

TOWN OF ADDISON

**BUILDING CODE FOR MOBILE HOME
PARKS**

ENACTED APRIL 22, 1980

ATTEST: A TRUE COPY

NANCY HICKS
TOWN CLERK

MARCH 25, 1997

ARTICLE

Shall an ordinance entitled "Building Code for Mobile Home Parks" be enacted for the town of Addison? Proposed code listed below.

Text of proposed ordinance to read as follows, and does not apply to existing mobile homes and mobile home parks.

GENERAL PROHIBITIONS:

- A. No mobile home shall be permitted to locate in a duly licensed mobile home park which does not meet the minimum standards set forth in publication N.F.P.A. No. 501a, a standard for Fire Protection in Trailer Courts for Mobile Homes.
- B. No persons, firm or corporation shall establish, conduct, maintain or operate a mobile home park unless such person shall first obtain a license issued by the Planning Board. The fee shall be \$50.00, renewable annually on the first day of January. Renewable applications shall be accompanied by plans drawn to scale showing any proposed extensions or alterations.
- C. The applicant shall be required to execute a bond in the amount of \$ to secure faithful compliance with this ordinance prior to issuance of license to build. Bond is to be filed with the Town Clerk.

DEVELOPMENT REQUIREMENTS:

- A. Mobile Home Parks shall be located on a well-drained site, properly graded to insure drainage and freedom from stagnant pools of water.
- B. The area of Mobile Home Park shall be a contiguous parcel of land having a minimum of 5 acres.
- C. All mobile homes shall be located at least 100 feet from all boundaries of Mobile Home Parks.
- D. A maximum of 25 mobile home lots shall be constructed on a 25-acre parcel.
- E. No mobile home shall be located less than 20 feet from the side and rear lines of an individual mobile home lot, and there shall be a minimum side and end clearance of 40 feet between adjacent mobile homes.

STREETS, WALKS AND PARKING:

- A. All mobile homes shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall have a 50-foot right of way. All parks streets shall be well drained, paved maintained in good condition, and adequately lighted at night.
- B. Approved sidewalks not less than three feet in width shall be provided on at least one side of every street within the Mobile Home Park.
- C. Approved walkways not less than two feet in width shall connect each mobile home to a paved sidewalk, to a paved street or to a paved driveway connecting to a paved street.
- D. Mobile home stands shall provide an adequate foundation for the placement of a mobile home. Stand foundations shall be of such construction as to prevent heaving, or shifting due to frost action.

UTILITIES:

- A. Accessible, adequate, safe and potable supply of water shall be provided in each Mobile Home Park. When a public water supply is not available, a private water supply may be developed and used subject to approval by the plumbing inspector and the State Department of Health and Welfare.
- B. The water supply shall be capable of delivering a minimum of 150 gallons a day per mobile home.
- C. Every well of suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- D. The water supply system shall be connected by pipes to all mobile homes, buildings, and other facilities requiring water.
- E. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with the State Law of Maine, the State Plumbing Code, local regulations and shall be of a type and in locations approved by the Plumbing Code.

SEWAGE DISPOSAL:

- A. Sewage disposal systems shall comply with all State of Maine Laws, the State Plumbing Code and local codes and ordinances.
- B. Septic sewage disposal shall be prohibited on soils which are classified as “poor” or “very poor” for septic sewage disposal as defined by the U.S. Conservation Service.
- C. Where soils are classified by the U.S. Conservation Service as “poor” or “very poor” a sewer system designed by a registered engineer shall be required.

ELECTRICAL DISTRIBUTION SYSTEM:

- A. Every Mobile Home Park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with all applicable State of Maine Laws and local codes and regulations governing such systems. All facilities shall be inspected by the Building Inspector.
- B. Wherever soils conditions permit, all electrical distribution facilities shall be located underground.

REFUSE DISPOSAL:

- A. The storage, collection, and disposal of refuse in the Mobile Home Park shall be conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.
- B. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers, which shall be located not more than 150 feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

FUEL SUPPLY AND STORAGE:

- A. Natural gas and liquefied petroleum gas systems shall comply with all applicable codes and regulations. Installation of systems shall be subject to inspection and approval by the Building Inspector.
- B. All fuel oil supply systems shall be constructed and installed underground in each mobile home lot in accordance with all applicable codes and regulations. Installation of the system shall be subject to inspection and approval of the Building Inspector.

MISCELLANEOUS REQUIREMENTS:

- A. The licensee shall operate the park in compliance with this ordinance, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in clean and sanitary conditions.
- B. The licensee shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities thereunder.
- C. A mobile home shall not be occupied for dwelling purposes unless it is properly placed on a mobile home stand and connected to water, sewerage, and electrical utilities. The licensee shall be responsible for the proper placement of each mobile home on a mobile home and for the proper installation of all utility connections. The licensee shall also be responsible for the disconnection of all utilities prior to the departure of a mobile home.
- D. The licensee shall maintain an accurate register containing the names of all park occupants. Such register shall be available to any civil authority inspecting the park.
- E. The license certificate shall be conspicuously posted in the office of, or on the premises of the mobile home park at all times.
- F. The licensee shall be responsible for notifying the Assessors of the arrival or pending departure of any occupied mobile home or change of ownership that occurs within the park.
- G. No park shall permit the entrance of a mobile home having an evaporating type of heating or cooking facilities without the approval of the Building Inspector.

INSPECTIONS:

- A. The Fire Department shall make regular inspections of any mobile home park pursuant to a written schedule, which shall provide for inspections only during reasonable hours and only after 48 hours notice.

VIOLATION PROCEDURE:

- A. If after any inspection the Fire Department has knowledge or has any reason to believe that a violation of any provision of this Ordinance or any provision incorporated herein exists, the Fire Department shall issue a written order requiring a showing of compliance within 30 days of issuance. Such order shall contain a description of the violation or suspected violation and shall be directed to and served on the alleged offender and the owner of the Mobile Home Park. Service shall be by mail or personal. If compliance is not shown in 30 days, the Fire Department shall notify the municipal officers for the purpose of taking court action.

Given under our hands in Addison, Me. This twenty second day of April, in the year of our Lord,
one thousand nine hundred and eighty.

Signed by Selectmen: Michael Murphy, Robert Pounder Jr., Judith Dakin

Lewis B. Lovejoy, Constable