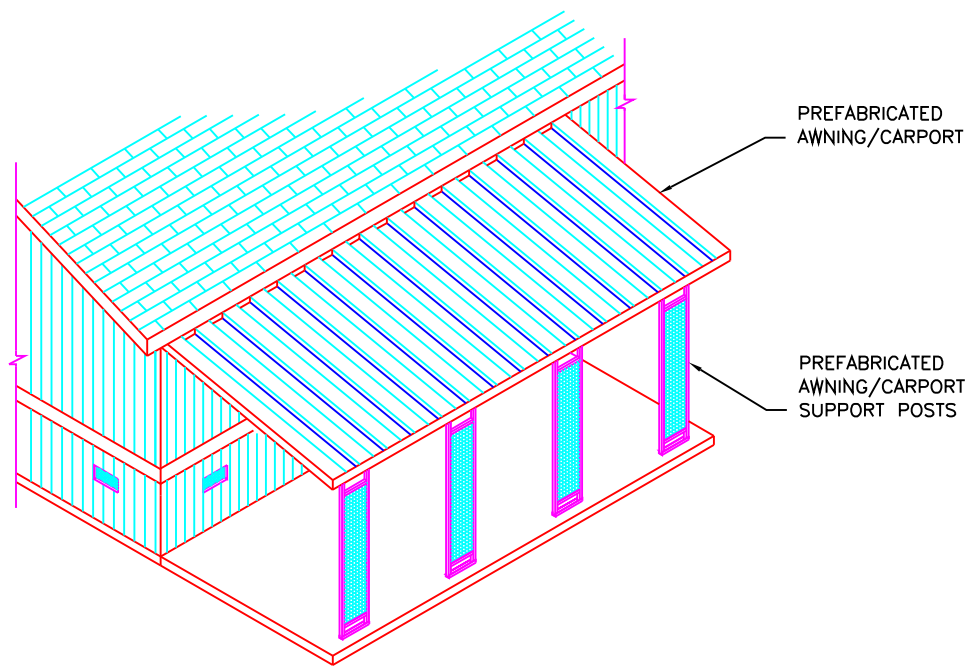
**(e)** Basements shall not use the longitudinal floor joists of a manufactured dwelling to resist any horizontal pressures against the basement walls below the endwalls;

**(f)** Basements shall be engineered by an Oregon licensed and registered engineer or architect;

**(g)** Basements shall be accessible from inside the manufactured dwelling or from the exterior;

**(h)** Basements shall have smoke alarms or detectors according to Chapter 9 of this code;

**(i)** Basements may include a garage, or storage area if the underside of the manufactured dwelling is protected with ½ inch (12.7 mm) gypsum board or equivalent fire resistive construction.



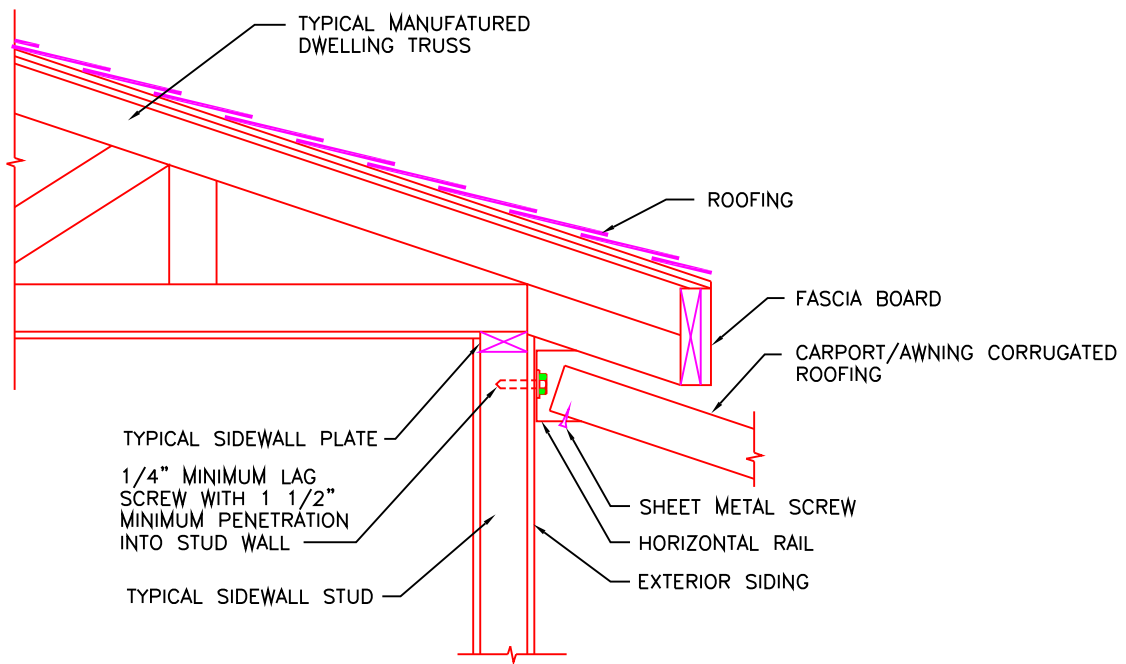
**NOTE:** AWNINGS AND CARPORTS SHALL BE ATTACHED TO SIDEWALL BELOW EAVES AND NOT CONNECTED TO ROOF TRUSSES, EAVES, OR FASCIA, UNLESS ENGINEERED TO SUPPORT THE ADDITIONAL LIVE AND DEAD LOADS IMPOSED.

