

RECOMMENDED ORDINANCE RELATING TO HEALTH AND SAFETY  
STANDARDS FOR MOBILE HOME COMMUNITIES

THE WENDOVER MOBILE HOME COMMUNITY ACT

AN ORDINANCE enforcing minimum standards for Mobile Home Communities: establishing requirements for the design, construction, alteration, and extension of Mobile Home Communities; providing for maintenance regulations of Mobile Home Communities; authorizing the issuance of permits for construction, alteration and extension of Mobile Home Developments; authorizing the issuance of licenses to administer Mobile Home Communities; authorizing the inspection of Mobile Home Communities; and fixing penalties for violations.

Be it, therefore, ordained by the City of Wendover as follows:

PART A  
ADMINISTRATION

1. INTRODUCTION

1.1 Short Title

This ordinance shall be known by and may be cited as the "Wendover Mobile Home Community Act."

1.2 Intent

Because of the special problems related to Mobile Home Communities that are not necessarily associated with other subdivision developments, it is necessary to provide for a separate standard relating to their construction as to:

1. Promote the safety and health of the residents of such communities and other nearby communities.
2. Encourage economical and orderly development of such communities and other nearby areas.

It is, therefore, declared to be the policy of this Municipality to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for planning and operating Mobile Home Communities and by providing for the standards and regulations necessary to accomplish these purposes.

### 1.3 Contents

For purposes of clarity, this Standard is divided into five parts compatible with the standard for Mobile Homes as follows:

Part A - Administration

Part B - Land Development Standards

Part C - Community Service Buildings

Part D - Accessory Buildings or Structures

Part E - Community Maintenance Standards

## 2. SCOPE

### 2.1

The provisions of this Standard apply to all Mobile Home Communities within this jurisdiction and shall cover the following:

1. Establishing requirements for the design, construction, alteration and extension of mobile home communities.
2. Authorizing the issuance of permits for construction, alteration, extension of mobile home communities.
3. Authorizing the issuance of licenses to operate and maintain mobile home communities.
4. Providing for maintenance regulations of mobile home communities.
5. Authorizing the inspection of mobile home communities; and
6. Assessing penalties for any violations of the above.

### 2.2

The provisions of this Standard are not intended to prevent the use of any material, installation, device, arrangement, or method of construction not specifically prescribed herein, provided any such alternative has been previously listed or granted prior written approval. The enforcement agency may approve any alternative or substitute if it finds the proposed design satisfactory for the purpose intended and if the

material, installation, device, arrangement or method of work is at least equivalent to that prescribed in this standard considering quality, strength, effectiveness, durability, safety, and protection of life and health.

The enforcement authority may require satisfactory evidence or proof be submitted to substantiate claims made regarding the use of any proposed alternative.

### 3. DEFINITIONS

The following definitions are common to all parts of the standard. Additional definitions, applicable to the individual parts, are contained in each part:

Approved: Means acceptable to the authority having jurisdiction.

Authority Having Jurisdiction: The individual, organization, agency, or its authorized representative of the political subdivision (State, County or Municipality) charged by law with the duty to enforce the provisions of this standard and responsible for approving a design, an installation or a procedure.

Building: A roofed structure erected for permanent use.

Community Management: The person who owns the mobile home development or has charge, care or control of the mobile home community.

Dwelling: Same as living unit.

Enforcing Agency: The health authority or other agencies of the State or the political subdivision charged by law with the duty to enforce the provisions of this regulation.

Habitable Room: Any room meeting the requirements of these regulations for sleeping, living, cooking, or dining purposes excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

Health Authority: The State Department of Health or its authorized representative of the appropriate political subdivision.

Housing: Living units, habitable rooms and/or other structures that shelter or cover.

License: A written document issued by the enforcing authority allowing a person to operate and maintain a mobile home development under the provisions of this standard.

Living Unit: A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Mobile Home: A factory-assembled structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation.

(The phrase "without a permanent foundation" indicates that the support system is constructed with the intent that the mobile home placed thereon will be moved from time to time at the convenience of the owner.)

Mobile Home Accessory Building or Structure: A subordinate building or structure which is an addition to or supplements the facilities provided by a mobile home, such as awnings, cabanas, ramadas, storage structures, carports, porches, fences, skirtings or windbreaks.

Mobile Home Community: A mobile home development and related facilities, including the mobile homes and all residents within the development.

Mobile Home Development: A contiguous parcel of land which has been planned and improved for the placement of mobile homes.

Mobile Home Lot: A parcel of land for the placement of mobile home and the exclusive use of its occupant.

Mobile Home Park: A parcel (or contiguous parcels) of land which has been so designated and improved that it contains two or more mobile home lots available to the general public for rent and the placement thereon of mobile homes for occupancy.

Mobile Home Subdivision: A subdivision designated and intended primarily for the sale of lots for residential occupancy by mobile homes.

Listed: Equipment or materials included in a list published by a nationally recognized testing laboratory that maintains periodic inspection of production of listed equipment or materials and whose listing states either that the equipment or material meets nationally recognized standards or has been tested and found suitable for use in a specified manner.

Permit: A written document issued by the enforcing agency permitting the construction, alteration or expansion of a mobile home development.

Person: Any individual, firm trust, partnership, public or private association or corporation.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not required.

Special Permission: The written consent of the authority having jurisdiction.

Standard: The word "standard" or "this standard" shall mean the requirements as adopted by the authority having jurisdiction.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

#### 4. PERMITS

4.1 It shall be unlawful for any person to construct, alter or extend any mobile home development within the limits of the designated political subdivision unless he holds a valid permit issued by the enforcing agency in the name of such person for the specific construction, alteration or extension proposed.

4.2 All applications for permits shall contain the following:

- a. Name and address of applicant.
- b. Location and legal description of the mobile home development.
- c. Engineering plans and specifications of the proposed development showing but not limited to the following:

1. The area and dimensions of the tract of land.
2. The location of all mobile home lots and mobile home stands.
3. The location and width of roadways.
4. The location of all utility lines and their respective riser detail.
5. Plans and specifications of the water supply and sewage disposal facilities.
6. Plans and specifications of all community service buildings.

4.3 All applications shall be accompanied by the deposit of a fee in the amount specified by the authority having jurisdiction.

4.4 When upon review of the applications, the enforcing agency is satisfied that the proposed plan meets the requirements of this standard, a permit shall be issued.

4.5 Any person whose application for a permit under this document has been denied may request and shall be granted a hearing on the matter under the procedure provided in Section 7 of this Part.

## 5. LICENSES - BUSINESS

5.1 It shall be unlawful for any person to administer any mobile home community within the limits of the designated political subdivision unless he holds a valid license issued by the enforcing agency in the name of such person for the specific mobile home community. All applications for licenses shall be made to the authority having jurisdiction, who shall issue the license upon compliance by the applicant with the applicable provisions of this Standard.

5.2 Licenses issued under the provisions of the ordinance shall not be transferred. Every person holding such a license shall advise the enforcing agency in writing of any agreement to sell, transfer, give away, or otherwise dispose of their interest or control of the Mobile Home Community; a new license will be issued by the authority having jurisdiction to any new owner upon written application and compliance with all applicable provisions of this standard.

5.3 Any person whose application for a license under this Standard has been denied or whose license has been suspended may request and shall be granted a hearing on the matter under the procedure provided in Section 8 of this Part.

