

AN ORDINANCE PROVIDING FOR SAFETY AND PUBLIC HEALTH STANDARDS FOR THE PLACEMENT OF MOBILE HOMES, MANUFACTURED HOMES, AND MODULAR HOMES WITHIN THE CORPORATE LIMITS OF THE CITY OF GALENA, MISSOURI, AND REPEALING ORDINANCE #179, ORDINANCE #187, AND ORDINANCE #207 IN THE CITY OF OF GALENA, MISSOURI

WHEREAS, the City would like to provide a mechanism whereby such housing could be provided in a manner that will remain consistent with the city's goals of fire protection, maintaining a safe and clean drinking water supply, and maintaining the general health and safety for the residents of the city, as well as preventing public nuisances and unsafe maintenance of mobile homes, manufactured homes, and modular homes.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GALENA, MISSOURI, AS FOLLOWS:

Section 1: Definitions

As used in this Ordinance, the following terms shall have the meanings indicated, unless the content requires otherwise:

- A. Manufactured housing (commonly known as mobile homes in the United States) is a type of prefabricated housing that is largely assembled in factories and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet (30 m²) in size with a permanent chassis to assure the initial and continued transportability of the home. "The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.
- B. Modular buildings and modular homes are prefabricated buildings or houses that consist of repeated sections called modules. "Modular" is a construction method that involves constructing sections away from the building site, then delivering them to the intended site. Installation of the prefabricated sections is completed on site. Prefabricated sections are sometimes placed using a

crane. The modules can be placed side-by-side, end-to-end, or stacked, allowing a variety of configurations and styles. After placement the modules are joined together using inter-module connections, also known as inter-connections. The inter-connections tie the individual modules together to form the overall building structure.

Modular buildings, also called prefabricated homes or precision built homes, are built to equal or higher standards as on-site stick-built homes. The building method is referred to as permanent modular construction.

Material for stick built and modular homes are the same. Modular homes are not doublewides or mobile homes. First, modular homes do not have axles or a metal frame, meaning that they are typically transported on flat-bed trucks. Modular buildings must conform to all relevant local building codes, while doublewides and mobile homes have metal under framing. Doublewides and mobile homes made in the United States are required to conform to federal codes governed by U.S. Department of Housing and Urban Development.

A modular home which is built in pieces or sections, meets all B.O.C.A. codes, has wood joists instead of a steel "I-beam" under carriage, has no wheels or axles, is assembled permanently at one location on concrete stem walls or a poured concrete slab will be considered a site built home.

- C. Mobile Home. A transportable, factory-built home designed to be used as a residential dwelling and built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

A mobile home is one which is built on a steel "I-beam" frame to which axles and wheels can be attached enabling it to be moved multiple times. Any mobile home must be anchored with steel straps made for that purpose and completely skirted on all sides.

- D. A portable, demountable or transportable building is a building designed and built to be movable rather than permanently located. A common modern design is sometimes called a modular building, but portable buildings can be

different in that they are more often used temporarily and taken away later. Portable buildings (e.g. yurts) have been used since prehistoric times.

Many modern types of portable buildings are designed so that they can be carried to or from site on a large lorry and slung on and off by a crane.

- E. Person - An individual partnership, corporation or other legal entity.
- F. Recreational Vehicle. A vehicular-type unit primarily designed to provide temporary living quarters for recreational camping or travel use, that either has its own motive power, or is mounted on or towed by another vehicle.
- G. Seal. A device, label or insignia issued by the Missouri Public Service Commission, U.S. Department of Housing and Urban Development, or its agent, to be displayed on the exterior of the manufactured home, recreational vehicle, or modular unit to evidence compliance with the code.
- H. Set-up. The operations performed at the occupancy site which renders a manufactured home or modular unit fit for habitation, which operations include, but are not limited to, moving, blocking, leveling, supporting, and assembly multiple or expandable units.

Section 2: Temporary Dwellings

No person may use or occupy a recreational vehicle or park trailer in the corporate limits of the City as a temporary living quarters for a period exceeding 30 days in any given calendar year.

Section 3: Construction Standards

- A. All manufactured homes and modular units must be constructed according to the standards established by the United States Department of Housing and Urban Development for constructing such structures and shall bear a seal issued by the U.S. Department of Housing and Urban Development as required by the Revised Statutes of Missouri, Chapter 700 prior to any such structure being set up in the corporate limits of the City.
- B. All mobile homes must be constructed according to the standards established by the United States Department of Housing and Urban Development for

constructing manufactured homes and modular units and shall have a seal of approval by the Missouri Public Service Commission indicating that repairs and construction to said mobile home have been completed to make it comply with said standards.

