

CHAPTER 153: MOBILE HOMES

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GENERAL PROVISIONS

§ 153.01 A PURPOSE

Ord. 208 was passed 5/4/1976 establishing a City Code for Mobile Homes Chapter 153. The Draft Development Code dated August 7, 2007 contains additional and at times contradictory regulations. Additionally, City Code Chapter 155, Zoning contains in its section 155.002(4) still more regulations which are at odds with the other tow sources of regulations.

This revised City Code Chapter 153 consolidates the three regulations into one and eliminates contradictions. This Chapter, thus revised is enacted to protect the health, safety and general welfare of the citizens, protect their property and its value, and provide uniform guidelines for the placement of mobile homes on land within city limits.

The Revised City Code also incorporates rules for recreational vehicles and formerly address temporary lodging in city limits by visiotrs.

As part of the adoption of this Ordinance, The Draft Development Code Section of Mobile Homes is rescinded. City Code Section 155.022 (4) is changed to “(4) Mobile Homes meeting the requirements of Chapter 153.”
(*Ord. 208 passed 5-4-1976; Am. Ord. 10-April-2018, Passed 4-10-2018*)

§ 153.02 DEFINITIONS

For the Purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BOARD OF APPEALS. The City Council.

MOBILE HOME: A residence designed to be readily remove-able from its foundation or transported on standard trailer.

RECREATIONAL VEHICLE. A Vehicle usable for habitation that includes axels as a part of its basic construction.

(*Ord. 208, passed 5-4-1976; Am. Ord. 10-April-2018, Passed 4-10-2018*)

§ 153.03 STATE REGULATIONS; COMPLIANCE REQUIRED.

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Every mobile home placed on a site in the city after the effective date of this chapter shall comply with the minimum requirements of the State of Oregon and the City of Merrill. In the case of contradictory requirements between regulations, the more stringent shall apply. *(Ord. 208, passed 5-4-1976; Am. Ord. 10 April 2018, Passed 4-10-2018)* Penalty, see § 153.99

§ 153.04 APPLICATION

(A) This chapter applies to mobile homes placed on a site or relocated after the effective date of this chapter.

(B) This chapter does not apply to mobile homes stored on sales lot or placed in a licensed mobile home park. Mobile Homes placed in a state licensed mobile home park remain subject to state laws and regulations.

PERMITS

(C) This chapter does not apply to camping and recreational vehicles located in a licensed park.

(Ord. 208, passed 5-4-1976; Am. Ord. 10 April 2018, Passed 4-18-2018)

§ 153.05 MOBILE HOME PLACEMENT; PERMIT REQUIRED

(A) A mobile home shall not be placed on any site within the city without first having obtained a mobile home placement permit issued by the Planning Commission. This provision shall apply each time a mobile home is relocated.

(A) All mobile home to be placed within City limits not located in a state-licensed mobile home park shall include a backfilled full concrete perimeter foundation in addition to standard runners, anchoring, stabilizing devices, and other associated equipment certified to be able to be adequate for safe placement of a mobile home in a Seismic Zone 3 area. Venting shall be provided per current regulations of the Klamath County Building Official.

(Ord. 208, passed 5-4-1976; Am. Ord. 10 April 2018, Passed 4-18-2018) Penalty, see § 153.99

§ 153.05 PERMIT PLANS AND SPECIFICATIONS

(A) A mobile home not located in a state licensed mobile home park or on a previously approved site under this chapter shall not be placed on any site within the city without the owner or purchaser thereof submitting to the building Inspector the following:

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(1) Two copies of materials specifications, describing all building materials needed for preparing the site to receive the mobile home. No part of the mobile home received from the manufacturer of the mobile home need be included on this form and

(2) Two copies of a site location plan including

(a) Dimensions of the site and north arrow

(b) Dimension of the front, rear, and side yards

(c) The location and dimension of any additional buildings on site

(d) If they exist, the location of walks, driveways, steps, terraces, patios, retaining walls, and water supply

(e) The location and dimensions of easement and established setbacks, if any

(f) The location and dimensions of the sewage disposal system including tanks, distribution boxes, and trenches, or building sewer line if on a community system

(g) Clearances from ground levels

(B) Attached and detached structures or modifications to the mobile home that are supported on the ground will require separate plans and details and must comply with the building code on the city, county and state.

(Ord. 208, passed 5-4-1976; Am. Ord. 10 April 2018, Passed 4-18-2018) Penalty, see § 153.99

MINIMUM STANDARDS AND REQUIREMENTS

§ 153.10 MINIMUM REPLACEMENT REQUIREMENTS

In addition to the requirements of 153.03, 153.05 and 153.06 of this code, all mobile homes shall have:

(A) As least six inches clearance between the ground and any wood portion of the Structure, unless provisions acceptable to the planning commission are made which will assure protection against damages by decay or insect attack.

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(B) Excavation for footings extending at least into firm, natural, undisturbed soil which will provide adequate bearing values for their support. All deleterious or organic material shall be removed from the area under the footings.

(C) The ground level shall be at least 18 inches below the bottom of any floor joist and 12 inches below the bottom any girders, or adequate clearance shall be provided where is necessary to provide access for maintenance and repair of mechanical equipment located in the underfloor space.

(D) Design snow loads used in the area of placement and the methods of protecting the structure if the snow loads exceed the design load of the structure.

(E) Footing and Foundation shall incorporate a backfilled full perimeter concrete foundation in addition t the runners, stabilizing devices, anchors, and associated equipment suitable for placement in a Seismic Zone 2 region. Venting shall be provided per current regulations of the Klamath County Building Officials.

(F) Provide drainage to include a minimum of 2% slope away from the foundation for a minimum of 10 feet in all directions.

