

Chapter 10

Site Installed Features

10-1 General

Site installed features, including garages, porches, awnings, carports, cabanas, ramadas, decks, landing, stairs, and ramps must be constructed according to this code and where not specific, to the Oregon Residential Specialty Code.

Access and Egress - Garages

- Each manufactured dwelling must have a minimum of two egress doors.
- One of the manufactured dwelling exit doors must open directly outside without passing through any other accessory building.
- Garages may not be placed where a bedroom egress window is blocked unless there is a second egress window available or installed in the same bedroom.
- Egress doors may exit into a garage provided the garage also has an equally sized egress door exiting directly to the exterior. Excluding the vehicle door(s).

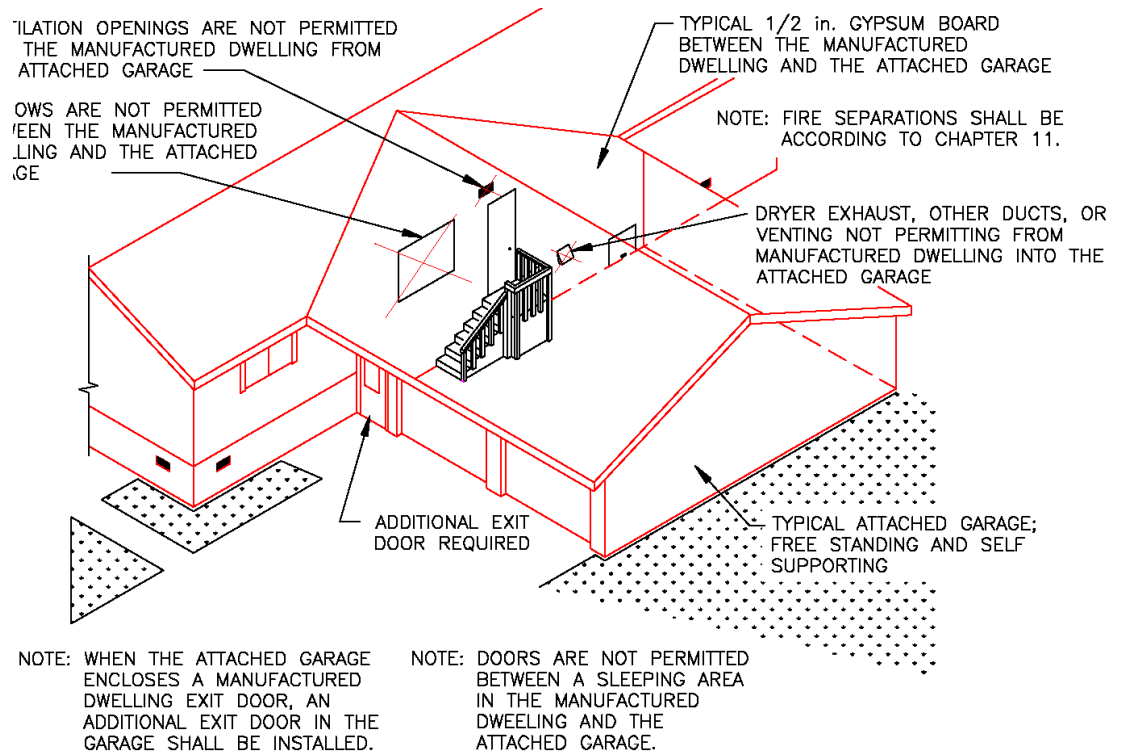


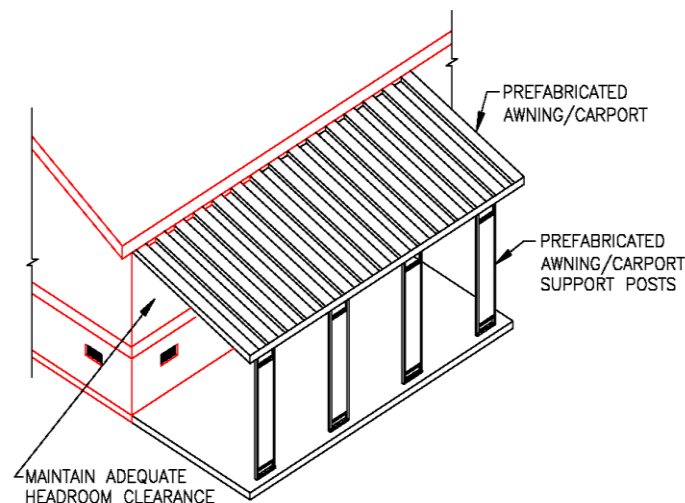
Figure 10-2 Typical Attached Garage

10-3 Other Structures

- Site constructed porches, awnings, carports, cabanas, ramadas, decks, landings, stairs, ramps, handrails, and guardrails must be constructed and inspected according to this code and, where not specific, to the Oregon Residential Specialty Code.
- These site-constructed structures must be free standing and self supporting.
 - They may be attached to the home with flashing material, roofing, or sealants.
 - They may not block a required egress.
 - Temporary steps may be used during installation. If used, temporary steps must meet the requirements of Section 10-3.4.
- Site built awnings and carports must be constructed, anchored, and supported according to the requirements of this code and, where not specific, to the Oregon Residential Specialty Code.
- Site built awnings and carports must be self supported, free standing structures, they may be attached to a manufactured dwelling only with flashing, roofing materials or other sealing materials to provide a weather seal to prohibit the trapping of water.
- When prefabricated, must be installed according to the structure manufacturer's installation instructions and this code
