

Minimum Health and Safety Standards for Pre-Owned Manufactured Homes

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:

- (a) 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.

- (b) 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.

- (c) 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. Windows must be intact, including screens. (no broken or cracked glass)

- (d) 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 with an operating door to insure privacy. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.

- (e) Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited. Heating unit must be a centrally controlled forced air system. Fireplaces, space heaters, wood heaters are not acceptable as main source of heat. Air conditioning, (cooling systems), are not required.
- (f) Electrical Systems. 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. When replacing service panels to increase amperage, all circuits are required to be updated in order to meet current code requirements including arc fault breakers on all outlet circuits and arc fault-gfci combination breakers or GFCI outlets in baths, kitchen sink areas. Minimum GFCI outlet requirement in baths and kitchen sink areas.
- (g) Hot Water Supply. Each home shall contain a water heater in safe and working condition. Pressure relief vents and drain pans should be plumbed to the outside of skirting. Relief valve plumbing should have a 90 degree elbow installed and turned down where it exits skirting.
- (h) Egress Windows. Each bedroom of a manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- (i) Ventilation. The kitchen in the home shall have at least one operating window or other ventilation device.
- (j) Smoke Detectors. Each pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations. Living area with approved supplemental / decorative heating unit using gas or solid fuel must have carbon monoxide/CO2 combination detectors adjacent to or in the vicinity of bedrooms. These heating units are not allowed as a main heating source and will not meet requirements for occupancy.

