

MANUFACTURED HOMES

Adopted: March 14, 2019

ARTICLE 15. - REGULATIONS FOR MANUFACTURED HOMES

Ordinance # 2019-002

Sec. 15.1.1. - Building permit required.

No mover, hauler, or person shall move a manufactured home to any location beyond the limits of the lot or parcel of land upon which it presently is located, or upon which it was originally located, whether existing within or without the city limits, to a lot or parcel of land located within the City limits, without first obtaining a building permit from the City of Maysville available at city hall. No building permit shall be issued unless the person, firm, corporation or other entity moving the manufactured home specifies the new location to which it is to be moved and provides a site plan showing the approximate location of the home and that all utilities, including electrical, water and sewer or permitted septic system are available at the site in accordance with Sections 3 and 4 below. Any failure to secure a building permit required by this section shall be a violation of this chapter.

Sec. 15.1.2 - Proof of tax payment a condition of permit.

It shall be a condition precedent to issuance of any building permit required by this chapter that the owner of said manufactured home submit to the aforesaid building department proof that all state, county and city taxes theretofore accruing and payable with respect to such manufactured home have in fact been paid.

Sec. 15.3-3. - Permit application procedures.

- (a) All manufactured homes must be located at an approved site. This approval is obtained by the issuance of a building permit and a sanitary permit for wastewater hookup for that site. A building permit application is available at the Maysville City Hall and the sanitary permit application is available at the county health department. A building permit to move a manufactured home into or within the city shall not be issued until the building and sanitary permits have been issued. Upon the issuance of the above permits, a manufactured home may be moved into the city or within the city and installed for occupancy. Installation must comply with the Rules and Regulations for Manufactured Homes made and promulgated by the [State of] Georgia Safety Fire Commissioner pursuant to the authority set forth in O.C.G.A. §§ 8-2-135; 8-2-137(b); 8-2-161; 8-2-162; 8-2-165; 8-2-168 and 25-2 in order to obtain approval and to obtain permanent electrical service. A certificate of occupancy shall be issued indicating compliance with all applicable codes before any person or persons are authorized to occupy any newly installed manufactured home.
- (b) For purpose of this section, the building official shall issue the aforementioned building permit, and the health department shall issue the aforementioned sanitary permit. These permits shall be considered separate permits.

Sec. 15.4-4. - Provisions for temporary power after the issuance of a building permit.

The building official is authorized to permit the applicable power company to provide temporary power not to exceed 110 volts for the express purpose of completing necessary installation of the manufactured home. This provision specifically does not authorize permanent power hookup or occupancy of the manufactured home. It shall be unlawful for temporary power to be utilized on a permanent basis or for occupancy of said home.

Sec. 15.5-5. - Manufactured home minimum construction standards.

- (a) Each newly installed manufactured home in the city shall conform to the minimum construction standards required by the U.S. Housing and Urban Development, as required by the National Mobile

Home and Safety Standards Act of 1974, 42 U.S.C., Section 5401, et. seq., before that manufactured home is entitled to a CO or to receive any permanent utility service to said manufactured home. It is the intent of this section of this chapter to prohibit moving manufactured homes into the city that do not conform to the applicable U. S. Housing and Urban Development Department's construction standards, as expressed in 42 U.S.C. Section 5401, et. seq. and regulations established pursuant to that Act. To that end, no manufactured home shall be eligible to locate for permanent or temporary occupancy in this city unless that manufactured home complies with the minimum construction standards required by the U.S. Housing and Urban Development Department and has been inspected by the building inspection department to insure that all windows, doors, smoke detectors, plumbing systems, electric systems, heating system and ventilation system are in working order, the general soundness of the manufactured home shall be acceptable with all roofing, siding and paneling, tie downs or permanent foundation, stairs, decks and porches for safe access are completed and in their proper place.