- Prefabricated awnings and carports may 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 the attached awning or carport.
- Prefabricated awnings and carports may be supported by the manufactured dwelling's exterior wall provided extra perimeter foundation support in that area consisting of one-half spaced perimeter blocking is installed.
- Factory-built or site constructed porches, decks, landings and stairways must have handrails and guardrails constructed and installed according to the Oregon Residential Specialty Code, Sections R311 and R312.

Dormers and Gables

Dormers may be installed over an existing roof and must be constructed according to the Oregon Residential Specialty Code, or may be constructed according to the manufacturer's DAPIA approved plans.



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

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

NOTE: AWNINGS AND CARPORTS SHALL BE FREE STANDING & SELF SUPPORTING. THEY MAY BE ATTACHED TO A MANUFACTURED DWELLING ONLY WITH FLASHING, ROOFING MATERIALS, OR OTHER SEALING MATERIALS TO PROVIDE A WEATHER SEAL AND PROHIBIT THE TRAPPING OF WATER.

NOTE: AWNINGS AND CARPORTS MAY BE SUPPORTED BY THE MANUFACTURED DWELLING WHEN THE ENGINEERED PLANS DEMONSTRATE THE STRUCTURE CAN CARRY THE ADDITIONAL LIVE LOADS, DEAD LOADS, AND UPLIFT LOADS IMPOSED BY AN ATTACHED STRUCTURE.

Figure 10-3.2 Typical Prefabricated Awning/Carport Installation

Temporary Steps

- Temporary steps are intended for use during the installation of a manufactured dwelling only and are not designed or intended for continuous use by the occupants. See Section 10-3.4.
- Temporary steps must be supported in a manner that provides safe, level, and stable stairs.

Ramadas

A ramada must be designed, constructed and installed according to the requirements of this code and, where not specific, to the Oregon Residential Specialty Code.

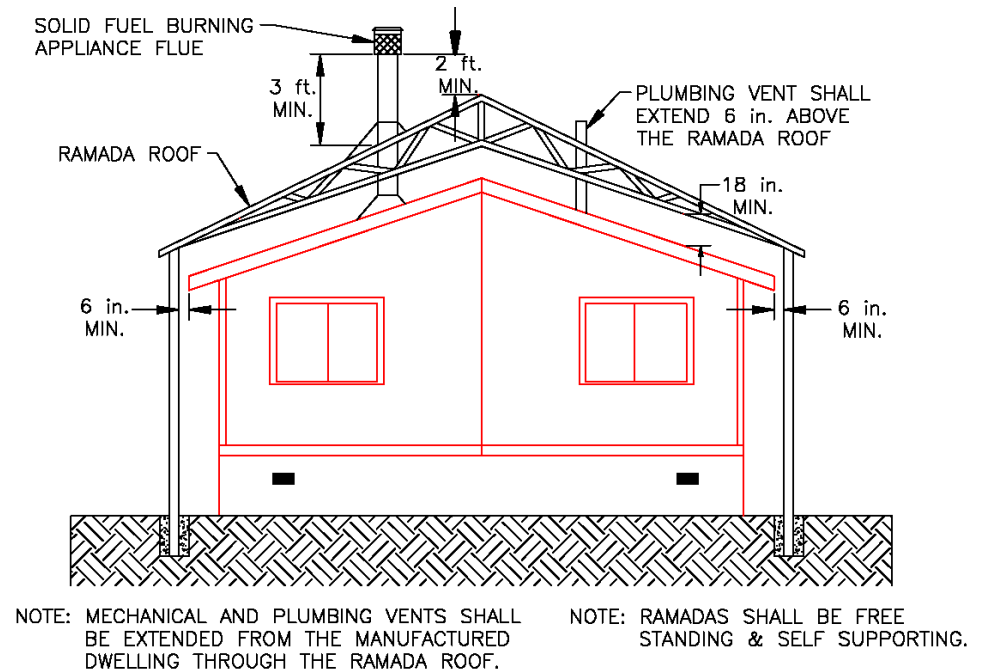


Figure 10-3.5 Typical Ramada Installation

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