

**CITY OF NORTH BEND**  
**Chapter 18.08**

Section 18.08.010

- (4) Single family manufactured homes on individual lots subject to the following restrictions:
- a) The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.
  - b) The manufactured home shall be placed on an excavated and backfilled foundation and enclosed at the perimeter.
  - c) The manufactured home shall have a pitched roof, except that a slope shall not be required which is greater than a nominal three feet in height for each 12 feet in width.
  - d) The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing commonly used on residential dwellings within the community or which is comparable to the predominate materials used on surrounding dwellings as determined by the Building Official.
  - e) The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required by single-family dwellings constructed under the state building code as defined in ORS 455.010.
  - f) The manufactured home shall have a garage or carport constructed of like materials. An attached or detached garage in lieu of a carport will be required where such is consistent with the predominate construction of immediately surrounding dwellings.
  - g) Manufactured homes shall be subject to all of the restrictions in the residential zone where situated related to signs, lot sizes yards, height of buildings, lot coverage and other applicable restrictions under the City's zoning and other ordinances.

I have read the above ordinance requirements for the City of North Bend and agree to comply to these standards.

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Signature

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Date

## MANUFACTURED HOME SITE REQUIREMENTS

Two sets of the following plans need to be submitted to the building/planning department for review prior to obtaining a building permit. To avoid delay in the permitting process, please draw the plans to scale.

### Plot plan requirements – Drawn to scale

- Approximate elevations at each corner of the lot
- Location of the manufactured dwelling and all accessory buildings and structures including retaining walls
- Setbacks from property lines, lot lines, streets, public sidewalks, easements of record and other structures on the same or adjacent lots
- Intended finish grade
- Location and type of all site drainage including rain drains
- Where there is more than a 12 inch difference in elevation between two adjacent corners of a site the plot plan shall include contour lines or shall be submitted with a cross-sectional drawing of the lot showing the approximate elevations of the lot.

When installed outside a manufactured dwelling park, other information such as location of wells, septic tanks, leach lines, petroleum tanks, natural waterways, easements of record, and other information necessary to ensure health and safety may be required by the municipality.

Exception: Plot plans are not required for the installation of anchoring devices, earthquake –bracing devices, or skirting on exiting homes.

Note: The rules specifically state that plot plans are not required to be prepared by professional engineers but the building department requires the plans to be drawn to scale.

1. Building permit application filled out
2. Foundation plan
3. Garage or carport plan with the square footage or valuation (at the time the home is sited)
4. Floor plan of home showing required square footage
5. Picture of exterior showing siding and roof pitch
6. Show insulation values
7. Manufactured dwelling information form must be filled out
8. Manufactured ordinance no. 18.08.10 form must be signed
9. Electrical and plumbing permits are separate form the building permit and required through the state building office located at 749 Riverside Dr., Coquille, OR 541-396-4686.

The fees for setting and placing a manufactured dwelling (doesn't include garage/carport) are as follows:

- Installation fee – \$105.00
  - 12% State surcharge – \$12.60
  - State code development, monitoring and administration – \$30.00
- TOTAL \$147.60**

The fee of \$147.60 does not include structural fees for building a garage or carport. The fee of \$147.60 is for the installation and setting for the manufactured dwelling only. Contact the state building code office at 541-396-4686 if you have questions on whether additional electrical or plumbing permits are needed.

CITY OF NORTH BEND  
BUILDING DEPARTMENT  
756-8510 OR 756-8525

**MANUFACTURED DWELLING  
INFORMATION SHEET**

(To be filled out and attached with building permit)

Owner's Name: \_\_\_\_\_

Address of Dwelling: \_\_\_\_\_

Building Permit No. \_\_\_\_\_

Installer's Name: \_\_\_\_\_

Installer's MDI License \_\_\_\_\_

Installer's CCB Registration No. \_\_\_\_\_

Manufactured Dwelling Dealer's Name and address: (company/person delivering and setting up the  
manufactured dwelling)

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