

# MANUFACTURED/MOBILE HOME ORDINANCE

## SECTION 1 AUTHORITY & NAME

This ordinance is adopted pursuant to Section 36-85.11 of the State Code of Virginia, as amended and shall be named the Buckingham County Manufactured/Mobile Home Ordinance.

## SECTION 2 DEFINITIONS

- 3.1 **Manufactured Home:** as defined in the Virginia Uniform Statewide Building Code (U.S.B.C.), a structure subject to Federal regulations, which is transportable in one or more sections; is 8 body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single family dwelling, with or without a permanent foundation when connected to the required utilities; and include the plumbing, heating, air-conditioning, and electrical systems contained in the structure.
- 3.2 **Locate:** means the transportation of a manufactured/mobile home to a point in Buckingham County, except to licensed dealers' lots.
- 3.3 **Relocate:** means the transportation of a manufactured/mobile home from one point to another in Buckingham County, except between licensed dealers' lots.

## SECTION 4 ISSUANCE OF BUILDING PERMITS

- 4.1 It shall be the responsibility of the owner of any manufactured/mobile home to be located or relocated within the boundaries of Buckingham County to obtain a building permit from the Office of the Building Official of Buckingham County, Virginia, prior to locating or relocating any manufactured/mobile home. In order to obtain a building permit, the owner must present evidence of an approved septic system plan as required by the Environmental Health Specialist of the State Department of Health, and an entrance permit from the Virginia Department of Transportation. If the landowner exercises the option of locating a second manufactured/mobile home on the lot, it is necessary to have a permit issued by the Environmental Health Specialist and a new permit from the Virginia Department of Transportation for a commercial entrance.
- 4.2 The Environmental Health Specialist shall be empowered to approve an alternate arrangement when sewer and water acquisition are unnecessary for a trailer in the cases of a construction trailer on temporary location as an office, a home workshop located within 100 feet of the owner's residence, or an entirely self-contained unit located temporarily.
- 4.3 A permit is required to enter the highway in the State of Virginia at any location. An entrance permit for a single family residence can be obtained at any area Department of Transportation location. Any entrance other than for a single residence requires a commercial permit and one of the requirements necessary is minimum sight distance, usually 550' in either direction.

- 4.4 It shall be unlawful for any person to place or locate a manufactured/mobile home in Buckingham County, Virginia, unless such manufactured/mobile home is connected to an approved public water supply and sewage disposal system, or is connected to a water source and septic tank and drainage field approved by the State Department of Health. It shall be the duty of the Environmental Health Specialist to inspect such premises and to furnish such person with a statement of compliance before said person can obtain a building permit from the Building Inspector of Buckingham County for locating or relocating any manufactured/mobile home. The building permit obtained from the Building Inspector shall not be issued until the Department of Health has furnished evidence to the Building Inspector that the manufactured/mobile home will meet the requirements of this section.

## **SECTION 5 BUILDING PERMIT FEES**

The Building Official shall charge a fee as set forth in an established fee schedule approved by the Buckingham County Board of Supervisors.

## **SECTION 6 INSTALLATION OF ELECTRICAL SERVICE**

It shall be unlawful for any electric company or cooperative to furnish electricity to any manufactured/mobile home located on a lot, unless such company or cooperative has been notified by the Building Inspector that such manufactured/ mobile home is legally parked, has met all of the requirements of the building code, and has passed inspection. It shall also be unlawful for any person to provide electricity to any trailer in Buckingham County by the use of an extension cord or similar device. Manufactured/mobile homes shall be serviced by individual meters.

## **SECTION 7 SUPPORT AND ANCHORAGE OF MANUFACTURED/MOBILE HOMES**

- 7.1 All manufactured/mobile homes must use and be secured with proper tie-down equipment sufficient to comply with County and State regulations, in accordance with the U.S.B.C. 620.3 as follows: The manufacturer of the home shall provide with each manufactured/mobile home printed instructions specifying the location, required capacity, and other details of the stabilizing devices to be used with or without a permanent foundation (i.e., tie-downs, piers, blocking, footings, etc.) based upon the design of the manufactured/mobile home. Manufactured/mobile homes shall be supported and anchored according to the manufacturer's printed instructions or supported and anchored by a system conforming to accepted engineering practices designed and engineered specifically for the manufactured/ mobile home. Footings or foundations on which piers or other stabilizing devices are mounted shall be carried down to the established frost lines (16 inches). The anchorage system shall be adequate to resist wind forces, sliding, and uplift as imposed by the design loads.
- 7.2 Older manufactured/mobile homes without manufacturer's specifications which are being installed or relocated, shall comply with the applicable portion of NCSBCS/ANSIA225.1 listed in Appendix A in the U.S.B.C. These requirements can be obtained by contacting the Building Official's office.

## **SECTION 8 SKIRTING**

According to D.S.B.C. 602.5, manufactured/mobile homes installed or relocated after July 1, 1990, shall have skirting installed within 60 days of occupancy of the home. Skirting materials shall be durable, suitable for exterior exposures, and installed in accordance with the manufacturer's installation instruction. Skirting shall be secured as necessary to ensure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heave. Each manufactured/mobile home shall have a minimum of one opening in the skirting providing access to any water supply or sewer drain connections under the home. Such openings shall be a minimum of 18 inches in any dimension and not less than 3 square feet in area. The access panel or door shall not be fastened in a manner requiring the use of a special tool to open or remove the panel or door. On-site fabrication of the skirting by the owner or installer of the home shall be acceptable, provided that the material meets the requirements of the D.S.B.C.

## **SECTION 9 ADMINISTRATION AND ENFORCEMENT**

The responsibility for the administration of this ordinance shall rest with the Buckingham County Building Official. Enforcement of this ordinance shall be the responsibility of the Building Inspector of Buckingham County.

## **SECTION 10 OCCUPANCY**

No manufactured/mobile home located or relocated within the boundaries of Buckingham County shall be occupied until such time as the Building Inspector has determined that said manufactured/mobile home is in compliance with all provisions of this ordinance.

## **SECTION 11 VIOLATION/PENALTIES**

Violations are a misdemeanor in accordance with Section 36-106 of the Code of Virginia and D.S.B.C. 112.4. Violators, upon conviction may be punishable by a fine of not more than \$1,000.00 and up to 30 days in jailor both. Each day of violation shall constitute a separate offense.

## **SECTION 12 SEVERABILITY**

If a court of competent jurisdiction shall find any portion of this ordinance to be unconstitutional, such finding shall not render other portions unconstitutional; and for such purposes, the parts of this ordinance shall be deemed to be severable.

## **SECTION 13 RECISION OF PRE-EXISTING ORDINANCES**

The following Buckingham County ordinances are rescinded immediately upon adoption of this Buckingham County Manufactured/Mobile Home Ordinance: Mobile Home Water and Sewer Ordinance adopted October 7, 1974; Mobile Home Mounting Ordinance adopted May 9, 1977; Mobile Home Electrical Connection Ordinance adopted February 7, 1972, and the Buckingham County Trailer Ordinance adopted on October 5, 1975, as amended on November 1, 1976, and December 8, 1980.

**SECTION 14 EFFECTIVE DATE**

This ordinance shall be effective immediately upon adoption by the Buckingham County Board of Supervisors. (NOTE: This ordinance was formally adopted on September 14, 1992)