**NOTE:** PREFABRICATED AWNINGS MAY BE USED AS MANUFACTURED DWELLING CARPORTS.

**NOTE:** LISTED AND APPROVED PREFABRICATED AWNINGS AND CARPORTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PRODUCT'S LISTING.

TYPICAL PREFABRICATED AWNING/CARPORT INSTALLATION

	MANUFACTURED STRUCTURE AND PARK SPECIALTY CODES	CHAPTER 8
REV. 12/01/01 RHW		FIGURE 8-2.4A

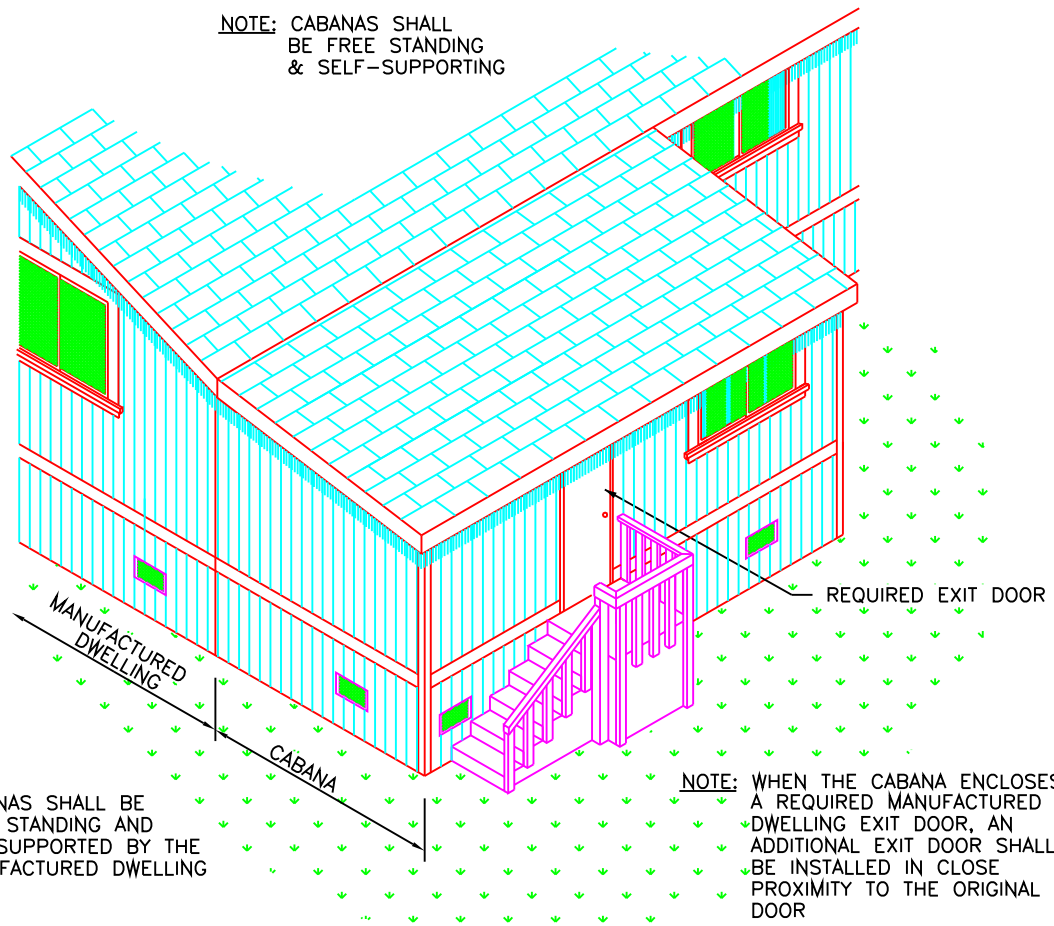


**NOTE:** STRUCTURAL CONNECTIONS FOR LISTED AND APPROVED PREFABRICATED AWNINGS SHALL BE MADE ACCORDING TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE PRODUCTS LISTING.