## 6. INSPECTION

6.1 The enforcing agency is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Standard.

6.2 The enforcing agency shall have the power to enter at reasonable times upon any private property for the purpose of inspecting and investigating conditons relating to the enforcement of this Standard.

6.3. Whenever upon inspection of any mobile home community the enforcing agency finds that conditions or practices exist which are in violation of this Standard, the enforcing agency shall give notice in writing in accordance with Section 7 to the licensee that unless such conditions or practices are corrected within a reasonable period of time as specified in such notice, the license shall be suspended. At the end of such period, the enforcing agency shall reinspect such mobile home community and, if such conditions or practices are still in violation of this Standard, he shall give notice in writing of the suspension of the license. The final notice of license suspension shall be by registered mail and licensee shall cease administration of such mobile home community except as provided in Section 7 of this Part.

enforcing agency finds that conditions or practices exist which are a violation of this Standard, the enforcing agency shall give notice in writing in accordance with Section 7 to the licensee that unless such conditions or practices are corrected within a reasonable period of time as specified in such notice, the license shall be suspended. At the end of such period, the enforcing agency shall reinspect such mobile home community and, if such conditions or practices are still in violation of this Standard, he shall give notice in writing of the suspension of the license. The final notice of license shall be by registered mail and the licensee shall cease administration of such mobile home community except as provided in Section 7 of this part.

#### 7. NOTICES, HEARINGS, AND ORDERS

7.1 Whenever the enforcing agency determines that there are reasonable grounds to believe that there has been a violation of any provision of this Standard, the enforcing agency shall give notice of such alleged violation to the person to whom the permit or license was issued as hereinafter provided. Such notice shall:

- a. be in writing
- b. include a statement for the reasons of its issuance;
- c. allow a reasonable time for the performance of any act it requires;
- d. served upon such owner or agent by mail or reasonable means of notice.
- e. contain an outline of remedial action which if taken will effect compliance with the provisions of this Standard.

7.2 Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Standard may request and shall be granted a hearing on the matter in accordance with all local regulations and acts or the application section or sections of the State Statutes.

7.3 Upon failure to comply with any order sustaining, modifying, or withdrawing a notice, the license of the mobile home development affected by the order shall be revoked.

7.4 Whenever the enforcing agency finds that an emergency exists which required immediate action to protect the public health, he may without notice or hearing issue an order reciting the existance of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of the license. Notwithstanding any other provisions of this Standard, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately but upon petition or the enforcing agency shall be afforded a hearing as soon as possible. The provisions of this section shall be applicable to such hearing.

#### 8. GRADUAL CAPITAL IMPROVEMENT VARIATION

8.1 Capital improvment of existing mobile home developments prior to the effective date of this ordinance shall be exempted from any new provisions of these land development standards-Part B of this ordinance - however, gradual improvements of existing mobile home developments to a higher degree of conformity with this Standard shall be permissive provided that there shall be complete conformity with all of herein standards set forth by September 1, 1986.

8.2 Maintenance standards (Part E) shall be from this provision of this Standard.

#### 9. PENALTIES

Violation of this ordinance shall be a Class B Misdemeanor; and each day's failure to comply shall constitute a seperate violation. The imposition of any such fine shall not bar any other relief or penalties otherwise applicable.

#### 10. SEVERABILITY CLAUSE

Should any section, paragraph, sentence, clause or phrase of this Standard be declared unconstitutional or invalid for any reason, the remainder of said Standard shall not be affected hereby.

#### 11. CONFLICT WITH OTHER STANDARDS OR REGULATIONS

Should any section, paragraph, sentence, clause or phrase of this Standard be in conflict with existing similar standards or regulations generally "applicable" in the subject political subdivision having jurisdiction, the provisions of this Standard shall prevail.

12. EFFECTIVE DATE

This Ordinance shall be effective on the 1st day of September, 1984.

PART B

LAND DEVELOPMENT STANDARDS

1. DEFINITIONS:

Common Area: Any area or space designed for joint tenance of residence of Mobile Home Developments.

Community Management: The person who owns or has charge, care or control of the Mobile Home Development.

Community System: (Water or sewage): A central system which serves all living units and is not publically owned.

Density: The number of Mobile Home or Mobile Home lands per acre of gross area.

Easement: A vested or acquired right to use land, other than as a tenant, for a specific purpose; such right being held by someone other than the owner who holds title to the land.

Electrical: Park Electrical Wiring System: All of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home park, including the mobile home service equipment.

Mobile Home Service Equipment: That equipment containing the disconnecting means, over current protective devices and receptacles or other means for connecting a mobile home feeder assembly.

Feeder Assembly: The overhead or under-chassis feeder conductors, including the grounding conductor, whether with the necessary fittings and equipment, or power supply cord listed for mobile home use, defined for the purpose of delivering energy from the source of electrical supply to the distribution panel-card within the mobile home.

Area: The total area reserved for exclusive use of occupants of a mobile home.

Line: A line bounding the lot as shown on the plot plan.

Mobile Home Lot: A designated portion of a mobile home development designed for the accommodation of the mobile home and its accessory buildings or structures for the exclusive use of the occupants.

Mobile Home Stand: That area of a mobile home lot which has been reserved for the placement of a mobile home.

Occupied Area: The total of all of the lot area covered by a mobile home and its mobile home accessory building on a mobile home lot.

Any map, plan or chart of a city, town, section or division, indicating the location and boundaries of individual properties.

Plot: A parce of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.

Private Street: A private way which affords principal means or access to abutting individual mobile home lots and community service building.

Public Street: A public way which affords principal means of access to abutting properties.

Public System: (Water or sewage): A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of a state.

Rights-of-Way: The area, either public or private, over which the right of passage exists.

Sewer Connecton: A connection consisting of all pipes, fittings, and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewage system serving the mobile home development.

Sewer Riser Pipe: That portion of the sewer which extends vertically to at least ground elevation and terminates at each mobile home lot sewer.

Tiedown: Any device designed for the purpose of anchoring a mobile home to ground anchors.

Diagonal Tie: Any tiedown designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.

Ground Anchor: Any device at the mobile home stand designed for the purpose of securing a mobile home to the ground.

Water anchor: A connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

Water Riser Pipe: That portion of the water supply system which extends vertically to at least ground elevation and terminates at the water inlet pipe for each mobile home lot.

## 2. ENVIRONMENTAL, OPEN SPACE AND ACCESS REQUIREMENTS

### 2.1 General

2.1.1 A mobile home development shall be located only upon property designated for that use by the appropriate public planning agency.

2.1.2 No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

2.1.3 Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health and safety of the residents. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to predictable sudden flooding or erosion and shall not be used for any purpose which would expose persons or property to hazards.

### 2.2 Density

2.2.1 Density will vary according to the size of the mobile home units and their accessory structures. It shall be considered essential to achieve maximum open space. Any new method or design which satisfies the requirements of this Standard and does not violate local jurisdictions such as fire protection and zoning regulations, shall be considered and reviewed by the authority having jurisdiction for the purpose of granting special permission to apply such new method or design. (e.g. placing units side by side using zero-open-space depth).

2.2.2 The maximum density shall be regulated by separation requirements, occupied lot area ratios and recreation area requirements as set forth in this Standard.

### 2.3 Separation Requirements

No mobile home shall be located closer than 10 feet from any other mobile home or permanent building within the mobile home development.

### 2.4 Occupied Lot Area Ratios

Mobile home stands shall not occupy any area in excess of one-third of their respective lot area. The accumulated occupied area of the mobile home and its accessory buildings on a mobile home lot, shall not exceed two-thirds of the respective lot area.

