

GOLD BAR NATURE TRAILS



GBNT

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BUILDING CODE REGULATIONS

REVISED 6/28/2014

RULES & REGULATIONS

35. A permit is required for the following:
- a. Construction of sheds, decks, gazebos, enclosed deck, fire wood shed or RV roofs.
 - b. Revisions to existing sheds, decks, or gazebos. (Includes relocation on the existing campsite or relocation to another campsite.)
 - c. Any revision to a campsite graveled pad, greenbelt, sewer, water, or electrical service, including repairs or adding new gravel.
 - d. Installation of a TV satellite antenna dish.
 - e. Any revision to greenbelt planting, trimming. Please haul off tree cuttings, weeds, clippings and similar trash to a designated "in-park" dump area.

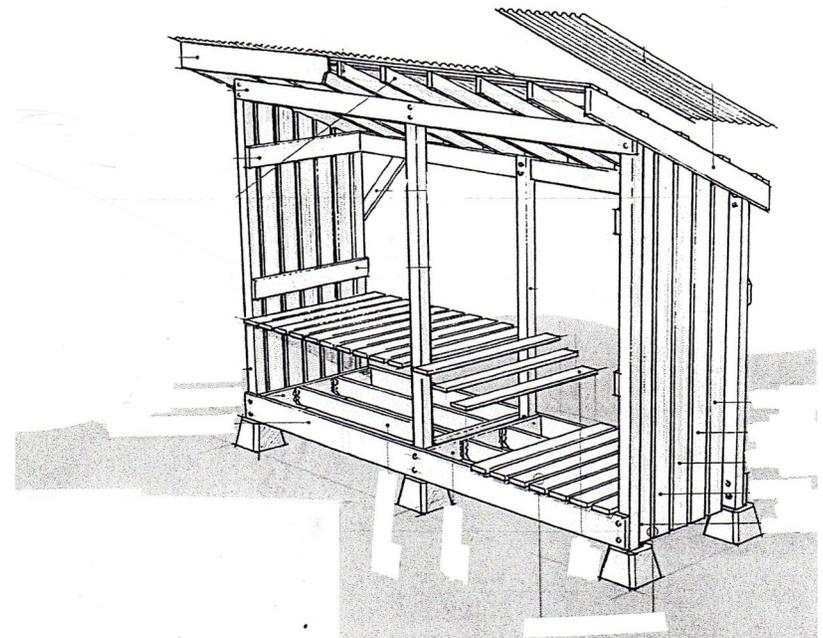
Permit forms are available at the Office. The permit must be approved by the Park Manager prior to the start of any of the above and re-inspection for compliance and the sign-off by the Park Manager is required after the project is completed.

FIREWOOD SHED

One (1) firewood Storage Shed is allowed with a maximum dimension of 8 feet wide, 4 feet deep and not be over 5 feet in total height and have a modest roof overhang not to exceed 6 inches on all sides and maintain a 6 foot separation from all other structures.

WOOD SHELTER

8FT WIDE X 4FT DEPTH 5FT HIGH





DEFINITIONS

BUILDING: The act; art or business of constructing, erecting or establishing.

ENCLOSE: To surround; to shut in, to confine on all sides, to encompass, a space comprehended within certain limits.

FACILITY: Something that is built; installed, or established to serve a particular purpose.

FLOOR: That part of a building or room which one walks; consisting of boards, planks or pavement, to lay a floor in or upon to cover with a floor.

PERMANENT: Lasting; continuing in the same state or in the same place, not undergoing change of any kind, stable, durable, abiding, not subject to obliteration or to removal.

PERMITTED: The act of permitting; forbearance of prohibition, permission, allowance. Any written license or permission issued by an authority.

STRUCTURE: The act of building; a building of any kind, the arrangement of the parts in a whole, to put into structural form.

TEMPORARY: Lasting for a time only; existing or continuing for a limited time, not permanent, unsubstantial, as a temporary support.



FINES FOR BUILDING, WATER, SEWER & ELECTRICAL VIOLATIONS

Will be issued as follows per Policy 008:

ELECTRICAL: Alteration or modification of electrical boxes.

