


COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY Building and Safety Division	ORIGINAL June 1, 2004	POLICIES AND INTERPRETATIONS POLICY NO. 2004-B001
Topic: Page 1 of 3 Temporary Dwelling During Construction	REVISED: September 30, 2008	Jim MacDonald, CBO Building Official 

BACKGROUND:

Section 8107-14.2 - "Temporary Dwelling during Construction" of the Ventura County Non-Coastal Zoning Ordinance allows certain types of manufactured facilities to be placed on private property as a temporary dwelling during construction subject to the Building Official's approval and various other conditions. This policy is written to clarify what types of facilities will meet with the Building Official's approval and under what conditions they will be approved in both the Coastal Zone and Non-Coastal Zone areas.

RECREATIONAL VEHICLES (RV'S) AS A TEMPORARY DWELLING:

Recreational Vehicles (RV's):

Recreational vehicles (RV's) such as travel trailers, fifth wheels, campers, motor homes and tent trailers containing sanitary facilities may be used as a temporary dwelling. Only one such vehicle may be used as a "temporary dwelling during construction".

Required Permits:

A Zone Clearance for a "temporary dwelling during construction" must be obtained from the Planning Division.

A permit from Environmental Health for an Individual Sewage Disposal System (Septic Tank) or a permit from a Sanitary District for sewer service must be obtained. The ISDS system (Septic Tank) must be installed in the ground, inspected and finalized by the Environmental Health Division prior to installation of the temporary dwelling on the property.

A Building Permit for a temporary dwelling during construction from the Division of Building and Safety is required.



The Planning and Building & Safety permits for a "temporary dwelling during construction" can only be obtained after the permit for the dwelling to be constructed has been issued by Building and Safety.

Connections:

Prior to occupancy, the recreational vehicle (RV) must be connected to the following utilities approved for the dwelling under construction. Separate utility service is not permitted.

An approved source of permanent potable water.

A public sewer or an approved individual sewage disposal system (septic tank).

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A commercial source of power via a temporary power pole. Generators are not allowed as a source of power.

The wheels on the recreational vehicle (RV) do not have to be removed. A foundation is **not** required.

Removal:

Prior to final inspection approval of the dwelling under construction, the temporary dwelling must be disconnected from the utilities with the utilities removed back to their source and cut off there. The recreational vehicle (RV) may be either completely removed from the property or stored properly on the site in conformance with the Zoning Ordinance. The recreational vehicle (RV) shall not be re-connected to utilities and/or lived in subsequently.

Note: The permit for the temporary dwelling during construction runs concurrently with the main dwelling permit. Whenever the main dwelling permit is finalized, cancelled, revoked or expired, the temporary dwelling during construction permit immediately becomes null and void. In these cases, the temporary dwelling during construction must be removed as described above.

MOBILE HOMES, MANUFACTURED HOMES AND MODULAR HOMES:

Temporary Dwelling during Construction:

Mobile homes, Manufactured Homes and Modular Homes may **not** be used as a temporary dwelling during construction.

Second Dwelling:

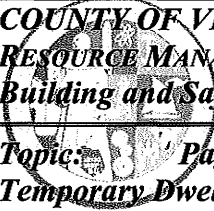
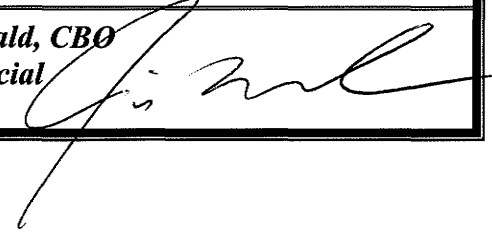
Mobile Homes, Manufactured Homes and Modular Homes **may** be approved as a second dwelling prior to or concurrent with the dwelling being constructed.

Permits Required:

If the property owner wants to live in the second dwelling while the main dwelling is being built, then the owner must obtain all the normally required permits associated with a permanent dwelling. At a minimum, these include the following:

The owner must obtain a Zone Clearance for a second dwelling on the property.

The mobile home or manufactured home or modular home must have been constructed after June 15, 1976 and have been approved by the State of California. It shall meet all of the required development standards required by the Planning Division, e.g. setbacks, parking, size, etc.

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It must be connected to an approved Sanitary District sewer system or to its own separate individual sewage disposal system (Septic Tank) approved and inspected by the Environmental Health Division.

It shall also be provided with fire access and water supply as required by the Ventura County Fire District.

A building permit from the Division of Building and Safety for a second dwelling must be obtained.

Connections:

The mobile home, manufactured home or modular home must be connected to an approved source of permanent potable water.

It must also be properly connected to a public sewer or to a separate approved individual sewage disposal system (septic tank).

It must be connected to a commercial source of power via a permanent approved electrical panel in compliance with the Electrical Code.

Foundation Requirements:

The second dwelling shall be placed on a permanent foundation as approved by the State of California or the County of Ventura.

Permanent Installation:

After final inspection approval of the main dwelling, the second dwelling will be allowed to stay on the property as a permitted second dwelling. It need not be disconnected from the utilities nor removed from the site after the final inspection approval of the main dwelling. It may be lived in on the site after final inspection approval of the main house. It is an approved second dwelling.