### 2.5 Recreation Area Requirements

2.5.1 Not less than 8 percent of the gross site area shall be devoted to recreational facilities, generally provided in a central location. Recreation areas may include space for community building and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings.

2.5.2 Where individual lot areas are substantially above minimum standards (6,000 sq. ft. and more) and provide for sufficient outdoor recreation and open space (4,000 sq. ft. and more), an exemption shall be granted to an extent that an absolute minimum of 100 square feet per lot be considered sufficient for the site of a centralized recreation area, provided that no recreation area shall contain less than 5,000 square feet.

### 2.6 Required Setbacks, Buffer Strips and Screening

a. All mobile homes shall be located at least 25 feet from the property boundary line abutting upon a public street or highway and at least 10 feet from other boundary lines of the development.

b. There shall be a minimum distance of 10 feet adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the property boundary line. A minimum of 15 feet shall be maintained between the mobile home and the adjacent commercial boundary line.

### 2.7 Streets

2.7.1 General: All mobile home developments shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways or other means.

2.7.2 Entrance Streets: Entrances to mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street for a distance of 100 feet from its point of beginning.

2.7.3 Circulation: The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,000 feet and their closed end shall be provided with turn arounds such as "T"-turns, "Y"-turns and cul-de-sacs with a minimum of 60 feet diameter.

2.7.4 Pavement Widths: Pavements should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with 10 feet minimum moving lanes for collector streets, 9 feet minimum moving lanes for minor streets, 7 feet minimum lane for parallel parking, and in all cases shall meet the following minimum requirements:

- a. Collector streets with guest parking allowances --34 feet.
- b. Collector streets and all other streets except minor streets without parking allowances --24 feet.
- c. One-way minor streets serving less than 20 lots (no parking) --14 feet.

2.7.5 Street Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but should not be more than 8 percent. Short runs with a maximum grade of 12 percent may be permitted, provided traffic safety is assured.

2.7.6 Intersections: Street intersections should generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point should be avoided.

2.7.7 Extent of Improvements: All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. The surface shall be maintained free of cracks and holes and its edges shall be protected by suitable means to prevent raveling and shifting of the base.

2.7.8 Street Lights: Lighting shall be designed to produce a minimum of 0.1 footcandle at street level throughout the system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle.

## 2.8 Walks

2.8.1 General Requirements: When provided mobile home development walks shall be convenient, of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

2.8.2 Common Walk System: A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated and interferes with automobile traffic. Such common walks shall have a minimum width of three and one-half feet.

2.8.3 Individual Walks: All mobile home stands shall be connected to common walks, or to streets, or to driveways or to parking spaces. Such individual walks shall have a minimum width of two feet.

## 2.9 The Mobile Home Lot

2.9.1 General: Lot limits on the ground shall closely approximate the lot limits shown on the engineering plans. Lot corners shall be marked by suitable means if individual lot ownership is intended. (Mobile Home Subdivision).

### 2.9.2 The Mobil Home Stand:

2.9.2.1 The mobile home stand shall include provisions for utility connections at locations specified in the appropriate utility section of this Standard. For utility connections see Part E.

2.9.2.2 The mobile home shall include provisions for supports and ground anchors prior to, or at the time a given mobile home is set in place. For stabilizing devices, piers, blocking or underpinnings, see Part E.

2.9.2.3 The mobile home stand shall react as a fixed support and shall as such remain intact without unsafe deformation and abnormal internal movement under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure.

2.9.2.4 Provisions for supports shall be made every 12 feet on centers beginning from the front of the mobile home stand. Open-end spacing at the rear line of the mobile home stand shall not exceed 3 feet.

2.9.3 Ground Anchors: Ground anchors shall be installed at each mobile home stand prior to or when a mobile home is located thereon to permit tiedowns of mobile homes to comply with the requirements of paragraph 2.9.4.

2.9.3.1 Each ground anchor when installed and connected to its corresponding tiedown shall be capable of resisting an allowable working load equal to or exceeding 3150 pounds applied in the direction of its corresponding tiedown. The deflection under this load at the point of connection shall not be greater than 0.25 inches measured subsequent to normal tiedown conditions. In addition each ground anchor shall be capable of withstanding a 50 percent overload without failure.

2.9.3.2 Ground anchors for diagonal ties shall be provided in conjunction with each vertical tiedown.

2.9.4 Placement of Ground Anchors: Unless the entire tiedown system, including ground anchors, and the support system is designed by a Registered Professional Engineer or Architect, ground anchors shall be placed as follows:

2.9.4.1 Hurricane Zones: Not more than 12 feet on centers beginning from the front line of the mobile home stand congruent with the front wall of the mobile home. Not more than 6 feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional ground anchors are installed.

2.9.5 Driveways: Improved driveways should be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be 10 feet.

2.9.6 Parking Spaces: The design criteria for automobile parking shall be based upon two parking spaces for each Mobile Home Lot. Parking may be in tandem.

2.9.7 Outdoor Living area: Each Mobile Home Lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with at least dimension of 15 feet.

### 3. UTILITIES AND OTHER SERVICES

#### 3.1 Water Supply and Distribution System.

3.1.1 General Requirements: An accessible, adequate, safe and potable water supply shall be provided in each mobile home development. Where a public supply of water of satisfactory quantity, quality, and pressure is available at the site or at the boundary of the site, connection shall be made thereto and its supply used exclusively. When a satisfactory public water system is not available, a private water supply system may be developed and used as approved by the enforcing agency.

3.1.1.1 The water supply shall be capable of supplying a minimum of 200 gallons per day per mobile home lot.

3.1.1.2 Every well or suction line of the water supply system shall comply with appropriate state and local laws and shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. Minimum distances between wells and various sources of contamination shall be 50 feet for building sewers, septic tanks and dry wells, 100 feet for disposal fields and seepage pits, and 150 feet for cesspools.

3.1.1.3 Well-casing, pumping machinery or suction pipes shall not be placed in any pit, room or space extending below ground level, nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

3.1.1.4 The treatment of a private water supply shall be in accordance with applicable laws and regulations.

3.1.2 Water supplies for Fire Protection: Water supplies for fire department operations shall be as required by the authority having jurisdiction. Where there are no such requirements, water supplies should be adequate to permit the effective operation of at least two 1-1/2-inch hose streams on any fire in a mobile home or elsewhere in the mobile home community whether the supply is derived from hydrants connected to an underground water supply system, a reservoir or water supply source of not less than 3,000 gallons (suitably accessible for fire department drafting operations), or fire departments apparatus equipped with water tank(s) constructed in accordance with the NFPA Standard for automotive fire apparatus (NFPA No. 19). Hydrants, if provided, should be located along park streets or public ways readily accessible for fire department use and located within 600 feet of all mobile home lots. Hydrant hose coupling threads should be national standard threads (see NFPA Standard for Screw Threads and Gaskets for Fire Hose Couplings, NFPA No. 194) or shall conform to those used by the local fire department if different from those specified in the referenced Standard.

### 3.1.3 Water Distribution System:

3.1.3.1 All water piping, fixtures and other equipment shall be constructed and maintained in accordance with applicable state and local regulations and as specified in this Standard.

3.1.3.2 The water distribution system shall not be connected with nonpotable or questionable water supplies, and where necessary, shall be protected against the hazards of backflow or back siphonage.

