

ORDINANCE #118
An Ordinance Establishing Requirements for
Manufactured (Mobile) Homes, Including "Pre-Code"
Manufactured Homes Moved Into or Within
the City of Glyndon

BE IT ORDAINED by the City Council of the City of Glyndon as follows:

Section 1. - The purpose of this ordinance is to provide for the public health, safety and welfare by establishing rules and regulations for manufactured homes within the City of Glyndon.

Section 2. - Unless otherwise stated, this ordinance shall apply to all manufactured homes.

Section 3. - For purposes of this ordinance, a "pre-code" manufactured home is a home built prior to HUD CFR 3280 Standards, effective June 15, 1976, or built prior to individual state's inspection and certification in accordance with ANSI standards A119.1, July 1, 1972.

Section 4. - A building permit shall be required before moving any manufactured home into the City of Glyndon.

Section 5. - Before a manufactured home may be occupied, the City of Glyndon must issue a certificate of occupancy letter. Before such certificate of occupancy letter will be issued, the manufactured home must comply with all of the rules and regulations as set forth hereafter in this ordinance.

Section 6. - EXITS AND EGRESS WINDOWS - The home shall have at least one egress window in each bedroom, that meets the minimum specifications of HUD 3280.106 and .404 for manufactured homes. These standards require that the window be at least 22 inches in the horizontal or vertical least dimension and at least five square feet in area, the bottom of the window opening shall be not more than 36 inches above the floor, and that locks and latches which need to be operated to permit exiting be located no more than 54 inches above the finished floor.

The home is required to have two properly functioning exterior exit doors located remote from each other. Each exterior door, other than screen/storm doors, shall have a key-operated lock that has a deadlocking latch or a key operated dead bolt with a passage latch and locks shall not require the use of a key or special tool for operation from inside the home.

Section 7. FLAME SPREAD - Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with flame spread rating not exceeding 25. Sealants and other trim

materials two inches or less used to finish adjacent surfaces within these spaces are exempt from this provision, provided all joints are supported by framing members or materials with a 25 or less flame spread rating. Reference HUD 3280.203.

Section 8. SMOKE DETECTORS - A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom as required by HUD 3280.208. Homes with bedroom areas separated by any one or combination of common-use areas such as kitchen, dining room, living room, or family room (but not a bathroom or utility room) shall be required to have one detector for each bedroom area.

Section 9. SOLID FUEL BURNING STOVE AND FIREPLACE. - Solid fuel-burning factory-built fireplaces and fireplace stoves may be used in manufactured (mobile) homes, provided that they are listed for use in manufactured homes and installed as per their listing/major manufacturer's instructions and minimum requirements of HUD 3280.710. The hearth extension shall be of non-combustible material, minimum 3/8 inch thick, shall extend a minimum 16 inches in front and 8 inches beyond each side of the fireplace/fireplace-stove opening. The hearth shall also extend over the entire surface beneath a fireplace stove and beneath an elevated or overhanging fireplace.

Section 10. SUPPORT SYSTEMS AND TIE-DOWNS REQUIRED. - On all homes, the installation of support systems and tie-downs must comply with the standards developed by the Minnesota State Building Codes and Standards Division. On pre-code manufactured homes, a state licensed electrician must inspect the wiring and service panel and verify in writing to the City of Glyndon as to its safety.

Section 11. REPLACEMENT FURNACES AND WATER HEATERS. - If the manufactured (mobile) home is to receive a replacement furnace or water heater, it shall be listed for use in a manufactured (mobile) home. Vents, roof jacks, and chimneys necessary for the installation shall be listed for use with the furnace or water heater and installed so as to comply with all State of Minnesota and Building Code Standards.

Section 12. GAS LINES/TESTING. - Gasoline and appliance tests shall be performed by the LP gas installer and the tests shall be verified in writing to the City of Glyndon. This verification must state that the gas line and appliances comply with all applicable federal and state guidelines. In the case of a natural gas installation, the provider of the natural gas must verify to the City that the line providing service complies with all appropriate national, state and local procedures and standards.

Section 13. MISCELLANEOUS GENERAL REGULATIONS. -

- (a) Windows and doors must be properly functional with storms and screens provided;
- (b) The home must be structurally stable;
- (c) The roof must be water tight;
- (d) Floor insulation must comply with building code;
- (e) Skirting must be installed within 60 days of occupancy;
- (f) Any entry additions or attachments of any nature must conform to the exterior decor of the mobile home.

Section 14. - If any provision of this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application, and to that end, the provisions hereof are declared to be severable.

Section 15. - A violation of any provision of this ordinance, or a violation of or refusal or failure to comply with the regulations, orders and requirements of this order, shall constitute a misdemeanor and shall be punishable by a fine or fines or by commitment and confinement to the County jail, such fines and confinement not to exceed the maximum limits for misdemeanors as imposed by the State of Minnesota.

Section 16. - This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

DATED this 11th day of AUGUST, 1993.

CITY OF GLYNDON, A Minnesota
Municipal Corporation

By: John M. Butze
John Butze, Mayor

ATTEST:

Dennis Johnson
Dennis Johnson
City Clerk/Treasurer