



Sam Shahrouri
Deputy Director of TLMA
Building Official

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

SPECIAL OCCUPANCY (RV) PARK PLAN SUBMITTAL REQUIREMENTS & GUIDELINES

Site Plan: Provide a dimensioned site plan, locating all lot setbacks, the unit (RV) location, the proposed free standing awning location, all storage cabinets and/or counter tops located within and outside of the awning coverage area. The total lot coverage percentage calculation shall be indicated on the site plan.

All site plans and architectural plan sheets shall contain the wet stamp and approval of the specific park recognized authority. Please be aware that at no time does the park approval stamp allow or give permission to violate any provisions within the state or local jurisdictional laws and requirements.

Floor Plan: A dimensioned floor plan of the proposed free standing awning shall be required. The floor plan shall indicate all proposed counter top and storage cabinet locations. If electrical lighting, fans, switches and outlets are to be installed, they shall be indicated on the floor plan. If a sink is proposed, indicate the drain path to the septic system.

Elevation Drawings: Dimensioned elevation drawings for each structure orientation shall be provided. All perimeter counter tops and storage cabinets shall be indicated. Exterior wall or frame construction type, roof covering and wall enclosure types to be labeled. Wall enclosure calculations shall be provided so as to verify compliance with the maximum allowable enclosure area of not more than 50%, with a total of 25% being open able for natural ventilation. (Sec.2474(4) Title 25).

Structural Calculations: Where a Riverside County handout (carport) is not to be used as a construction document, two sets of structural calculations stamped and wet signed by a design professional (California Licensed architect or civil engineer) shall be provided to justify the adequacy of the construction plan design. All building plans shall comply with current adopted California Building Codes, Riverside County Ordinances and Sec. 2.2 of the California Title 25 regulations.

Electrical Installation: Proposed electrical equipment shall be clearly labeled and marked on the plan. Additional electrical installation will allow ceiling fans, lighting and exterior outlet receptacles. Where an additional dedicated circuit breaker is to be added to the existing lot service panel, or an additional sub-panel is proposed, an existing panel schedule shall be required to verify maximum allowable loads. Sub panels will be limited to a 40 amp maximum rated panel and shall be located on the same pedestal as the existing main service panel. Where an electrical outlet receptacle is proposed inside or under a counter top, the dedicated use and/or appliance shall be designated. All outlets are to be G.F.C.I protected, waterproof rated, and tamper resistant. All electrical installation shall comply with the current adopted California Electrical Code and lighting standard requirements.

Plumbing: One sink per lot is permitted. Per the Riverside County Health Department, garbage disposals are not permitted, and the proposed sink must drain to an approved septic system. If an additional sink is proposed, Riverside County Health Department approval is required. Additional washing machines and water heaters are prohibited. Lot line setback restrictions, lot density, and exhaust air requirements prohibit the installation of additional drying machines.

Mechanical Note: Per section 2438 within the California Title 25 regulations, No fuel gas piping, heating, ventilating, related equipment, and fireplaces shall not be constructed, installed or placed in or in conjunction with any accessory building or structure. Due to lot line restrictions, lot density, setback requirements from ignition sources and combustible material per section 2212 Title 25, and fire code restrictions, permanent use and storage of LPG tanks are prohibited unless stored on the recreation vehicle, or included on a portable unit. Portable LPG storage and use may be restricted per individual park requirements.

Per the 2016 California Fire Code, section 308.1.4, charcoal burners and all open flame cooking devices shall not be operated within ten feet of any combustible material. Per section 307.4.3 within the 2016 California Fire Code, prohibits the use of portable fire places within fifteen feet of combustible materials.

Per the above noted sections within California Title 25 and the 2016 California Fire Code, fuel burning appliances and LPG tanks are prohibited from use on any park lot. Where a BBQ is proposed, the unit shall be an all electric BBQ appliance, approved and listed for outdoor use. The building plan shall include the proposed all electric BBQ units manufactures' specifications and approved testing agency number. The installation of the approved electric BBQ unit shall be required prior to final inspection.

The above requirements and guidelines are for special occupancy parks located in the unincorporated areas of Riverside County. All building plans for all proposed accessory buildings, structures and equipment for building permits shall comply with current adopted California Title 25 regulations, California Building Codes, California Fire Codes and Riverside County Ordinances. Please be aware that individual special occupancy parks may impose additional restrictions at their discretion.