3.1.3.3 The water distribution system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch under all normal operating conditions at each mobile home stand. In addition, the system shall be capable of supplying, at least, 50 mobile homes with a demand load of 100 gpm, 100 mobile homes with 180 gpm and 300 mobile homes 370 gpm and so forth. Greater design values to meet the requirements in 3.1.2 may be required when the system is to provide fire protection.

3.1.3.4 Water mains, if installed parallel to sewer lines, shall be separated, at least 10 feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and are pressure tested to assure watertightness prior to backfilling.

#### 3.1.4 Individual Water Riser Pipes and Connections:

3.1.4.1 Individual water riser pipes shall be located within the area of the mobile home stand as near as possible to a point 35 feet from the front of such stand and left (road side) of the center line. (see ANSI A119.1), Part C, Section 11.2.1). Other locations can be designated by special permission provided the entire water distribution system including the connections to the mobile home distribution system have been designed by a Registered Professional Engineer.

3.1.4.2 Water riser pipes shall extend at least four inches above ground elevation. The pipe diameter shall be at least three-quarter inch. The water outlet shall be capped when a mobile home does not occupy the lot.

3.1.4.3 Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the locations of the riser pipe.

3.1.4.4 A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.

3.1.4.5 Underground stop and waste valves shall not be installed on any water service.

3.1.4.6 Each mobile home shall be connected to the water riser pipe by a flexible connector, such as copper tubing, not less than three-quarter (3/4) inch interior diameter. For details see Part E.

### 3.2 Sewage Disposal.

3.2.1 General: Adequate and safe sewage disposal shall be provided in all mobile home developments for conveying and disposing of all sewage. Whenever feasible, connection shall be made to a public system.

3.2.2 Sewerage System: All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the development water supply system at a safe distance (See 3.1.3.4). Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. The system shall be designed for a minimum flow of 200 gallons per day per mobile home lot. All sewer lines shall be constructed of materials approved by the enforcing agency, shall be adequately vented and shall have water-tight joints.

#### 3.2.3 Individual Sewer Connections.

3.2.3.1 Each mobile home stand shall be provided with a four inch diameter sewer riser pipe. The sewer riser pipe shall be located within the area of the mobile home stand, as near as possible to a point 40 feet from the front of such stand and as close as possible to the center line of such stand. Other locations can be designated by special permission provided the entire sewerage system including the connections to the mobile home drainage system have been designed by a Registered Professional Engineer or Architect.

3.2.3.2 The sewer connection when installed, shall have a nominal inside diameter of three inches. For further details see Part E.

3.2.3.3 Provisions shall be made for plugging and sealing the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend not less than two and not more than four inches above the highest drainage point of the mobile home stand.

3.2.3.4 Sewage Treatment and/or Discharge: Where the sewer lines of the mobile home development are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the enforcing agency prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the enforcing agency.

3.3 Solid Waste Disposal System.

3.3.1 Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them. For further details, see Part E.

3.3.2 Solid waste incinerators, if provided, shall be constructed in accordance with engineering plans and specifications which shall be reviewed and approved by the enforcing agency or other authority having jurisdiction.

3.4 Electrical Distribution System.

3.4.1 Scope: This section covers electrical distribution systems in mobile home developments. It does not apply to the electrical systems of mobile homes or the feeder assembly used to connect them to the mobile home service equipment. Except as otherwise permitted or required by this Standard, all electrical installations in mobile home developments shall be designed and constructed in accordance with the applicable provisions of the National Electrical Code (NFPA No. 70; ANSI C1).

3.4.2 Distribution System: The mobile home park secondary electrical distribution system to mobile home parks, shall be single phase 115/230 volts nominal.

TABLE 1

Demand Factors for Feeders  
and Service Entrance Conductors

Number of Mobile Homes	Demand Factor (Percent)
1 . . . . .	100
2 . . . . .	55
3 . . . . .	44
4 . . . . .	39
5 . . . . .	33
6 . . . . .	29
7-9 . . . . .	28
10-12 . . . . .	27
13-15 . . . . .	26
16-21 . . . . .	25
22-40 . . . . .	24
41-60 . . . . .	23
61 and over . . . . .	22

### 3.4.3 Calculated Load.

3.4.3.1 Park electrical wiring systems shall be calculated on the basis of not less than 16,000 watts, (at 115/230 volts), per each mobile home service. The demand factors which are set forth in Table 1 are the minimum allowable demand factors which may be used in calculating load on feeders and service. No demand factor shall be allowed for any other load, except as provided herein.

3.4.3.2 For the purpose of this Part where the park service exceeds 240 volts, transformers and secondary distribution panelboards shall be treated as services.

3.4.3.3 The demand factor for a given number of lots shall apply to all lots indicated. For example: 20 lots calculated at 25 percent of 16,000 watts results in a permissible demand of 4,000 watts per lot or a total of 80,000 watts for 20 lots.

### 3.4.4 Mobile Home Service Equipment.

3.4.4.1 Mobile home service equipment shall be located within the area of the mobile home lot as near as practicable to its mobile home stand and as close as possible to a point 45 feet from the front line of such stand. Other locations can be designated by special permission provided the entire electrical distribution system including the feeder assembly have been designed by a Registered Professional Engineer.

3.4.4.2 Mobile home service equipment shall be rated at not less than 100 amperes, and provisions shall be made for connecting a mobile home feeder assembly by a permanent wiring method. (See Part E of this Standard). Mobile home service equipment may also be provided with 50-ampere receptacles conforming to ANSIC73.17-1966.

3.4.4.3 Mobile home service equipment may also be provided with a means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a permanent wiring method.

3.4.4.4 Additional receptacles may be provided for connection of electrical equipment located outside the mobile home.

3.4.4.5 Electrical equipment installed in a mobile home accessory building or structure shall comply with the applicable provisions of the National Electrical Code (NFPA No. 70; ANSI C1).

### 3.5 Fuel Oil Supply and Distribution Systems.

3.5.1 General. Oil-burning equipment and installations within a mobile home park shall be designed and constructed in accordance with the applicable codes adopted by the authority having jurisdiction. Where the State or other political subdivision does not assume jurisdiction, such installations shall be designed and constructed in accordance with the applicable provisions of the Standard for the installation of oil burning equipment. (NFPA No. 31-1972; ANSI 295.1-1972).

3.5.2 Oil Supply. The following three methods of supplying oil to an individual mobile home site are permitted:

- (a) Supply from a centralized oil distribution system.
- (b) Supply from an outside underground tank (see 3.5.3.8).
- (c) Supply from an outside aboveground tank (see 3.5.3.8).

3.5.3 Distribution System. Centralized oil distribution systems shall be designed and installed in accordance with accepted engineering practice, and in compliance with Section 380 of the Standard for the Installation of Oil Burning Equipment (NFPA No. 31-1972; ANSI 295.1-1972), and as specified hereon:

3.5.3.1 All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.

3.5.3.2 All fuel oil storage tanks or cylinders should be installed underground and shall not be located inside or beneath any mobile home or accessory structure, or less than five feet from any mobile exit.

3.5.3.3 Every tank shall be vented by a vent not less than 1-1/4 inches iron pipe size, so designed and installed to prevent entrance of rain or debris.

3.5.3.4 A shutoff valve located immediately adjacent to the gravity feed connection of a tank shall be installed in the supply line to the mobile home. (See Part E, Section 6.5).

3.5.3.5 Fuel oil connectors from the tank to the mobile home. (See Part E, Section 6.5).

3.5.3.6 Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil.

