

## INDIVIDUAL MANUFACTURED HOMES

### Sec. 7.1. Building permit.

A building permit shall be required to be filed in the office of the building inspector for each manufactured home unit which is henceforth located to or moved within the city. (Ord. of 6-11-2001, § 1)

### Sec. 7.2. Federal standards.

(a) Each newly installed mobile home in the city shall conform to the minimum construction standards required by the U.S. Housing and Urban Development Department before that mobile home is entitled to receive any utility service to such mobile home. It is the intent of this section to prohibit moving mobile or manufactured homes into the city that do not conform to the applicable U.S. Housing and Urban Development Department's construction standards. To that end, no mobile or manufactured home shall be allowed to locate for permanent or temporary occupancy in this city unless that mobile or manufactured home complies with the minimum construction standards required by the U.S. Housing and Urban Development Department and has been inspected by the city code enforcement officer as to the criteria hereinafter set out.

(b) Except as provided in section 26-3, no used mobile or manufactured home being moved into the city shall be allowed to locate for permanent or temporary occupancy in this city if such mobile home is more than seven years old. However, any mobile or manufactured home that is located in the city as of the effective date of this ordinance, shall not be affected by passage of the resolution from which this section was derived and such owner-occupied existing mobile home shall be freely transferable and relocated in the city, unless such existing mobile or manufactured home was manufactured prior to U.S. Housing and Urban Development Department construction standards. (Ord. of 6-11-2001, § 1)

### Sec. 7.3. Homes over eight years old.

No used mobile home more than eight years old being moved into this city shall be allowed to locate for permanent or temporary occupancy in this city unless:

(1) Such mobile home has been occupied by the applicant owner for the previous consecutive 12 months as his or her principal residence immediately prior to its being moved into this city. Furthermore, no such mobile home shall be moved into this city to be used for a purpose other than occupancy by its owner as his or her principal residence; and

(2) If such mobile or manufactured home is eight years or older, it may be allowed to be located within the city after passing an inspection by the city code enforcement officer and paying the fee therefor. The criteria for the inspections and fee schedule is as hereinafter set out. Local governments and building inspectors cannot be held liable for problems after inspections. (Ord. of 6-11-2001, § 1; Ord. of 9-14-2010, § 1)

Sec. 7.4. General.

Each individual manufactured home unit shall be subject to the following criteria:

7.41. Minimum lot area for each manufactured home unit shall be as follows:

- (1) One and one-half acre if manufactured home will be served by a well and sewage disposal system;
- (2) One acre if manufactured home will be served by a community water system and individual sewage disposal system;
- (3) Three-quarters of an acre if manufactured home will be served by an individual well and community sewage disposal system;
- (4) One-half acre if manufactured home will be served by a community water and sewage disposal system.

7.42. Each manufactured home unit shall have steps sufficient to provide ingress and egress from two exterior doors of said unit in conformance with the applicable provisions of section 4.16.

7.43 In no case shall a manufactured home unit be located within 20 feet from required buffer.

7.44 The manufactured home unit must be supported by piers and the foundation must be enclosed as prescribed in section 4.18.

7.45 Yard setback and unit orientation requirements shall be as follows: front yard--20 feet from road right-of-way or 50 feet from centerline of city streets; side yard--20 feet; and rear yard--20 feet.

7.46 Each manufactured home unit must have tiedowns in accordance with section 4.5.

7.47 Each manufactured home unit must have ground anchors installed in accordance with section 4.6. (Ord. of 6-11-2001, § 1)

Sec. 7.5. Sewer.

If a trunk sewer line is in existence, each manufactured home unit shall be connected to said line prior to the first occupancy of the unit. If a trunk sewer line is not available prior to the first occupancy of the unit, said unit shall be connected to a septic tank or other approved disposal device in conformity with the requirements of the county health department. (Ord. of 6-11-2001, § 1)

Sec. 7.6. Water.

If a water main is in existence, each manufactured home unit shall be connected to said main prior to the first occupancy of the unit. If a water main is not available prior to the first occupancy of the unit, said unit shall be provided water in conformity with the requirements of the county health department. (Ord. of 6-11-2001, § 1)

Sec. 7.7. Utilities.

Each manufactured home unit must have electrical service that is wired in accordance with the Georgia Electrical Code prior to the first occupancy of the unit. (Ord. of 6-11-2001, § 1)

Sec. 7.8. Certificate of occupancy.

No person may occupy a home described in this division after January 1, 2001, without a certificate of occupancy issued by the city code enforcement officer. A certificate of occupancy shall be issued within five working days after satisfactory final inspection by the city code enforcement officer. Final connection of utilities will not be performed by any public utility provider to such a home until a certificate of occupancy has been issued. (Ord. of 6-11-2001, § 1)

Sec. 7.9. Conditions for moving into city.

Notwithstanding anything to the contrary, a mobile or manufactured home may be moved into this city provided the following conditions are met:

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

(2) All mobile or manufactured homes must be installed in this city in compliance with the rules and regulations for manufactured housing of the state commissioner of insurance, O.C.G.A. § 120-3-7. (Ord. of 6-11-2001, § 1)

Sec. 7.10. Inspection checklist for location of mobile homes in the city.

(a) Electric.

- (1) All light fixtures must be in good condition to work properly;
- (2) Plugs and switches must be installed and have cover plates in place;
- (3) No loose wiring will be permitted;
- (4) Panel box must meet NEC regulations;
- (5) Mobile or manufactured homes must be checked underneath for any violations as to wiring or installation;
- (6) Smoke alarms must be installed and working properly;
- (7) All applicable NEC codes, 1996 edition, must be adhered to.

(b) Plumbing.

- (1) Fixtures must be installed and working properly;
- (2) Water and drain lines must be free of leaks;
- (3) Water heater must be in good condition and installed correctly;
- (4) Must meet all applicable standard plumbing codes, 1994 edition.

(c) HVAC Heating system.

- (1) Venting, if required on heat unit, must be properly installed and working properly;
- (2) Grills must be installed properly;
- (3) Only heating systems allowed by standard mechanical code shall be acceptable;
- (4) Must meet all applicable standard mechanical codes, 1994 edition.

(d) Mobile or manufactured home unit.

- (1) Glass must be in doors and windows;
- (2) Doors must open and close properly;
- (3) No missing doors or windows will be allowed;
- (4) Roof must be in good condition with no leaks;

- (5) Floor must be in good condition with no holes or decay;
- (6) Ceilings must be in good condition with no missing drywall or other materials;
- (7) Outside of unit must not have missing metal sheets, panels, siding, etc.;
- (8) Any major damage which occurs from removing decks and porches must be repaired;
- (9) Any kitchen appliances must pass applicable electric/plumbing codes as to installation and condition;
  
- (10) Floor coverings must be free from any damage that would cause possible injury or health problems, such as loose seams in vinyl or tile or loose seams or torn places in carpet;
  
- (11) All applicable standard building codes must be adhered to;
  
- (12) Must have the appropriate Housing and Urban Development decal affixed. (Ord. of 6-11-2001, § 1)