

**CHAPTER 11**

**MOBILE HOME PARKS**

**ARTICLE A GENERAL PROVISIONS**

**Section 11-1 Purpose**

The purpose of this Chapter is to provide for the protection and promotion of the public health by establishing regulations regarding the registration, operation, maintenance, and sanitation of mobile home parks, in the manner provided herein.

**Section 11-2 Definitions**

The following words and terms, when used in this Chapter shall have the following meanings, unless the context clearly indicates otherwise:

DEPENDENT MOBILE HOME - A mobile home which is not equipped with a toilet and bathtub or shower.

EMERGENCY - Any situation requiring immediate action to protect the health or safety of any occupant of a mobile home park, or the public.

GARBAGE - All putrescible wastes (except sewage and body wastes); included in this term are animal and vegetable offal.

INDEPENDENT MOBILE HOME - A mobile home equipped with toilet and bathtub or shower.

MOBILE HOME - Any structure intended for, or capable of, human habitation, with or without wheels, and capable of being driven, propelled, transported, or towed from place to place. The term, however, shall not include transport trucks or vans equipped with sleeping space for a driver or drivers.

MOBILE HOME PARK - Any site, lot, field, or tract of land, privately or publicly owned or operated, upon which two (2) or more mobile homes, used for living, eating, shelter, or sleeping headquarters are or are intended to be located, whether operated for or without compensation.

**PLUMBING** - Gas pipes and gas burning equipment, water heating facilities, water pipes, garbage disposal units, waste pipes, water closets, sinks, lavatories, bathtubs, shower fixtures, together with all connections to water, sewer, and gas lines.

**REFUSE** - All nonputrescible wastes, generally regarded and classified as rubbish, trash, junk, and similar designations, which have been rejected by the owner or possessor as useless or worthless.

**SERVICE BUILDING** - A building housing toilet facilities for men and women, with a slop closet and laundry facilities, and with separate bath or shower accommodations.

**SEWAGE** - Any substance that contains any of the waste products, excrements, or other discharge from the bodies of human beings or animals, and any noxious or deleterious substance which is harmful or inimical to the public health, or to animal or aquatic life, or to the use of water for domestic water supply or for recreation, or which constitutes pollution under the Clean Streams Law.

**SEWERAGE SYSTEM** - Any community or individual system, publicly or privately owned, for the collection and disposal of sewage and industrial wastes of a liquid nature, including various devices for the treatment of such sewage or industrial wastes.

**SOURCE** - Any well, spring, cistern, infiltration gallery, stream, reservoir, pond, or lake from which by any means water is taken either intermittently or continuously for use by the public.

**SPACE** - A plot of ground upon which one mobile home is or will be located.

**TOILET FACILITIES** - Water closets, privies, urinals, chemical toilets, and the rooms provided for installation of these units.

**WASH BASIN** - A basin or bowl used for the purpose of obtaining personal cleanliness.

**WATER CLOSET** - Sanitary facilities for defecation equipped with a hopper or tray and a device for flushing the bowl by water, located within the compartment.

WATER SUPPLY - A source or sources of water, and any or all water treatment, storage, transmission, and distribution facilities.

WATERS OF THE COMMONWEALTH - Any and all rivers, streams, creeks, rivulets, lakes, dammed water, ponds, springs, and all other bodies of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of the Commonwealth of Pennsylvania.

**Section 11-3      **Submission of Plans to Applicable Agency****

- a. Before work is begun in the construction, remodeling, or alteration of a mobile home park, or in the conversion of an existing establishment or facility to a mobile home park, two (2) sets of properly prepared plans and specifications shall be submitted and approved by the Applicable Agency.
- b. The plans and specifications shall include, where applicable, data relating to the grounds, buildings, equipment, sewage disposal, water supply (including plumbing), refuse disposal, and such other information as may be required by the Applicable Agency.

**Section 11-4      **Food Service****

Where food service is provided in Mobile home parks, the food service facilities operations shall comply with the applicable provisions of Chapter IV (relating to food), of these Rules and Regulations.