3.5.3.7 Piping installed below ground shall have a minimum earth cover of 18 inches.

3.5.3.8 Recommended Minimum Oil Supply Tank Size. Oil supply tanks shall have a minimum capacity equal to 20 percent of the average annual oil consumption. Except for areas with mild winters (less than 1800 degree days), 60 gallon ICC-5 shipping containers (drums) are not recommended.

### 3.6 Telephone and Television.

3.6.1 When telephone service to mobile home stands is provided, the distribution systems shall be underground, unless economically impractical.

3.6.2 Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to mobile home stands may be overhead or underground but shall be in general accord with the placement of the telephone distribution system.

## PART C

### COMMUNITY SERVICE BUILDINGS

#### 1. SCOPE

1.1 The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as:

- (a) Management offices, repair shops and storage areas;
- (b) Sanitary facilities;
- (c) Laundry facilities;
- (d) Indoor recreation areas;
- (e) Commercial uses supplying essential goods or services for the exclusive use of subject mobile home community.

1.2 The provisions of this Section do not apply to any buildings or structures established for the use of the occupant of a mobile home on a residential mobile home lot.

#### 2. DEFINITIONS

Building: A roofed structure erected for permanent use.

Permanent Building: Any building except a mobile home or a mobile home accessory building or structure.

3. CONSTRUCTION

Every permanent building shall be designed and constructed in accordance with the applicable provisions of nationally recognized building codes.

4. ELECTRICAL INSTALLATIONS

Electrical wiring, fixtures and equipment installed in a permanent building shall comply with the applicable provisions of the National Electrical Code (NFPA No. 70-1971; ANSI C1-1971).

5. FUEL GAS EQUIPMENT AND INSTALLATION

Fuel gas equipment and installations installed within a permanent building shall comply with nationally recognized appliance and fuel gas piping codes and standards. Where the state or other political subdivision does not assume jurisdiction, such fuel gas equipment and installation shall be designed and installed in accordance with the appropriate provisions of the Standard for the Installation of Gas Appliances and Gas Piping (NFPA No. 54-1969; ANSI Z21.30-1964); the Standard for the Installation of Gas Piping and Gas Equipment on Industrial Premises and Certain Other Premises (NFPA No. 54A-1969; ANSI Z83.1-1968); or the Standard for the Storage and Handling of Liquefied Petroleum Gases (NFPA No. 58-1972; ANSI Z106.1-1972).

6. OIL-BURNING EQUIPMENT AND INSTALLATION

Oil-burning equipment and installations within a permanent building shall comply with nationally recognized codes and standards. Where the state or other oil-burning equipment and installation shall be designed and installed in accordance with the appropriate private provisions of the Standard for the Installation of Oil-Burning Equipment (NFPA No. 31-1972; ANSI Z95.1-1972).

7. PLUMBING INSTALLATION

Plumbing equipment, materials and installations in a permanent building shall comply with the applicable provisions of nationally recognized plumbing codes.

8. MATERIALS, FIXTURES, DEVICES, FITTINGS

Materials, fixtures, devices and fittings and their installation, shall conform to nationally recognized standards.

PART D

ACCESSORY BUILDINGS AND STRUCTURES

1. SCOPE

1.1 Accessory structure remain as per definition dependent upon the mobile home and shall not be used as complete independent living units with permanent provisions for sleeping, cooking and sanitation. Such structures shall be erected, constructed and used on a mobile home lot as directed by the Management of the Mobile Home Development, as required by applicable national, state or local standards and as specified in this Standard. Accessory structures including habitable rooms shall not be provided with such enclosed spaces as pantries, bath, toilet, laundries, closets or utility rooms.

1.2 Accessory structures shall be designed in a manner that will enhance the appearance of the mobile home development.

1.3 Accessory structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment and utility connections.

2. DEFINITIONS

Accessory Building or Structure: A subordinate building or structure which is an addition to or supplements the facilities provided by a mobile home, such as awnings, cabanas, storage structures, carports, fences, skirting, porches, or windbreaks.

Awning, Free Standing: A shade structure supported entirely by columns or posts and not attached to or supported by a mobile home or other structure.

Building: A roofed structure erected for permanent use.

Housing: Living units, dwelling and/or other structures that shelter or cover.

Living Unit: A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Awning: A shade structure supported by posts or columns and partially supported by a mobile home installed, erected, or used on a mobile home lot.

Cabana: A room enclosure erected or constructed adjacent to a mobile home for residential use by the occupant of the mobile home.

Fence: A vertical structure designed and erected as a free-standing unit, the surface of which is more than 50 percent open.

Storage Structure: A structure located on a mobile home lot which is designed and used solely for the storage and use of personal equipment and possessions of the mobile home occupants.

Carport: An awning or shade structure for a vehicle or vehicles which may be free-standing or partially supported by a mobile home.

Porch: An outside walking area having the floor elevated more than eight inches above grade.

Ramada: Any free-standing roof, or shade structure, installed or erected above an occupied mobile home or any portion thereof.

Windbreak: A vertical wall structure designed and erected as a free-standing unit, the vertical surface of which is not more than 50 percent open.

### 3. GENERAL

#### 3.1 Construction.

Every accessory building or structure shall be designed and constructed in accordance with the applicable provisions of all local building codes and shall conform to the criteria of the authority having jurisdiction.

#### 3.2 Electrical Systems.

Electrical equipment installed in a mobile home accessory building or structure shall comply with the applicable provisions of the National Electrical Code (NFPA No. 70; ANSI C1).

#### 3.3 Plumbing System.

Plumbing equipment, materials, and installations in a mobile home accessory building or structure shall comply with the applicable provisions of the recognized plumbing code.

### 3.4 Conflict With Other Standards

This standard is designed as a companion document to the Standard for Mobile Homes (ANSI A119.1) and it is required that all accessory buildings and structures located in mobile home developments meet the provisions of ANSI A119.1. Should any section, paragraph, sentence, clause or phrase of this Standard be in conflict with existing similar standards or regulations generally "applicable" in the subject political subdivision having jurisdiction, the provisions of this Standard shall prevail.

## 4. AWNINGS OR CARPORTS

### 4.1 General.

An awning or carport may be erected, constructed or maintained on a mobile home lot only as an accessory to a mobile home located on the same lot. An awning shall not be enclosed with rigid materials or walls or converted for use as a habitable room or cabana unless the completed construction complies with all the requirements for a cabana.

### 4.2 Location.

An awning or carport may be erected on a lot line provided the awning or carport is constructed of material which does not permit combustion. No separation is required between a free-standing awning or carport and an awning or carport located on the same lot, provided they are not structurally interconnected.

### 4.3 Dimensions.

An awning or carport supported in part by a mobile home shall not exceed 12 feet in width (projection) without additional supports as measured from the wall of the mobile home to the outer edge of the awning or carport roof.

### 4.4 Exits From Awning Enclosures.

An awning with enclosures of non-rigid materials shall have at least one door in the enclosure opening directly to the outside of the enclosure. The opening shall be not less than 28 inches in width nor less than 6 feet 2 inches in height. Two such door openings shall be provided from the enclosure when the enclosure encloses two doors of the mobile home.

## 5. CABANAS

### 5.1 Design and Construction.

A cabana shall be designed and constructed as a free-standing structure. A cabana may be attached to a mobile home with appropriate flashing or sealing materials to provide a weather seal.

