

### **ARTICLE III. STANDARDS FOR PRE-OWNED MANUFACTURED HOMES.**

These standards are applicable to any pre-owned manufactured home that is proposed to be moved into or relocated within the county. Mobile homes, which are defined as manufactured homes built prior to 1976 and that do not conform to the Federal Manufactured Housing Construction and Safety Standards Act (the HUD Code), are not allowed to be moved into or relocated within the county.

#### **Sec. 4-5 Pre-owned manufactured home; defined.**

A pre-owned manufactured home is a manufactured home, as defined in this Code, which has been placed, used, or occupied as a residence subsequent to its original purchase as a new unit from a manufacturer or dealer, or has been relocated to its current location from a previous site.

#### **Sec. 4-6 Required certification.**

All pre-owned manufactured homes moved into or relocated within Crisp County must bear an approval seal (label) of either HUD or the Georgia Department of Community Affairs.

#### **Sec. 4-7 Request to move a pre-owned manufactured home.**

- (a) A request for a pre-owned manufactured home proposed to be moved into or relocated within the County must be approved prior to issuance of a permit by Crisp County to be placed at its new location.
- (b) Such request shall be made to the Planning Director and must include:
  - (1) The manufactured home's present location and the proposed location at which the pre-owned manufactured home will be placed.
  - (2) A legible photograph of the manufactured home's HUD approval seal clearly showing the date of its manufacture.
  - (3) Photographs of the pre-owned manufactured home, including:
    - a. Photographs of the interior of every room, bathroom and other enclosures (such as closets and storage areas), including ceilings, floors, and each window and exterior door.
    - b. Exterior photographs must show all portions of each exterior wall, each window and exterior door, the roof, and details of the eaves or other connections between the roof and the exterior wall.
- (c) All repairs identified by the Planning Director must be made and either documented with new photographs or inspected and approved, as determined by the Planning Director, prior to issuance of a permit by Crisp County to be moved to and placed at its new location.

## **Sec. 4-8 Additional requirements for older homes.**

In addition to the requirements of Sec. 4-7 , any pre-owned manufactured home that is over 15 years old being moved into or relocated within the county must meet the following requirements.

- (a) The photographs required under Sec. 4-7 (b)(3) shall demonstrate the following:
  - (1) Exterior condition.
    - a. Every habitable room shall have at least one window that can be opened facing directly to the outdoors.
    - b. The exterior of the manufactured home 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 the occupied spaces.
    - c. The exterior siding shall be free of rot and rust and must be uniform in appearance.
    - d. 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 manufactured home.
  - (2) Interior condition
    - a. Every floor, interior wall, and ceiling shall be in sound condition.
    - b. Doors and windows shall be operable, watertight, and in good working condition.
    - c. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
- (b) Inspections of older manufactured homes.
  - (1) For such an older manufactured home to be moved into or relocated within the county, an inspection may be conducted by the Building Inspector prior to moving the home from the original site.
  - (2) For the convenience of the Building Inspector, the Planning Director may approve the inspection to be conducted by a qualified inspector, documented by a report identifying any repairs to be made, prior to moving the home from its current site.
  - (3) All needed repairs identified in the inspection must be made and documented prior to moving the home from its current site.
  - (4) A final inspection following relocation and installation at the new home site, confirming that all needed repairs have been properly completed and no further repairs are required, shall be conducted prior to connecting the manufactured home to a water supply, to a sanitary waste disposal system, and to permanent electrical power.