**Section 11-5      **Water Supply****

- a. All water used in the operation of a mobile home park shall be provided from a supply approved by the Department or applicable agency.
- b. The water supply shall be adequate in quantity and shall meet the water standards, as found in The Pennsylvania Safe Drinking Water Act.
- c. An unapproved water supply shall be made inaccessible to the public in a manner deemed satisfactory to the Department or applicable agency.

**Section 11-6 Plumbing**

- a. Plumbing shall be so sized, installed, and maintained as to carry adequate quantities of water to required locations throughout the establishment.
- b. Plumbing shall be serviced to prevent contamination of the water supply, and shall not create an unsanitary condition or nuisance.

**Section 11-7 Sewage Disposal**

- a. All sewage disposal systems servicing a mobile home park shall be approved by the Department.
- b. Approval shall be based upon satisfactory compliance with the provisions of: Chapter XV of these Rules and Regulations; and, "The Pennsylvania Clean Streams Act of 1937," as amended (35 P.S. §691.1 et seq.).

**Section 11-8 Bathing Places**

The construction, modification, maintenance and operation of any bathing place in a mobile home park shall be subject to the provisions of Chapter 10 of these Rules and Regulations, and the "Public Bathing Law" (35 P.S. 672 et seq.).

**Section 11-9 Vector Control**

Adequate measures for the control of arthropods and rodents which the Department deems a public health hazard shall be taken in a manner satisfactory to the Department, in accordance with Chapter 9 of these Rules and Regulations.

**Section 11-10 Location**

- a. The site for any proposed mobile home park shall be well-drained, and the site shall not be adjacent to swamps, marshes, or breeding places for insects and rodents.

- b. At any such site, good natural drainage will be required, and the drainage shall not endanger the water supply. Where ditching is done, it shall not create accident hazards.

**Section 11-11 Roads and Parking Areas**

- a. All roads and parking areas at mobile home parks shall be paved or treated to control dust.
- b. Parking areas shall be provided to accommodate at least one motor vehicle for each mobile home space.

**Section 11-12 Space Limitations**

- a. There shall be a space of not less than fifteen (15) feet between each mobile home, building, and structure, which space limitation must be in compliance with local building codes.
- b. There shall be a space of not less than ten (10) feet between a mobile home and a street, road, or highway, which space limitation must be in compliance with local building codes.
- c. An unoccupied mobile home shall not be allowed to remain in a mobile home park unless it is parked on a space provided with appropriate utility services.

**Section 11-13 Fuel Storage and Use**

- a. Liquefied petroleum gas shall not be used at individual mobile homes unless containers are properly connected by copper or other suitable metallic tubing.
- b. Bottled gas (for cooking or eating purposes) shall not be used at individual mobile home sites unless it is properly connected by continuous (non-sectional) copper or other suitable metallic tubing.
- c. No fuel combustion unit shall be used in any mobile home unless it is vented to the outside of the mobile home.
- d. No cylinder containing liquefied petroleum gas, bottled gas, or fuel

oil shall be located in or under a mobile home, nor within five (5) feet of a door thereof.

**Section 11-14 Fire and Electricity**

- a. Electricity - an electrical outlet supply at least one-hundred ten (110) volts shall be supplied for each mobile home space. The installation shall comply with State and/or local laws or codes. No electric line shall be permitted to lie on the ground. All mobile homes shall be grounded in accordance with local and State Regulations.
- b. Electrical Safety Inspections - The electrical installations at all mobile home parks, and any additions or modifications to such installations, prior to being placed in service, and every five (5) years thereafter shall be inspected and approved by a reputable electrical inspection agency. One copy of the approval certificate shall be posted on the premises and a duplicate copy shall be forwarded to the Department.
- c. Fire Extinguishers - Fire extinguishers of a type approved by the Fire Underwriter Laboratories (a B-C classification type), bearing the Underwriter's label, shall be required at each mobile home unit within a mobile home park. Such extinguishers shall be recharged in accordance with the manufacturer's recommendations.