- C. All manufactured homes, modular units, and mobile homes must have entryways built in a stable and safe manner. All entryways and decks must be a minimum of four feet by six feet wide, with safety railings.
- D. All manufactured homes, modular units, and mobile homes must comply with the following:
 - 1. Have roofing materials consisting to composition asphalt shingle, fiberglass shingle, wood shake, baked tile, metal, or crushed rock;
 - 2. Have siding material consisting of wood or wood products, stucco, brick, horizontal lap steel or aluminum, horizontal lap vinyl or rock;
 - 3. Have proper guttering attached;
 - 4. The hitch, tongue, and axles must be removed.
- E. All manufactured homes, modular units and mobile homes, must be constructed according to the standards established by the United States Department of Housing and Urban Development for constructing such structures and shall bear a seal issued by the U.S. Department of Housing and Urban Development as required by the Revised Statutes of Missouri, Chapter 700 prior to any such structure being setup in the corporate limits of the City.

Section 4: Foundation Requirements

All manufactured homes, modular units, and mobile homes set up in the corporate limits of the City shall be set upon a permanent foundation. The permanent foundation must meet the following requirements.

- (a) All exterior walls must be securely attached to a concrete foundation extending to a minimum of 36 inches below the surface of the ground or below the frost level, whichever is deepest;
- (b) The foundation described in subparagraph (a) above shall consist of a minimum of one foot, eight inch spread footing at the deepest point with number 4 rebar for reinforcement as fully described in the attached Exhibit "A" which is incorporated herein by reference. From the surface of the ground to the point of connection to the manufactured home, modular unit, or mobile home, the concrete wall shall be a minimum of 8 inches in width with number 4 rebar extending to within 3 ½ inches from the top of said foundation as fully described in the attached Exhibit "A."
- (c) The concrete wall extending from the surface of the ground to the point of connection to the base of the mobile home, manufactured home, or modular unit shall contain a ventilation port of each exterior wall with said ventilation port being a minimum of twelve inches in width and eight inches in height. If one of these ventilation ports does not provide easy human access to the crawl space, then access must be provided to the crawl space from within the structure of the manufactured home, modular unit or mobile home.

Section 5: Parking

All manufactured homes, modular units, or mobile homes set up in the corporate limits of the City shall provide at least one off-street parking space on the lot on which said structure is set up to be used by the resident of said structure or his guests. Such parking spaces shall have an area of not less than 200 square feet, exclusive of space necessary to provide access to a street.

Section 6: Spacing and Access

No manufactured home, modular unit, or mobile home shall be set up within the corporate limits of the City unless it is placed upon a city lot a minimum of 35 feet in width, and unless it is set up and maintained a minimum distance of 15 feet from any other structure which is not attached to the manufactured home, modular unit, or mobile home.

Section 7:

All manufactured homes, modular units, or mobile homes must be set up and maintained in accordance with the provisions of RSMo. Chapter 700 which are not in direct conflict with the provisions of this ordinance.

Section 8: Utilities

- A. No manufactured home, modular unit, or mobile home shall be hooked up to city utilities until it has been inspected by and received approval from a structural engineer showing compliance with this ordinance and RSMo. Chapter 700. Said inspection shall be at the cost of owner.

Section 9:

Homes not in compliance with this ordinance at the time of adoption may not be replaced with a similarly constructed homes.

Section 10: Skirting and Perimeter Enclosures

1. Skirting and permanent perimeter enclosures shall be installed only where specifically required by other laws or ordinance. Skirting, when installed, shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction.
2. Skirting shall be installed in accordance with the skirting manufacturer's installation instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.
3. Retaining walls. Where retaining walls are used as a permanent perimeter enclosure, they shall resist the lateral displacements of soil or other materials and shall conform to this code as specified for foundation walls. Retaining walls and foundation walls shall be constructed of approved treated wood, concrete, masonry or other approved materials or combination of materials shall extend below the top of the exterior of the retaining or foundation wall or the joint between siding and enclosure wall shall be flashed in accordance with normal standards.

Section 11: Fire Safety

Alterations made to a manufactured home subsequent to its initial installation shall conform to the occupancy and fire safety requirements set forth in the Manufactured Home Standards.

Section 12: Pier Construction

1. Piers shall be designed and constructed to distribute loads evenly. Multiple section homes may have concentrated roof loads which will require special consideration. Load-bearing piers may be constructed utilizing one of the methods listed below. Such piers shall be considered to resist only vertical forces acting in a downward direction. They shall not be considered as providing any resistance to horizontal loads induced by wind or earthquake forces.