- (b) In the event said manufactured home was manufactured prior to U. S. Housing and Urban Development construction standards and cannot be modified or rebuilt to meet those standards, said manufactured home shall not be allowed to locate or relocate for permanent or temporary occupancy in this city, and said manufactured home shall not be freely transferable and relocated in the city except as provided in subsection (d) of this section.
- (c) No person may occupy a home described in this section after the effective date of Month Date, 2019, without a certificate of occupancy issued by the building inspection department. The building inspection department shall issue a certificate of occupancy within five working days after satisfactory final inspection.
- (d) Minimum health and safety standards. All pre-owned manufactured homes shall comply with the following before being issued a certificate of occupancy by the building inspector :
 - (1) *HUD code* . Every pre-owned manufactured home located in the jurisdiction shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. 5401-5445 (the HUD code) and shall not have been altered in such a way that the home no longer meets the HUD code.
 - (2) *Interior condition* . Every floor, interior wall, and ceiling of a pre-owned manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
 - (3) *Exterior condition* . The exterior of all pre-owned manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
 - (4) *Sanitary facilities* . Every plumbing fixture, water, and waste pipe of a pre-owned manufactured home shall be in a sanitary working condition when properly connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked by the building inspector upon being connected to ensure they are in good working condition.
 - (5) *Heating systems* . Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.
 - (6) *Electrical systems* . (switches, receptacles, fixtures, etc.) shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded. Each pre-owned manufactured home shall contain a water heater in safe and working order.

- (7) *Hot water supply* . Each home shall contain a water heater in safe and working condition.
- (8) *Egress windows* . Each bedroom of a manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- (9) *Ventilation* . The kitchen in the home shall have at least one operating window or other ventilation device.
- (10) *Smoke detectors* . Each pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, all of which must be installed in accordance with the manufacturer's recommendations.

Sec. 15.6.6. - Manufactured homes not meeting minimum construction standards.

A manufactured home that does not meet the requirements of this chapter and said manufactured home is located in the city and was manufactured prior to U. S. Housing and Urban Development construction standards may be transferred to a licensed dealer authorized to buy and sell manufactured homes for location at said dealer's place of business for sale or transfer outside of the City. In no event shall this exception allow any person to live in said manufactured home or to allow said home to receive any utility service.

Sec. 15.7.7. - Manufactured home installation requirements.

A pre-owned manufactured home that does not meet the minimum health and safety standards of this chapter may be transferred to a licensed dealer authorized to buy and sell manufactured homes for location at said dealer's place of business for sale or transfer outside of the City. In no event shall this exception allow any person to live in said manufactured home or to allow said home to receive any utility service.

Sec. 15.8.8. - Process of inspection for manufactured homes.

- (a) *Foundation*. The building official shall require the foundation to be inspected to ensure compliance with the rules and regulations for manufactured homes made and promulgated by the [State of] Georgia Safety Fire Commissioner as they now exist and 3as amended from time to time. These rules and regulations for manufactured homes are incorporated as a part of this chapter by reference.
- (b) *Plumbing*. The building official shall require the external plumbing system to be inspected, including water and sewage connections, to ensure compliance with the rules and regulations for manufactured homes and the 2000 Georgia State Plumbing Code, as it now exists or as hereinafter amended.
- (c) *Stairs and landings*.
 - (1) The building official shall require stairs and landings to comply with Section 1112—Stairway Construction of the Georgia State Building Code as may be subsequently revised: The height of the riser shall not exceed 7¾ inches, and treads, exclusive of nosing, shall be not less than nine inches wide. Every tread less than ten inches wide shall have a nosing, of effective projection, or approximately 1 inch over the level immediately below the tread. The width of the landings still is not less than the width of stairways they serve. Every landing shall have a minimum dimension measured in the direction of travel equal to the width of the stairway. Such dimension need not exceed four foot when the stair has a straight run.
 - (2) All stairways having treads located more than 30 inches above a floor or grade shall be equipped with handrail located not less than 30 and not more than 34 inches above the leading of a tread. The minimum width of any stair serving as a means of egress shall be a minimum of 36 inches.

- (d) *Electrical.* The building official shall require inspection of the electrical system to ensure compliance with the Rules and Regulations for Manufactured Homes and the 1999 National Electrical Code, as may be subsequently revised.
- (e) *Gas.* The building official shall require inspection of the gas system to ensure compliance with the 2000 Standard Code as may be subsequently revised.
- (f) Until the above inspections have been completed and the manufactured home is found to be in compliance with all applicable codes, no permanent power may be installed, and no occupancy shall be permitted. Occupancy is permitted upon issuance of the certificate of occupancy.

Maysville Mayor and Council

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