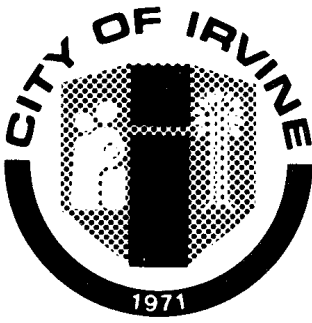




MANUFACTURED STRUCTURE INFORMATION SHEET

Manufactured Structures, as defined in Section 1-2-1 of the Zoning Ordinance, include modular buildings and commercial coaches located outside established mobile home parks. The definition does not include construction trailers, structures in conjunction with seasonal uses, or storage sheds associated with a single or multi-family dwelling unit.

Manufactured Structures may be approved and installed for up to two years with an approved building permit provided the submittal requirements and development standards, including but not limited to parking, landscaping, and site coverage, are satisfied. No more than two Manufactured Structures may be located on any site at any given time.

Manufactured structures proposed for a period over two years require the approval of a Conditional Use Permit (CUP) prior to the submittal of a building permit application. If you are proposing a manufactured structure to be in place for more than two years, please obtain a CUP application from the Development Assistance Center.

Please use this information sheet to assist in assembling the Manufactured Structure application. If you have any questions about the items requested, please call the Development Assistance Center at (949) 724-6308.

Submittal Requirements

_____ A complete City of Irvine Building Permit application and the following:

1. Three (3) copies of a detail of the proposed manufactured structure(s) with State of California approval, if available.
2. Three (3) copies of a site plan which clearly identify the placement of the proposed manufactured structure(s) and which exhibit compliance with the development standards established by Section 2-16 of the Zoning Ordinance, as described below:
 - a. No more than two (2) manufactured structures may be located on any site at any given time.
 - b. Manufactured structures shall be subject to compliance with all applicable development standards including, but not limited to: parking, landscaping and site coverage. For applicable development standards, please refer to the Zoning Ordinance and/or seek staff assistance at the Development Assistance Center by calling (949) 724-6308.
3. Completed Developer Deposit Case Form.

4. An address must be assigned to all structures in the City. An address application may be obtained from the Development Assistance Center counter. The current cost to process an address is \$48.00 for the first structure and \$16.00 for each additional structure.

Cost:

The planning fee for review of a building permit application for a Manufactured Structure is \$77.00. In addition, a plan check and building permit fee will be assessed based on the area of the proposed structure. City fees will apply to improvements outside of the structure. For improvements inside of the structure, State of California fees will apply.

Permit Review:

Your application must be submitted to the City's Permit Processing Counter. Your application will be reviewed concurrently by Building and Safety, and Planning. The first review, and each subsequent review, will be completed within five (5) working days. In most cases, only a Building Permit will be required. However, the Building and Safety Division may determine that a Grading Permit is required, based on site circumstances. Additional fees will apply, if a Grading Permit is required.

Inspections Required:

After obtaining a Building Permit and installing the manufactured structure, all applicants are required to call for an inspection and obtain approval from a building inspector. Inspections can be scheduled with the Building and Safety Division by calling (949) 724-6500. Forty-eight (48) hours after the removal of the manufactured structure, you must call for an inspection to verify that the site has been returned to its original condition.