- (a) A prefabricated load-bearing device that is listed and labeled for the intended use.
- (b) Mortar shall comply with ASTM C 270 Type M, S or N; this may consist of one part portland cement, one-half part hydrated lime and four parts sand by volume. Lime shall not be used with plastic or waterproof cement.
- (c) A cast-in-place concrete pier with concrete having specified compressive strength at 28 days of 2,500.00 psi (17 225 kPs).

2. Alternate materials and methods of construction may be used for piers which have been designed by an engineer or the manufacturer's installation instructions, if available or by an approved designer.

Section 13: Height of Piers

Piers constructed as indicated in this ordinance may have heights as follows:

1. Except for corner piers, piers 36 inches (914mm) or less in height may be constructed of masonry units, placed with cores or cells vertically. Piers shall be installed with their long dimension at right angles to the main frame member they support and shall

have a minimum cross-sectional area of 128 square inches (82 560 mm²). Piers shall be capped with minimum 4-inch (102 mm) solid masonry units or equivalents.

2. Piers between 36 and 80 inches (914 mm and 2032 mm) in height and all corner piers over 24 inches (610 mm) in height shall be at least 16 inches (406 mm by 406 mm) consisting of interlocking masonry units and shall be fully capped with minimum 4-inch (102 mm) solid masonry units or equivalent.

3. Piers over 80 inches (2032 mm) in height may be constructed in accordance with the provisions of Item 2 above, provided the piers shall be filled solid with grout and reinforced with four continuous No. 5 bars. One bar shall be placed in each corner cell of hollow masonry unit piers or in each corner of the grouted space of piers constructed of solid masonry units.

4. Cast-in-place concrete piers meeting the same size and height limitations of Items 1, 2 and 3 above may be substituted for constructed of masonry units.

Section 14: Anchorage Installations

1. Ground anchors.
 - (a) Ground anchors shall be designed and installed to transfer the anchoring loads to the ground. The loading-carrying portion of the ground anchors shall be installed to the full depth called for by the manufacturer's installation directions and shall extend below the established frost line into undisturbed soil.
 - (b) Manufactured ground anchors shall be listed and installed in accordance with the terms of their listing and the anchor manufacturer's installation instructions and shall include means of attachment of ties meeting the requirements in this ordinance. Ground anchor manufacturer's installation instructions shall include the amount of pre-load required and load capacity in various types of soil. These instructions shall include tensioning adjustments which may be needed to prevent damage to the manufactured home, particularly damage that can be caused by frost heave. Each ground anchor shall be marked with the manufacturer's identification and listed model identification number which shall be visible after installation.

Instructions shall accompany each listed ground anchor specifying the types of soil for which the anchor is suitable under the requirements of this section.

- (c) Each approved ground anchor, when installed, shall be capable of resisting an allowable working load at least equal to 3,150 pounds (14kN) in the direction of the tie plus a 50 percent overload [4,725 pounds (21kN) total] without failure. Failure shall be considered to have occurred when the anchor moves more than 2 inches (51 mm) at a load of 4,725 pounds (21kN) in the direction of the tie installation. Those ground anchors which are designed to be installed so that loads on the anchor are other than direct withdrawal shall be designed and installed to resist an applied design load of 3,150 pounds (14 kN) at 40 to 50 degrees from vertical or within the angle limitations specified by the home manufacturer without displacing the tie end of the anchor more than 4 inches (102 mm) horizontally. Anchors designed for connection of multiple ties shall be capable of resisting the combined working load and overload consistent with the intent expressed herein.
- (d) When it is proposed to use ground anchors and the city has reason to believe that the soil characteristics at a given site are such as to render the use of ground anchors inadvisable, or when there is doubt regarding the ability of the ground anchors to obtain their listed capacity, the city may require that a representative field installation be made at the site in question and tested to demonstrate ground anchor capacity. The city shall approve the test procedures.

2. Anchoring equipment.

- (a) Anchoring equipment, when installed as a permanent installation, shall be capable of resisting all loads as specified within these provisions. When the stabilizing system is designed by an engineer or architect licensed by the state to practice as such, alternative designs may be used, providing the anchoring equipment to be used is capable of withstanding a load equal to 1.5 times the calculated load. All anchoring equipment shall be listed and labeled as being capable of meeting the requirements of these provisions. Anchors as specified in this code may be attached to the main frame of the manufactured home by an approved 3/15-inch-thick (4.7 mm) slotted steel plate anchoring device. Other anchoring devices or methods meeting the

requirements of these provisions may be permitted when approved by the city.

