

**ORDINANCE NO. 2017-02-21-2**

**AN ORDINANCE TO AMEND ORDINANCE NO. 2013-06-18, SECTION 3.  
PARK PERMITS, APPLICATION, PLANS; MOBILE HOME  
CONSTRUCTION; APPLICABILITY TO RECREATIONAL VEHICLES,  
SUBSECTION "G" ADOPTED JUNE 18, 2013.**

**BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF TAYLOR, ALABAMA AS FOLLOWS:**

**SECTION 1. Amend Certain Section of Ordinance No. 2013-06-18.**

That Section 3. Park, Permits, Applications, Plans; Mobile Home Construction; Applicability to Recreational Vehicles, Subsection "G" shall hereby be amended in its entirety and the following shall apply:

**ORDINANCE NO. 2013-06-18**

**SECTION 3. SUBSECTION "G"**

**SECTION A. DEFINATIONS.**

The following words, terms or phrases, when used in this ordinance, shall have the meanings ascribed to them in this section.

Applicant – means any person seeking to install a pre-owned manufactured home in the corporate limits of the City of Taylor.

Building Inspector – means the person appointed, employed, or otherwise designated by the City of Taylor.

Certificate of occupancy - means a document issued by the building inspector certifying that a re-owned manufactured home is in compliance with applicable requirements set forth by this article, and indicating it to be a condition suitable for residential occupancy.

Guarantee of condition bond - means a surety bond to guarantee that the affidavit and photographs required by subsections of this article reasonably portray or represents the existing condition of the pre-owned manufactured home proposed for relocation. In lieu of the bond cash, a cash deposit may be deposited with the city.

Install- means to construct a foundation system and to place or erect a manufactured home on such foundations system,. Such term includes, without limitation, supporting, blocking, leveling, securing, or anchoring such manufactured home and connecting multiple or expandable sections of such manufactured home.

Jurisdiction - means the corporate limits of the City of Taylor, Alabama.

Pre-owned manufactured home - means any manufactured home that has been previously used as a residential dwelling and has been titled.

Temporary permit - means a preliminary permit required prior to moving a home to a new location.

## **SECTION B. CONDITIONS.**

All pre-owned manufactured homes located in the jurisdiction shall bear a label certifying it was constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U-S-C Section 5401 et seq. (the HUD Code) and shall be installed in accordance with O.C.G.A. & 8-2-160 et seq.

## **SECTION C. PERMITTING, INSPECTION AND CERTIFICATE OF OCCUPANCY.**

A permit shall be required to locate or relocate a pre-owned manufactured home in the City of Taylor, Alabama.

- (1) Permit. To obtain a permit, applicants shall provide, in addition to other necessary paperwork, to the building inspector.
  - (a) A signed affidavit that the pre-owned manufactured home meets health and safety standards required by this ordinance.
  - (b) Photographs providing evidence that minimum health and safety standards are met.
  - (c) A refundable guarantee of condition bond or refundable \$500.00 cash deposit as determined by the inspection department.
  - (d) The permit and inspection fee required by Subsection (4) of this section.
  - (e) An inspection report stating the minimum appearance and condition requirements are met.
- (2) Inspection. The building inspector shall inspect a pre-owned manufactured home prior to its being relocated to or within the city limits of the City of Taylor. A reasonable fee shall be assessed based on the cost of the inspection. If the home is located outside the county, at the building inspector option, he may go to that location or require inspection by a local reputable inspector, in which case the applicant shall pay the actual cost of inspection. Upon receipt of a temporary permit, applicants may relocate the manufactured home on a residential site for the purposes of a final inspection. Applicant shall arrange for an inspection to be held once the final installation of the manufactured home is complete. The home must be built on a concrete block or similar foundation.
- (3) Certificate of occupancy. A certificate of occupancy shall be issued to the applicant as such time that the building inspector certifies that the requirements of this ordinance have been met.
- (4) Fee. A permit and inspection fee as determined by the inspector shall be charged to the applicant to cover the cost to the city to process the permit application and inspect the pre-owned manufactured home. Such fee shall cover the initial inspection and one follow-up inspection. The applicant shall be charged a fee as determined by the inspector for such additional follow-up inspection that may be necessary.