TYPICAL PREFABRICATED AWNING/CARPORT WALL SUPPORT DETAIL

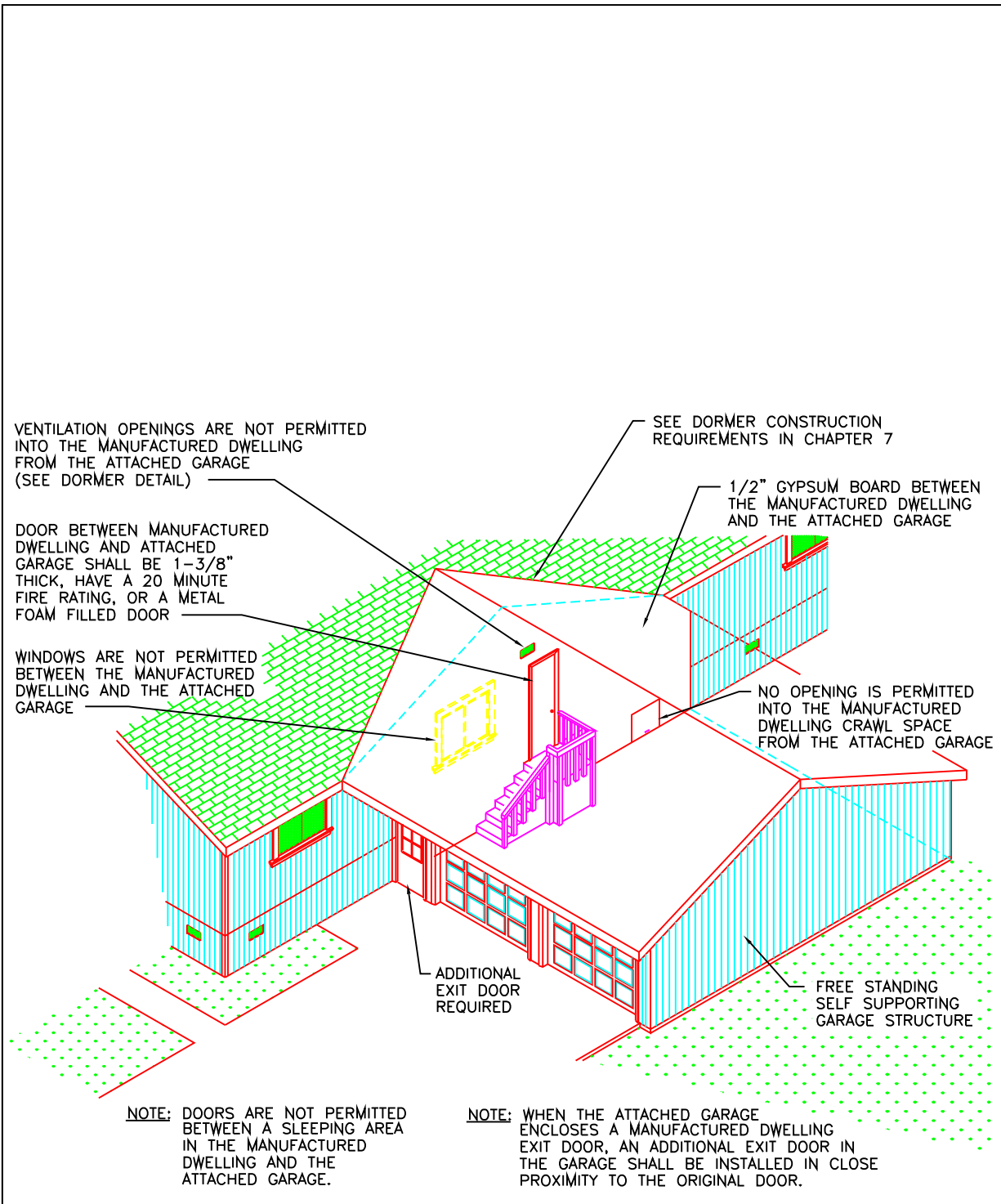
	MANUFACTURED STRUCTURE AND PARK SPECIALTY CODES	CHAPTER 8
REV. 12/01/01 RHW		FIGURE 8-2.4B