WATER: Permit needed for any alterations pertaining to existing system.

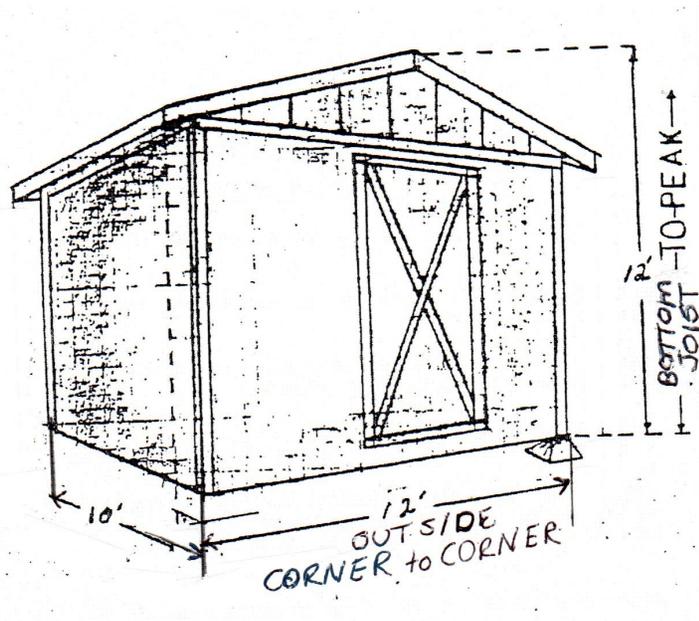
SEWER: Fines for altering sewer hook-up without permit are the same as water fines.

BUILDING: Permits needed for altering existing structures (change of size or degree of enclosure, etc.), and new structures.

For more details see the Permit issued for each category listed.

Permits are available at the Office.

Ref: Rules & Regulations, Section I - General, F. Permits



STORAGE SHED

One (1) enclosed structure (storage only), one floor only, is permitted and shall not exceed 120 sq. ft. in total footprint area and have a modest roof overhang (eave) not to exceed 12 inches on all sides. In addition a weather covering attachment (eyebrow) over the entry door shall be permitted. The structure shall not be over 12 ft. in total height and must be 6 ft. away from all other units.

GENERAL

There shall be no permanent structures on membership campsite.

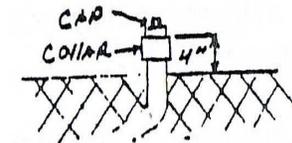
None of the structures permitted may contain plumbing and shed may not be used as sleeping facilities at any time. Buildings may not be wired into the campsite electrical service box. A removable extension cord for temporary use is permitted.

Temporary trailer skirting is allowed on RV trailers.

Fencing in sites, other than temporary dog runs, is not allowed.

Asphalt or solid concrete construction is prohibited for use in constructing building foundations, driveways, pads or pathways.

Sewer standpipe must maintain a minimum of 4" above ground level with screw on cap and collar. An airtight RV sewer adaptor must be used at all times when RV is hooked to trailer.



No sewer, water or electrical modifications may be made on site without first obtaining a permit from the park manager.

A wood burning stove may be installed on enclosed decks and in gazebos only. The exhaust chimney must extend at least 3' above the top of the building, topped with a spark deflector, and be at least 5' from overhanging tree limbs and shrubbery. Installation must be approved by Park Manager before and after installation.



DECKS or COVERED DECK

Decking over 12" above ground is permitted not to exceed 120 sq. ft. and not to exceed 36" in height at any point. Open or solid railings may be erected around said decks. All decks over 12 inches shall be allowed only adjacent to door side of RV.

Decks may have a roof erected over all or a portion of the deck, providing that the roof supporting posts not exceed 120 Sq. ft. in total footprint. An overhang is permitted (eave), not to exceed 12 inches on all sides. Shall not be over 12' in total height. Structure must be free standing and not attached to RV or RV roof.

ENCLOSED DECK

Such covered decks may be enclosed providing that two walls opposite the door have a minimum of one 4ft x4ft window in each wall and the bottom of sill not to exceed 42 inches in height from inside floor and be only allowed adjacent to door side of RV.