## **SECTION D. 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.

- (1) HUD Code: Every pre-owned manufactured home located in the city limits shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 41 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.
- (2) Interior Condition. Every floor, interior wall, and ceiling of a pre-owned manufactured home shall be in sound condition, including painting if necessary. 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. It shall also have a floor covering that is in good condition.
- (3) 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. The exterior appearance shall be similar to that of a new home and may require repair and or paint if not approved by the inspector.
- (4) 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. 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 properly functioning and free from leaks or damage. Their appearance and function shall be such as not to devalue the home.
- (5) Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.
- (6) 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. All interior branch circuit wiring must be copper and a home that has aluminum circuit feeders will not be considered for relocation.
- (7) Hot Water Supply. Each home shall contain a water heater in safe and working condition.
- (8) Egress Windows. Each bedroom of a manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- (9) Ventilation. The kitchen in the home shall have at least one operating window or other ventilation device.
- (10) 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 recommendation.

**SECTION E. ENFORCEMENT.**

- (1) Permanent connection to utilities shall not be approved until the building inspector has issued a preliminary certificate of occupancy. Final inspection and receipt of certificate of occupancy shall be approved once all utilities are hooked up and operating.
- (2) Owners of pre-owned manufactured homes that are not in compliance upon a third inspection shall have their permit revoked and shall be required to remove the home from the city limits at their own expense.
- (3) The guarantee of condition bond or cash deposit will be forfeited after 90 days from the date of inspection, unless all conditions and standards are met prior to the end of the ninety (90) days from the date of inspection, unless all conditions and standards are met prior to the end of the ninety (90) days or an extension has been issued in writing by the building inspector.

**SECTION F. PENALTIES.**

Failure to remove a pre-owned manufactured home from the jurisdiction upon failure to receive a certificate of occupancy shall be punishable by a fine of \$500.00. Each week any violation under this ordinance continues shall be considered a separate offense. The City of Taylor shall be allowed to place a lein on the property for the cost of said removal and destruction.

**SECTION G. SEVERABILITY CLAUSE.**

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any work, phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining word, phrases, clauses, sentences, paragraphs and sections of this Ordinance.

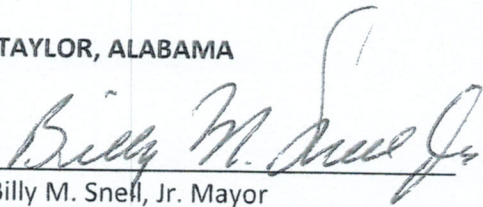
**SECTION H. EFFECTIVE DATE.**

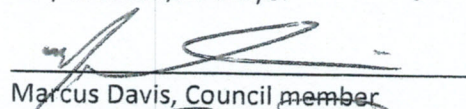
This Ordinance shall become effective on and after being duly adopted and upon publication as required by Alabama statute.

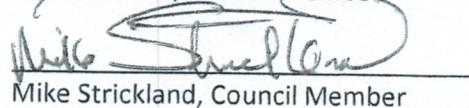
ADOPTED and APPROVED this the 21<sup>st</sup> day of FEBRUARY, 2017.

CITY OF TAYLOR, ALABAMA

BY:

  
Billy M. Snell, Jr. Mayor

  
Marcus Davis, Council member

  
Mike Strickland, Council Member

Sharon Loff  
Sharon Loff, Council member

Merritt Carothers  
Merritt Carothers, Council member

Absent  
Kenneth Thompson, Jr. Council Member

Attest:

[Signature]  
City Clerk

Upon motion by Council member CAROTHERS and motion seconded by  
Council member LOFF the votes for Ordinance No. 2017-02-21-2  
were as follows: Ayes: 5 Nays: 0  
Mayor Snell voiced that said Ordinance had PASSED.

I, Barbara F. Benton, duly authorized Clerk of the City of Taylor, Alabama, hereby certify that the foregoing Ordinance No. 2017-02-2017 was posted in three public places within the City of Taylor, Alabama beginning this the 23<sup>rd</sup> day of February, 2017

[Signature]  
Barbara F. Benton, City Clerk