NOTE: CABANAS SHALL BE FREE STANDING & SELF-SUPPORTING



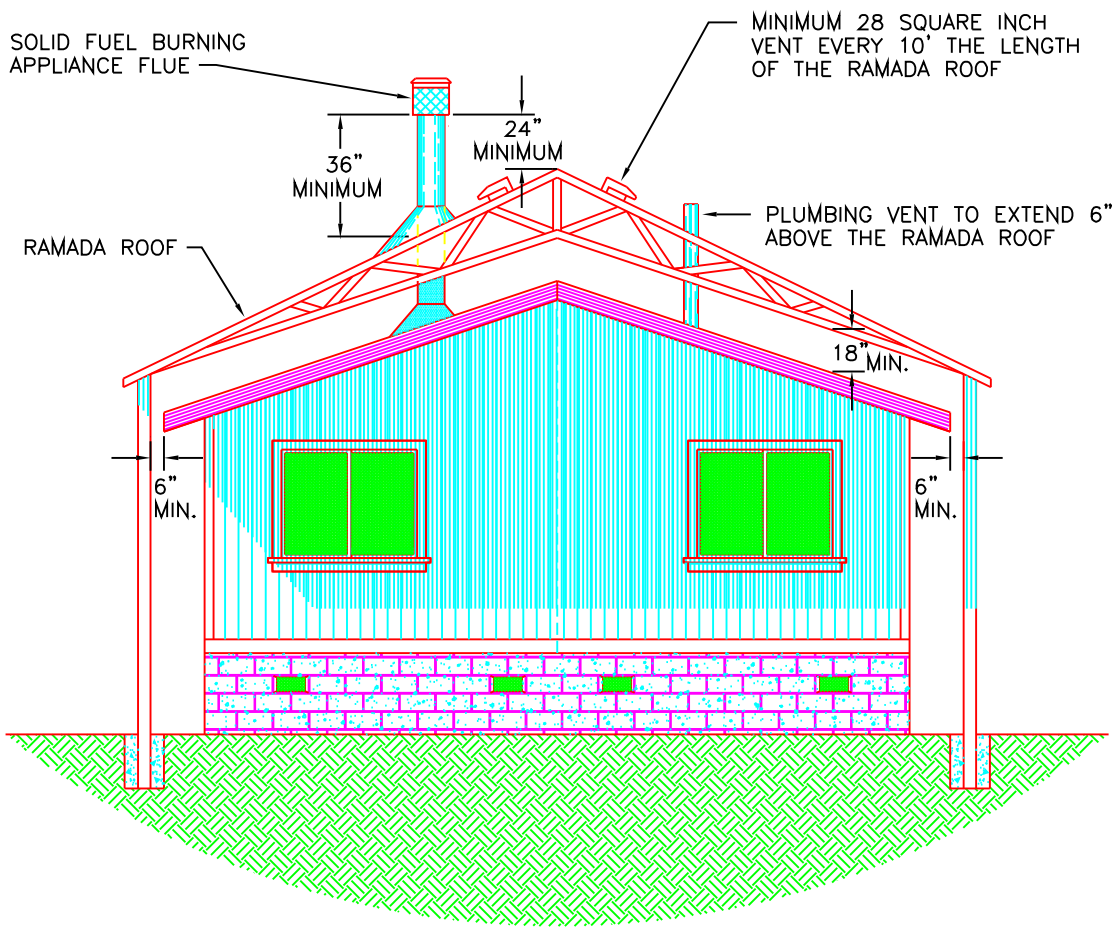
TYPICAL CABANA INSTALLATION

	MANUFACTURED STRUCTURE AND PARK SPECIALTY CODES	CHAPTER 8
REV. 12/01/01 RHW		FIGURE 8-3.1



TYPICAL ATTACHED GARAGE

	MANUFACTURED STRUCTURE AND PARK SPECIALTY CODES	CHAPTER 8
REV. 12/01/01 RHW		FIGURE 8-4.1



NOTE: MECHANICAL AND PLUMBING VENTS SHALL BE EXTENDED FROM THE MANUFACTURED DWELLING THROUGH THE RAMADA ROOF.

NOTE: RAMADAS SHALL BE FREE STANDING & SELF-SUPPORTING

TYPICAL RAMADA INSTALLATION

	MANUFACTURED STRUCTURE AND PARK SPECIALTY CODES	CHAPTER 8
REV. 12/01/01 RHW		FIGURE 8-5.1