- (b) Anchoring systems shall be so installed as to be permanent. Anchoring equipment shall be so designed to prevent self-disconnection with no hook ends used.
3. Resistance to weather deterioration. All anchoring equipment, tension devices and ties shall have a resistance to deterioration as required by this ordinance.
4. Tensioning devices. Tensioning devices, such as turn-buckles or yoke-type fasteners, shall be ended with clevis or welded eyes.
5. The person shall also be required to perform the following:
 - (a) Refer to the manufacturer's set up instructions to determine how far apart the anchors are supposed to be, and the distance from each end the first anchors are to be.
 - (b) The dealer will need to know what the soil type is to ensure that the proper anchor is being installed.
 - (c) The anchor strap should wrap the frame and come off the top of the frame at a forty-five degree angle to the anchor.
 - (d) Anchors are to be installed in line with the strap or have concrete collar or a stabilizing device.
 - (e) The anchor is to be installed to the full depth (i.e.; the anchor head must rest on the ground).
 - (f) Make sure frame anchors are at the right distance out from the frame to give you the angle required by the set up manual.
 - (g) If a manufactured home has over the roof straps, they are required to be strapped down.
 - (h) If you put two straps on one anchor, the anchor must be approved for

dual straps. Refer to the anchor approval letter to find the information about your anchors.

Section 15: Ties, Materials and Installation/steel Strapping, Cable, Chain or Other Approved Materials Shall Be Used for Ties

1. All ties shall be fastened to ground anchors and drawn tight with turnbuckles or other adjustable tensioning device or devices supplied with the ground anchor. Tie materials shall be capable of resisting an allowable working load of 3,150 pounds (14 an) with no more than 2 percent elongation and shall withstand a 50 percent overload [4,750 pounds (21 kN)}. Ties shall comply with the weathering requirements of this ordinance. Ties shall connect the ground anchor and the main structural frame. Ties shall not connect to steel outrigger beams which fasten to and intersect the main structural frame unless specifically stated in the manufacturer's installation instructions. Connection of cable ties to main frame members shall be 5/8-inch (15.0 mm) closed-eye bolts affixed to the frame member in an approved matter. Cable ends shall be secured with at least two U-bolt cable clamps with the "U" portion of the clamp installed on the short (dead) end of the cable to assure strength equal to that required by this section.

2. Wood floor support systems shall be fixed to perimeter foundation walls in accordance with provisions of this code. The minimum number of ties required per side shall be sufficient to resist the wind load stated in this code. Ties shall be evenly spaced as practicable along the length of the manufactured home with the distance from each end to the home and the tie nearest that end not exceeding 8 feet (2,438 mm). When continuous straps are provided as vertical ties, such ties shall be positioned at rafters and studs. Where a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single anchor, provided the anchor used is capable of carrying both loadings. Multi-section manufactured homes require diagonal ties only. Diagonal ties shall be installed on the exterior main frame and slope to the exterior at an angle of 40 to 50 degrees from the vertical or within the angle limitations specified by the home manufacturer. Vertical ties which are not continuous over the top of the manufactured home shall be attached to the main frame.

Section 16: Separate Lots

Each mobile home shall be placed on a separate lot than any other residential structure.

Section 17: Set - Backs

Mobile homes shall be placed on lots with at least a ten-foot set-back from the edge of the lot and at least a ten-foot distance away from other structures.

Section 18: Enforcement

- A. It shall be unlawful for any person to fail to comply with the terms of this ordinance.
- B. Any person violating or permitting the violation of any other provisions of this ordinance shall be guilty of an ordinance violation and, upon conviction, be fined not less than \$50.00 or not more than \$500.00 for each violation, or confined for a period of not more than 90 days, or punished by both such fine and imprisonment; provided that each day's violation thereof shall be a separate offense for the purpose hereof.
- C. Violations of this ordinance shall not require any particular state of mind on part of the Defendant, it being the intent to make all such violations of this ordinance strict liability offenses.

Section 19: Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect immediately after its passage by the Board of Alderman and approval by the Mayor.

PASSED BY THE BOARD OF ALDERMEN THIS 7TH DAY OF NOVEMBER, 2019.

ATTEST:
Tricia Chambers

City Clerk

[Signature]

Mayor

11-7-2019

Date

11-7-19

1st Reading

11-7-19

2nd Reading

11-7-19

Final Passage