### 5.2 Dimensions.

5.2.1 The height of a cabana shall not exceed the height of the mobile home, except when constructed in conjunction with a ramada.

5.2.2 A cabana shall have a minimum ceiling height of 7 feet from the finished floor. If the ceiling or roof is sloped, one-half of the sloped ceiling area shall meet the minimum ceiling height. No portion of any room having a ceiling height of less than 5 feet shall be considered as contributing to the minimum are recommended in subsection 5.2.4 of this section.

5.2.3 Habitable rooms shall be not less than 7 feet in any horizontal dimension.

### 5.3 Foundation and Floors.

A cabana may be set on piers and girders in lieu of continuous footings. Piers and girders and floors shall be designed and constructed to support the live and dead loads imposed on them in accordance with standard engineering practice and the criteria established by the authority having jurisdiction.

### 5.4 Walls and Roofs.

Walls and roofs shall be designed and constructed to withstand vertical, horizontal and lateral forces in accordance with standard engineering practice and the design criteria established by the authority having jurisdiction.

### 5.5 Exits.

Every room in a cabana shall have access to at least one exterior door opening directly to the outside without passing through the mobile home. The opening shall not be less than 28 inches in width nor less than 6 feet, 2 inches in height. When the cabana encloses two doors of the mobile home, an additional exterior door shall be installed which provides an alternate route of exit in the event the other exit becomes blocked.

## 5.6 Light and Ventilation.

5.6.1 Habitable Rooms: Habitable rooms shall be provided with windows or doors having a total glazed area of not less than 10 percent of the floor area. An area equivalent to not less than 5 percent of the floor area shall be available for unobstructed ventilation. Glazed areas need not be openable where a mechanical ventilation system is provided and is capable of producing a change of air in the room(s) every thirty minutes with not less than 1/5 of the air supply taken from outside the cabana.

Exception: Kitchens may be provided with artificial light and mechanical ventilation capable of producing a change of air in the room every 30 minutes.

5.6.2 Cabana windows: Required windows of a cabana shall open on a court, yard or street either directly or through a porch or awning having a minimum clear height of not less than 7 feet. Such porch or awning shall be at least 50 percent open on the side opposite the windows.

## 6. RAMADAS

### 6.1 Location.

A ramada or any portion thereof shall have a clearance of not less than 18 inches in a vertical direction above any fuel-burning appliance vent or plumbing vent extending through the roof of a mobile home and not less than 6 inches in a horizontal direction from each side of a mobile home. Cross braces, architectural appurtenances or structural ties shall not obstruct movement of any mobile home.

### 6.2 Design and Construction.

A ramada shall be designed and erected as a free-standing self-supporting structure meeting structural requirements for cabanas.

### 6.3 Enclosure Prohibited.

A ramada shall not be enclosed or partially enclosed on any side or end, except that one side may be enclosed when the ramada roof is continuous with the roof of a cabana constructed on one side only of the mobile home.

#### 6.4 Roof Venting.

A ventilating opening shall be installed at the highest point in the ramada roof to relieve products of combustion from vents or ducts of fuel-burning equipment. Vent openings shall have a minimum cross sectional area of 28 square inches. Chimneys or vents of appliances burning liquid fuel shall extend through the ramada roof surface and shall terminate in an approved jack and cap.

### 7. PORCHES

#### 7.1 Design and Construction.

Live loads applicable to porch floors should be not less than 40 pounds per square foot.

#### 7.2 Foundation.

A porch foundation may be precast concrete piers when placed on undisturbed or compacted earth, provided the bearing surface is adequate for the designed load and no wood is placed within 6 inches of any earth.

#### 7.3 Railings.

Railings shall be provided around the perimeter of porches which are 30 inches or more above grade. Railings shall be not less than 36 inches in height above the floor. Intermediate rails in open-type railings shall be spaced not more than 9 inches apart. Railings shall be designed and constructed to withstand a horizontal force of 20 pounds per lineal foot applied at the top of the railing.

#### 7.4 Handrails.

Stairways serving porches having the finished floor 30 inches or more above grade shall be equipped with handrails. Handrails shall be not less than 30 inches nor more than 30 inches as measured vertically from the nosing of stair treads.

### 8. STORAGE STRUCTURES

A storage structure may be located on a lot line or adjacent to a mobile home or mobile home accessory building or structure, or beneath an awning or carport, provided that it does not obstruct openings for light and ventilation of the mobile home, required open space or screening of mobile home accessory building or structure, or prevent inspection of mobile home equipment and utility connections.

## 9. FENCES AND WINDBREAKS

A fence of windbreak exceeding 42 inches in height shall not be located closer than 3 feet to any mobile home or mobile home accessory building or structure. A fence or windbreak shall not be used to form an enclosure of any part of an awning or carport, unless the completed construction complies with all requirements for awnings or carports.

## 10. SKIRTING

Skirting shall be installed in accordance with the instructions of the community management. Fastening devices and methods shall be approved by the authority having jurisdiction.

## PART E

### COMMUNITY MAINTENANCE STANDARDS

#### 1. SCOPE

1.1 This part of this Standard shall pertain to all the physical connections (such as tiedowns, blocking and water and sewer hook ups) between the mobile home and the park facilities as well as the maintenance and upkeep of the mobile home community.

1.2 Mobile home community maintenance shall be enforced in accordance with the applicable provisions of nationally recognized housing codes and as specified in this Part of this Standard.

#### 2. DEFINITIONS

Accessory Building or Structure: A subordinate building or structure which is an addition to or supplements the facilities provided by a mobile home, such as awnings, cabanas, ramadas, storage structures, carports, porches, fences, skirting or windbreaks.

Awning, Free Standing: A shade structure supported entirely by columns or posts and not attached to or supported by a mobile home or other structure.

Awning Window: A shade structure supported wholly by a mobile home or building to which it is attached.

Awning: A shade structure supported by posts or columns and partially supported by a mobile home installed, erected, or used on a mobile home lot.

Cabana: A room enclosure erected or constructed adjacent to a mobile home for residential use by the occupant of the mobile home.

Community Management: The person who owns the mobile home development or has charge, care or control of the mobile home community.

Fence: A vertical structure or enclosure designed as a barrier and erected as a free-standing unit, the surface of which is more than 50 percent open.

Mobile Home Lot: A designated portion of a mobile home development designed for the accommodation of one mobile home and its accessory buildings or structures for the exclusive use of the occupants.

Occupied Area: The total of all the lot area covered by a mobile home and roofed mobile home accessory buildings on a mobile home lot.

Resident: A person properly registered with the management of a mobile home community as a general place of living and occupying a mobile home unit.

Sewer Connection: A connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home development.

Sewer Riser Pipe: That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.

Water Connection: A connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

Water Riser Pipe: That portion of the water supply system serving the mobile home development which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

Diagonal Tie: Any tiedown designed to resist horizontal or shear forces and which deviates not less than 30 degrees from a vertical direction.

Ground Anchor: Any device at the mobile homestand designed for the purpose of securing a mobile home to the ground.

Tiedown: Any device designed for the purpose to anchor a mobile home to the ground.

### 3. RESPONSIBILITIES

#### 3.1 Responsibilities of the Management.

3.1.1 The Community Management of the Mobile Home Community Development shall provide adequate supervision to maintain the Community in compliance with this Standard and to keep its facilities and equipment in good repair and in a clean and sanitary condition.

3.1.2 The management shall notify the community residents of all applicable provisions of this Standard and inform them of their duties and responsibilities under this Standard.