Shall not be over 12 feet in total height from bottom of joist to the highest point of roof and maintain a 6 foot separation from all other structures. Structure must be free standing and not attached to RV or RV roof

Decks 12 inches or below from grade level of campsite are permitted without any size limitations.



MEASUREMENT CRITERIA

All structures shall be measured from their widest points (hence: outside to outside wall, bottom floor joist to highest point of roof, etc.), unless stated otherwise. For example, "Decks 12 inches above ground level to top of deck." (NOTE: "ground level" generally associated as pertaining only to the cleared graveled area of which constitutes a campsite, not the greenbelt portion thereof.)

NOTICE:

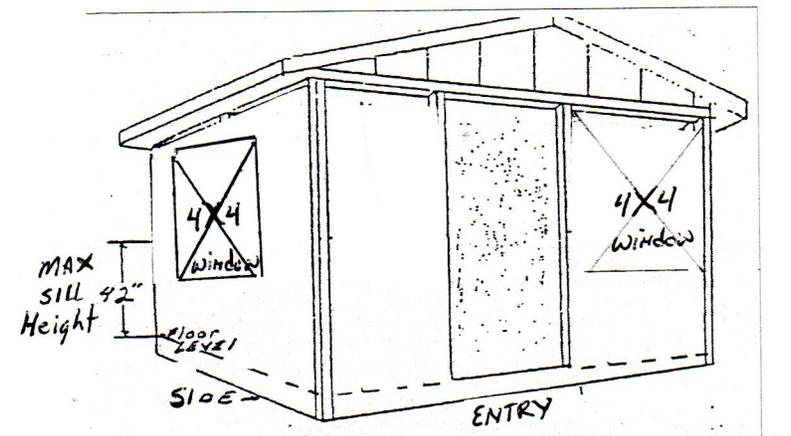
Buildings may not be built in the greenbelt although a building is permitted to protrude into the greenbelt providing that one face of said building is parallel to and over the cleared area which designates a campsite.

EYEBROW

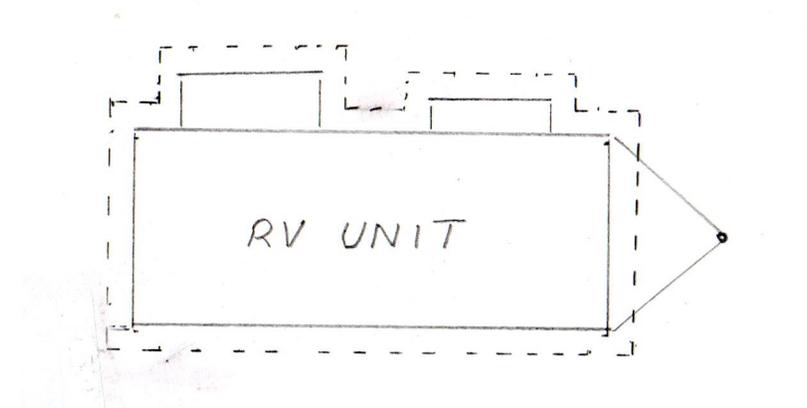
A weather covering attachment over entry door shall be permitted not to exceed 36 inches in depth and not exceed 6 inches past each side of the door opening and not be enclosed.

GAZEBO OR ENCLOSED GAZEBO

One gazebo is permitted on each site which shall not exceed 120 sq. ft. in total footprint area and have a modest roof covering (eave) not to exceed 12 inches on all sides. An (eyebrow) may be attached over entry door. There shall be a minimum size of one (1) 4 ft. x 4 ft. window on two (2) separate walls and the bottom window sill shall not exceed 42 inches in height from inside floor. Shall not be over 12 feet in total height and maintain a 6 foot separation from all other structures.



RV ROOF EXAMPLE



RV ROOF

A removable roof may be placed on your RV provided, however, that posts are not utilized and that the removable roof follows the roofline or contour of the RV and its extensions (tip outs) with overhang (eave) not to exceed 12 inches. Open area between extensions/slide outs cannot be covered. A roof permanently attached to the RV will not be permitted. An eyebrow may be added over door entry way.