**ARTICLE B CERTIFICATE OF REGISTRATION**

**Section 11-15 General Requirements**

No person shall establish, maintain, conduct, or operate a mobile home park at any place within the jurisdiction of the Department, and no person shall permit to be operated on his premises, within the jurisdiction of the Department, any mobile home park who does not possess a valid certificate of Registration to operate such facility.

**Section 11-16 Application**

- a. Application for a Certificate of Registration shall be made annually

to the Department on forms provided by the Department.

- b. Each application for a Certificate of Registration shall state: the name and address of the applicant; the name and address of the owner or manager of the mobile home park, and, the location of the said mobile home park and any additional information required by the Department.

**Section 11-17 Issuance**

The Certificate of Registration will be issued annually on the basis of satisfactory compliance with the provisions of this Chapter, on forms provided by the Department, and shall be nontransferable and subject to suspension or revocation upon finding the mobile home park not in compliance with these provisions.

**Section 11-18 Fees**

Fee(s) accompanying application for Mobile Home Parks shall be in accordance with the most current fee schedule provided by the department.

**Section 11-19 Revocation and Suspension**

A Certificate of Registration may be revoked or suspended at any time if the Department finds that the mobile home park is established, maintained, conducted, operated, or occupied in violation of any provision of this Chapter, at which time the mobile home park shall close and cease operation if a situation is present which is inimical to the health of the occupants.

**ARTICLE C GARBAGE AND REFUSE**

**Section 11-20 Collection**

The collection of all garbage and refuse shall be conducted in a sanitary manner and as often as necessary in order to prevent a nuisance.

**Section 11-21 Storage**

- a. All garbage and refuse containing food wastes shall, prior to disposal, be kept in leak-proof, non-absorbent, rust and corrosion-resistant containers of adequate number, which shall be kept covered with tight-fitting lids, when filled, stored, or not in continuous use; however, any other manner of garbage and refuse storage may be used if approved by the Department.
- b. All other refuse shall be stored in containers, rooms, or areas of sufficient number and size, in a manner so as to prevent arthropod or rodent problems and other nuisance.

**Section 11-22    Cleaning of Area**

Adequate cleaning facilities shall be provided, and each container, room, or area shall be thoroughly cleaned after emptying or removal of garbage and refuse.

**ARTICLE D        TOILET FACILITIES**

**Section 11-23    Service Building**

Each mobile home park which has space for one or more dependent mobile homes shall provide a service building with adequate toilet facilities.

**Section 11-24    Waiver of Service Building Requirement**

The service building requirement may be waived when, in the opinion of the Department, suitable toilet, lavatory, shower, or bathtub facilities are available within a reasonable distance to the residents of the mobile home park.

**Section 11-25    Service Building Facilities**

Service buildings shall contain toilet facilities, including rooms and fixtures for each sex. Such facilities shall be kept in a clean condition and in good repair.

**Section 11-26    Toilet Room Requirements**



Each toilet room shall meet the following requirements:

- a. Doors shall be self-closing;
- b. Adequate ventilation to the outside shall be provided;
- c. Toilet tissue shall be provided;
- d. Easily cleanable receptacles shall be provided for waste materials; and
- e. Waste receptacles shall be kept covered.

**Section 11-27 Ratio of Urinals and Toilets**

Urinals and toilets in service buildings shall be provided in the ration indicated in the following table:

	URINALS		TOILETS	
MOBILE HOME SPACES	MEN	MEN	WOMEN	
1 to 30	1	2	3	
31 to 60	2	4	6	
60 to 100	2	6	8	
101 to 160	4	9	13	

**Section 11-28 Ratio of Lavatory Sinks**

Lavatory sinks in service buildings shall be provided in the ratio indicated in the following table:

MOBILE HOME SPACES	MEN	WOMEN
1 to 30	3	3
31 to 60	6	6
61 to 100	8	8
101 to 160	11	11

**Section 11-29    Ratio of Showers and Tubs**

Showers and tubs in service building shall be provided in the ratio indicated in the following table:

<b>MOBILE HOME SPACES</b>	<b>MEN</b>	<b>WOMEN</b>
1 to 30	2	2
31 to 60	4	4
61 to 100	6	6
101 to 160	9	9