(G) Subsurface drainage installed adjacent to or under the foundation when deemed necessary by the planning commission to transmit subsurface water away from the mobile home. The drainage system shall be made of materials, sizes and shapes as approved by the planning commission.

(Ord. 208, passed 5-4-1976; Am. Ord. 10 April 2018, Passed 4-10-2018) Penalty, see § 153.99

§ 153.31 SKIRTING AND VENTING

Former Skirting and venting 153.13 is eliminated as skirting is not required with the perimeter foundations and venting is covered in 153.10 €

(Ord. 208, passed 5-4-1976 Am. Ord. 10 April 2018, Passed 4-18-2018)

§ 153.20 SAFETY, STAIRS, PORCHES AND THE LIKE.

(A) Mobile home porches and steps shall comply with the minimum requirements of both the Department of Commerce and this chapter.

(B) (1) Stairways shall have 30-inch clear width and may be constructed of two-inch nominal thickness wood or its equivalent. The rise of each step shall not exceed eight inches,

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and the run shall not be less than 9 inches. Handrails shall be placed on stairs having more than three risers or two risers and a change in floor level at the door. Handrails shall be not less than 30 inches nor more than 34 inches above the nosing of the threads.

(2) A door may open to the top step of a flight of stairs or on any exterior landing, provided the door does not swing over the nosing of the top step or the edge of an exterior landing and the exterior landing is not more than eight inches below the floor level.

(3) When landing platform or porch floor is 24 inches or more above adjacent finished grade, a railing or guardrail shall be installed.

(4) Porches, steps, and other exterior structures about a mobile home that are supported on the ground must comply with the building code.

(Ord. 208, passed 5-4-1976 Am. Ord. 10 April 2018, Passed 4-10-2018) Penalty see § 153.99

§ 153.25 MINIMUM DESIGN STANDARDS

(A) A mobile home not located in state-licensed mobile home park under this chapter shall:

1. Have a minimum area under heated roof of 864 square feet with a minimum width of 24 feet;

2. Have a minimum roof pitch of 3.5/12; and

3. Have been manufactured no earlier than 5 years from the date of placement permit fee being paid and no earlier than 6 years from the issuance of the ultimate certificate of occupancy.

(Ord. 10 April 2018, Passed 4-10-2018)

§ 153.30 RECREATIONAL VEHICLES ON PRIVATE LOTS AND PUBLIC RIGHT-OF-WAYS

(A) With the permissions of the landowner, persons within the City limits may lodge within a recreational vehicle on a private lot for up to one week without a permit.

(B) With the permission of the landowner, person within the City limits may lodge within a recreational vehicle on a private lot for up to two months if they demonstrate a method to maintain sanitation to the satisfaction of the planning commission and purchase an extended stay permit from the city.

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(C) Persons within the City limits may not lodge within a recreational vehicle for more than two months without the express permission of the City Council.

(D) Person with in the City limits shall not lodge with in a recreational vehicle on a public right-of-way for more than two nights.

ADMINISTRATION AND ENFORCEMENT

§ 153.40 FEES

(A) A \$100.00 placement fee shall be charges for the placement of a mobile home in a state-licensed mobile home park or on a site previously approved by the planning commission under this chapter.

(B) A \$300.00 placement permit shall be charges for the placement of a mobile home on any other site in the city.

(C) Plumbing and electrical hookup inspection fee charges for the mobile home will be additional charge.

(D) A reinspection fee of \$100.00 may be assessed for each reinspection, when the portion of the work for which inspection is called for is not complete or when corrections called for are not made.

(E) Any mobile home placed in the city without a placement permit will be subject the owner or the owner's agent thereof to a double placement fee charge. The double fee charge shall not relieve any person from fully complying with this chapter.

(F) The extended stay recreational occupancy permit fee is \$25.00 per week.
(*Ord. 208, passed 5-4-1976; Ord. 10 April 2018, Passed 4-10-2018*) Penalty, see § 153.99

§ 153.46 UTILITY HOOKUP; INSPECTION AND PERMIT

No public utility, gas utility, gas company, people's utility district, electric cooperative, or privately owned electric or gas utility company shall provide service to; change service for, furnish light, water, or power to; or connect with any newly placed or relocated mobile home for which a placement site permit is required under this chapter until that mobile home for which a placement permit is required under this chapter had been inspected and approved by the Building Inspector, and then not until a notice or permit shall have been posted in a conspicuous place on the site.

(*Ord. 208, passed 5-4-1976*) Penalty, see § 153.99

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§ 153.47 VIOLATIONS.

A person shall not:

(A) Violate or procure, aid, or abet in the violation of any final order concerning the application of a provision of this chapter in a particular case made by the Building Inspector or the Board of Appeals; or

(B) Engage in or procure, aid or abet any other person to engage in any conduct or activity for which a permit or other formal authorization is required by this chapter without first having obtained that permit or other formal authorization.

(Ord. 208, passed 5-4-1976) Penalty, see § 153.99

§ 153.48 APPEALS

Any person aggrieved by the final decision of the Building Inspector as to the application of any provision of this chapter may, within 30 days after the date of the decision, appeal to the City Council. The appellant shall submit a fee of \$20 payable to the City Recorder and submit same together with a completed form of request for appeal to the Building Inspector. The Council will act on the appeal and render a decision at its earliest convenience. If the decision of the Council is in favor of the appellant, the fee will be returned to the appellant.

(Ord. 208, passed 5-4-1976)

§ 153.99 PENALTY

(A) Any person who shall violate any provision of this chapter for which no other penalty is provided shall, upon conviction, be subject to penalties as set forth in § 10.99 of this code.

(B) Violation of § 153.47 of this code shall be punishable by a fine of not more than \$250. In the case of a continuing violation, each day's continuance of the violation is a separate offence.

(Ord. 208, passed 5-4-1976)