3.1.3 The management shall supervise the placement of each mobile home stand which includes securing its stability and installing all utility connections.

3.1.4 The management shall maintain a register containing the names of all Community residents identified by lot number and street address. Such register shall be available to any authorized person inspecting the Community.

3.1.5 The management shall notify the enforcing agency immediately of any suspected communicable or contagious disease within the Community.

#### 3.2 Responsibilities of the Resident.

3.2.1 The resident shall comply with all applicable requirements of this Standard and shall maintain his mobile home lot, its facilities and equipment in good repair and in clean, sanitary condition.

3.2.2 The resident shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the management.

3.2.3 Pets, if permitted in the Community, shall not be allowed to run at large or to create any nuisance within the limits of any mobile home lot.

3.2.4 Skirtings, porches, awnings, and other additions shall be installed in accordance with the instructions of the management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the management.

3.2.5 It shall be the obligation of every resident of a mobile home community to give the management thereof or any proper enforcing agency access to any part of the mobile home lot (not including the mobile home) at reasonable times for the purpose to make inspection or repair as are necessary to effect compliance with Part E of the Standard.

#### 4. MOBILE HOME PLACEMENT AND TIEDOWN REQUIREMENTS.

4.1 Mobile homes shall not be permanently attached to foundations. Stabilizing devices, piers, blocking, underpinning or other types of support may be used.

4.2 Supports shall be provided not more than 12 feet on centers or less beginning from the front of the mobile home stand. Open-end spacing at the rear line of the mobile home stand shall not exceed 3 feet.

4.3 Tiedown hardware shall be resistant to weather deterioration at least equivalent to that provided by a coating of zinc on steel strapping of not less than 0.30 ounces per square foot of surface coated.

4.4 Tiedowns when installed shall be capable of resisting an allowable working load equal to or exceeding 3150 pounds and shall be capable of withstanding a 50% overload without failure.

4.5 Unless the entire tiedown system, including ground anchors, and the connections to the mobile home is designed by a Registered Professional Engineer or Architect, tiedowns shall be placed as follows:

4.5.1 Hurricane Zones: Not more than 12 feet on centers beginning from the front line of the mobile home stand (congruent with the front wall of the mobile home). Not more than 6 feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional ground anchors are installed.

4.5.2 Non-Hurricane Zones: Not more than 24 feet on centers beginning from the front line of the mobile home stand (congruent with the front wall of the mobile home). Not more than 6 feet open-end spacing shall be provided at the rear line of the mobile home stand unless additional ground anchors are installed.

4.5.3 Diagonal ties between anchors and the mobile home shall be provided in conjunction with each vertical tiedown.

NOTE: For further guidance on tiedown requirements, see ANSI A119.1 and this Standard Part B Section 2.9.

## 5. UTILITY CONNECTIONS

### 5.1 Water Pipe Connections.

(See Section 3.1.3 and ANSI A119.1, Part C, Section 11.2)

5.1.1 Each mobile home shall be connected to the water riser pipe by a flexible connector, such as copper tubing, not less than three-quarter (3/4) inch interior diameter.

5.1.2 Connections shall be located within the area of the mobile home stand as near as possible to a point 35 feet from the front of such stand and left (opposite main entry side) of the center line.

5.1.3 Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. If electrical heating devices (heater tape) are used, such or similar devices shall be listed or approved by the authority having jurisdiction.

### 5.2 Sewer Connections.

(See Section 3.2.3 and ANSI A119.1, Part C, Section 12.2)

5.2.1 All materials used for sewer connections shall be semirigid (approved pipe not less than schedule 40), corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth.

5.2.2 The sewer connection when installed shall, if possible, approximate a vertical position. The minimum slope if any portion thereof shall be one-fourth (1/4) inch per foot and shall consist of one pipe line only without any branch fittings. All joints shall be water tight. The entire system shall have a nominal inside diameter of three inches.

5.2.3 Sewer connections shall be located within the area of the mobile home stand as near as possible to a point 40 feet from the front of such stand and as close as possible to the center line of such stand. (Their locations can be designated by special permission provided the entire sewerage system including the connections to the mobile home drainage system have been designed by a Registered Professional Engineer or Architect.

### 5.3 Electrical Connections.

(See Section 3.4 and ANSI A119.1, Part E, Section 10).

5.3.1 The mobile home feeder assembly shall be connected to the mobile home service equipment either by a permanent wiring method or with one or two 50-ampere power-supply cords installed in accordance with Paragraph 10.9, Part E of ANSI A119.1.

5.3.2 Connections to electrical equipment installed in a mobile home accessory building or structure shall comply with the applicable provisions of the National Electrical Code (NFPA No. 70; ANSI C1).

### 5.4 Gas Supply Connections.

(See Section 3.5.2 and ANSI A119.1, Part D, Section 5.1.10)

5.4.1 Each mobile home utilizing gas shall be connected to the mobile home to outlet by a listed flexible mobile home connector, 6 feet in length, and of sufficient capacity to supply gas to the connected load. Approved rigid pipe and fittings shall be used between the flexible connector and the mobile home lot gas outlet when the distance between the mobile home lot gas outlet and the mobile home gas service connection exceeds 6 feet.

5.4.2 All gas connection shall be installed at the left (road side--opposite main entry side) edge of the mobile home stand, at least 30 feet from the front of such stand and located as not to terminate beneath the mobile home.

5.4.3 All gas outlets risers, regulators, meters, valves or other exposed equipment shall be adequately supported and protected from mechanical damage by vehicles or other causes.

5.4.4 System Shutoff Valve: A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near to point of connection to the service piping or supply connection of the liquified petroleum gas tank.

5.4.5 Mobile Home Lot Shutoff Valve: Each mobile home lot shall have an approved gas shutoff valve installed upstream of the mobile home lot gas outlet and located on the outlet riser at a height of not less than four inches above grade. Such valve shall not be located under any mobile home. Whenever the mobile home lot outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas.

5.4.6 Liquified petroleum gas vessels, if provided, shall be securely, but not permanently, fastened to the mobile home hitch or substantial most immediately adjacent to the mobile home gas inlet to prevent accidental overturning. Regulators shall be adequately supported. Not more than two vessels having an aggregate capacity of 25 gallons shall be located on any mobile home and not more than two vessels of more than 12 and less than 60 U.S. gallons gross capacity shall be installed on a mobile home lot. Such vessels shall be located immediately adjacent to the mobile home gas inlet so that connections to the mobile home gas inlet can be made by use of an approved home gas connector not exceeding six (6) feet in length.

#### 5.5 Oil Supply Connections.

(See Section 3.6 and ANSI A119.1, Part D, Section 5.2)

5.5.1 Fuel Oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used.

5.5.2 All oil supply connections shall be installed at the left (road side--opposite main entry side) edge of the mobile home stand and at least 30 feet from the front of such stand.

5.5.3 Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil.

5.5.4 A shutoff valve located immediately adjacent to the gravity feed connection of a tank shall be installed in the supply line to the mobile home.

#### 6. SOLID WASTE HANDLING

6.1 The resident shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodentproof, insectproof and watertight.

6.2 The storage collection and disposal of refuse in the Mobile Home Community shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident, fire hazards or air pollution. Waste containers shall be placed on concrete slabs, asphalt or other similar hard surfaced material.

6.3 All refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

6.4 Where municipal or private disposal service is not available, the management shall dispose of the refuse by incineration or transporting to a disposal site approved by the Health Authority.

