

CHAPTER 14

MOBILE HOMES AND MOBILE HOME PARKS

(See also, §27-232, Mobile Home; §27-233, Mobile Home Lot; §27-234, Mobile Home Park; §27-235, Modular Home)

PART 1

CONSTRUCTION REQUIREMENTS FOR MOBILE HOMES AND MODULAR HOMES

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PART 1

CONSTRUCTION REQUIREMENTS FOR MOBILE HOMES AND MODULAR HOMES

§14-101. Definitions.

ANCHORING — the fastening of the mobile home to its foundation in order to prevent upset or damage due to wind, erosion, flooding or other natural forces.

MOBILE HOME — a single-family detached dwelling unit manufactured in one or more sections, designed for long-term occupancy containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, designed to be connected to a piped water supply, sewerage facilities and electrical services which meet the safety standards set by the Building Officials and Code Administrators, Inc. (BOCA) Codes, as now existing and as modified in the future.

MOBILE HOME PARK — a parcel of land which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home sites as regulated under the Zoning Ordinance [Chapter 27] and the Subdivision and Land Development Ordinance [Chapter 22]. [Ord. 192]

MOBILE HOME SITE — a parcel of land utilized for the placement of a single mobile home not located within a mobile home park.

MODULAR HOME — a single-family detached dwelling intended for permanent occupancy made by assembling one or more factory-produced units into an integral living unit whose construction materials and specifications conform to those of conventionally built single-family detached dwellings. For the purpose of this Part, a modular home will be considered as a mobile home.

(Ord. 87, 11/20/1984, §1; as amended by Ord. 192, 4/18/2000)

§14-102. Purpose.

1. The purpose of this Part is to provide for minimum requirements and minimum design standards for the construction and installation of individual mobile homes located upon individual mobile home sites not located within a mobile home park to ensure that mobile homes are safe for occupancy.
2. An individual mobile home may be erected on any lot where the use is permitted; provided, there is compliance with this Part and all zoning requirements [Chapter 27] and other applicable regulations of the Township of East Rockhill.

(Ord. 87, 11/20/1984, §2)

MOBILE HOMES AND MOBILE HOME PARKS

§14-103. Construction Requirements.

1. Minimum Standards. No mobile home shall be permitted to be erected which is not constructed in accordance with the minimum standards of the BOCA Basic Building Code [Chapter 5] as adopted by the Township of East Rockhill and in effect on the date an application for building permit for the mobile home is filled.
2. Installation. The following requirements must be met for installation of a mobile home upon a mobile home site.
 - A. Foundation. The mobile home shall be installed upon, and securely fastened to, a frost-free, perimeter foundation wall on footers approved by the Building Inspector, and in no event shall it be erected on jacks, loose blocks or other temporary materials. The foundation wall shall continue along the perimeter of the mobile home and shall be designed so as not to heave, shift or settle unevenly under the weight of the mobile home because of frost action, inadequate drainage, vibration or other forces acting on the superstructure of the mobile home.
 - B. Anchoring. The mobile home shall be provided with devices for anchoring the unit to the foundation for prevention of overturning or uplift. The proposed anchorage system may be recommended by the mobile home manufacturer but, in any case, shall be approved by the Building Inspector or Township Engineer prior to installation.
3. All installation requirements set forth under subsection (2) of this Section must be satisfactorily met before a certificate of occupancy will be issued.

(Ord. 87, 11/20/1984, §3)

§14-104. Inspection and Fees.

1. Evaluation Report. Prior to the approval of a mobile home and issuance of a building permit, the Building Inspector shall require in addition to all other requirements for a building permit set forth in the Zoning Ordinance [Chapter 27], the submittal of an evaluation report of each mobile home from the manufacturer indicating the complete details of the assembly, including a description of the assembly and its components, in order for the Building Inspector to determine conformance with the BOCA Basic Building Code [Chapter 5] and other applicable regulations of the Township of East Rockhill.
2. Inspections. The Building Inspector of East Rockhill Township shall inspect every mobile home constructed, altered or extended under this Part after the effective date of this Part for which either a building permit or a certificate of occupancy is required.

3. Fees. Each application for a building permit for a mobile home regulations under this Part shall be accompanied by payment of an inspection in an amount as established, from time to time, by resolution of the Township Supervisors in addition to all other fees required for the issuance of a building permit. In the event that the Building Inspector is required to perform additional or unusual service in connection with the application over and above a single inspection, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not a building permit or certificate of occupancy is finally issued. [Ord. 192]
4. Certificate of Occupancy. No mobile home shall be occupied until a certificate of occupancy has been received from the Township of East Rockhill upon application and payment of such fees as are established by the Township for the issuance of such certificates.

(Ord. 87, 11/20/1984, §4; as amended by A.O

§14-105. Penalties.

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. 87, 11/20/1984, §5; as amended by Ord. 192, 4/18/2000)