6.5 Refuse incinerators, if provided, shall be constructed in accordance with properly prepared engineering plans and specifications which shall be reviewed and approved by the Health Authority or other authority having jurisdiction.

6.6 Incinerators shall be operated only when attended by some person specifically authorized by the management.

## 7. STORAGE

(For storage structures see Part D, Section 8)

The space immediately underneath a mobile home shall be used for storage only if permitted by the management. If permitted, the following conditions shall be satisfied:

(a) The storage area shall be provided with a base of impervious material.

(b) Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.

(c) The storage area shall be enclosed by skirting.

## 8. INSECT AND RODENT CONTROL

8.1 Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Enforcing Agency.

8.2 The Community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

8.3 Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.

8.4 Where the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

8.5 The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The Community shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

## 9. FIRE PROTECTION AND SAFETY

### 9.1 General.

9.1.1 Access to Mobile Homes for Fire Protection Services: Access to a mobile home for fire protection services shall be such as to permit fire apparatus to approach within at least 100 feet of each mobile home.

9.1.2 Clearance from Mobile Homes to Other Structures: Mobile homes shall not be located closer than 10 feet from any other mobile home or permanent building within or adjacent to the mobile home park. A mobile home accessory building or structure shall not be closer than 3 feet from an adjacent mobile home.

9.1.3 Use of Fire Protection Equipment: The mobile home community management should instruct his staff in the use of the fire protection equipment available in the community and define their specific duties in the event of fire. Residents should be instructed in applicable fire prevention and fire protection rules (See Section 10.5 herein).

9.1.4 Incinerators: Where provision is made for the burning of rubbish, incinerators shall be constructed in accordance with the NFPA Standard on Incinerators (NFPA No. 82-1972).

9.1.5 Outside Hazards: Care shall be taken to maintain the park area free of dry brush, leaves and weeds which might communicate fires between mobile homes and other buildings in the park.

## 9.2 Fire Detection and Alarm Services.

9.2.1 Detection Systems in Buildings: Fire detection equipment installed in mobile homes should comply with the provisions of Section 9 of Part B of the Standard for Mobile Homes (NFPA No. 501B, 1973; ANSI A119.1-1973). Further guidance is given in the Standard for Household Fire Warning Equipment (NFPA No. 74-1972). Fire detection and alarm systems installed in other buildings open to the public should be installed in accordance with the NFPA Standard on Local Protective Signaling Systems (NFPA No. 72A-1972).

NOTE: See NFPA Standards No. 71, 72B, 72C or 72D for other suitable types of fire protective signaling systems.

9.2.2 Public Fire Alarm Services: Street fire alarm services for the park, if provided, should be in accordance with the NFPA Standard for Municipal Fire Alarm Systems (NFPA No. 73-1967). Where such services are not available, alarm procedures should be posted in each mobile home and in each public building in the park as approved by the local fire department.

## 9.3 Water Supplies for Fire Protection.

(See Part B, Section 3.1.3).

## 9.4 Mobile Home Park Portable Fire Fighting Facilities.

9.4.1 Permanent Buildings: Permanent buildings should be provided with portable fire extinguishers in accordance with the provision of the NFPA Standard for Portable Fire Extinguishers (NFPA No. 10-1972, ANSI Z112.1-1972).

9.4.2 Mobile Homes: It is recommended that each mobile home owner provide for his own protection an approved\* portable extinguisher having a label for Class B and C fires (carbon dioxide or dry chemical type) should be provided for the kitchen area and either an approved\* extinguisher or a hose line for handling Class A fires in the balance of the mobile home. The provision on each lot of a 3/4 inch valved water outlet designed for connecting a 3/4 inch female swivel home connection for exclusive fire suppression use is desirable where practical (protected against freezing).

\*"Approved" is intended to indicate extinguishers tested and labeled by the Underwriter's Laboratories Inc., the Underwriters' Laboratories of Canada (ULC), or the Factory Mutual Engineering Corporation (FM).

9.5 Recommended Fire Safety Rules and Regulations for Mobile Home Communities.

9.5.1 Intent: The purpose of this section is to suggest a list of fire and safety rules which should be conspicuously posted in areas by the mobile home community management. the objectives are (1) to inform all those concerned about such rules and (2) to encourage all concerned to cooperate by complying with these rules which are deemed desirable for the protection of life and property from fire.

9.5.2 Emergency Facilities.

9.5.2.1 The telephone number of the Fire Department is \_\_\_\_\_.

NOTE: Or other means for calling the Fire Department such as giving the location of the nearest fire alarm box \_\_\_\_\_

9.5.2.2 The telephone number of the Police Department is \_\_\_\_\_

9.5.2.3 The telephone number of the Park Office is \_\_\_\_\_

9.5.2.4 The location of this Park is \_\_\_\_\_

NOTE: Give highway number, street number and name or other data to aid in assuring prompt Fire Department response.

9.5.2.5 The nearest public telephone is \_\_\_\_\_

9.5.3 Services: The connecting and disconnecting of water, fuel and electrical services will be made only by management personnel or other authorized persons as determined by the management. Should these services be interrupted, telephone or notify \_\_\_\_\_ for water \_\_\_\_\_ for fuel \_\_\_\_\_ for electrical. (And/or other fire fighting equipment) are maintained on the premises and the nearest emergency equipment is located at \_\_\_\_\_

NOTE: Give directions as to location. Tenants should maintain their personal fire extinguishers in accordance with instructions on their name plates.

9.5.4 Procedures in Case of Fire: In case of fire in your mobile home, the householder should proceed in the following order: (1) Get all occupants out of the mobile home. (2) Call the Fire Department or sound the alarm. Get professional fire fighters to the fire as promptly as possible in case of fire in other locations, those observing the fire should alert the Fire Department and notify all persons who may be in danger.

9.5.5 Fire Conditions: Residents can aid the management in keeping the area free from fire hazardous conditions by notifying the management when they recognize unsafe conditions. Constant vigilance is necessary to maintain the premises free from fire at all times. Fire safety is everyone's job.

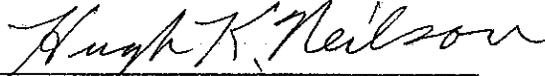
9.5.6 Rubbish: Residents should keep the area under and around their units free from an accumulation of rubbish-- paper, leaves and brush. Burning of rubbish should be permitted only in incinerators provided.

9.5.7 Empty LP-Gas Containers: owners shall not place empty liquefied petroleum gas containers under their mobile home. Empty containers shall be left in place if there is more than one container. If the mobile home LP-Gas Supply is limited to one container and a replacement has been secured, any empty fuel container shall be stored in the area designated for such storage.

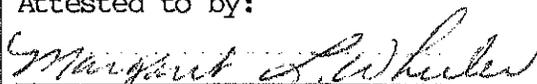
9.5.8 Home Inspections: Through the facilities of your local fire department, your home can be inspected by members of the department at designated times. If you would like to have a voluntary inspection of your mobile home, please notify the fire chief.

9.5.9 Traffic Regulations: Operators of vehicular equipment should observe the posted signs and shall keep all designated fire lanes and access to fire hydrants open at all times.

DATED this 14<sup>TH</sup> day of September, 1984.

  
\_\_\_\_\_  
HUGH K. NIELSON  
Mayor  
City of Wendover

Attested to by:

  
\_\_\_\_\_  
MARGARET WHEELER  
Recorder  
City of Wendover