

Chapter 121

MOBILE HOMES AND MOBILE HOME COURTS

GENERAL REFERENCES

Building construction and fire prevention — See Ch. 76.

Subdivision of land — See Ch. 167.

Sewer use — See Ch. 147.

Zoning — See Ch. 200.

ARTICLE I
General Provisions

§ 121-1. Title.

This chapter shall be known as "Housing Standards Applicable to Mobile Homes and Mobile Home Courts."

§ 121-2. Purpose.

The purpose of this chapter is to provide basic and uniform standards, in terms of performance objectives implemented by specific requirements, governing the construction, occupancy and maintenance of mobile homes and mobile home courts, and establishing reasonable safeguards for the safety, health and welfare of the occupants and users thereof.

§ 121-3. Effective date.

This chapter shall take effect on the fifth day of December 1967.

§ 121-4. Scope.

This chapter shall apply to mobile homes used, or intended to be used, for year-round dwelling accommodations in fixed locations and to mobile home courts.

§ 121-5. Application.

- A. The provisions of this chapter shall supersede local laws, ordinances, codes or regulations to the extent that such laws, ordinances, codes or regulations are inconsistent with the provisions of this chapter, provided that nothing herein contained shall be construed to prevent the adoption and enforcement of a law, ordinance or regulation which is more restrictive or establishes a higher standard than those provided in this chapter, and such more restrictive requirement or higher standard shall govern during the period in which it is in effect.
- B. In a case where a provision of this chapter is found to be in conflict with a provision of a zoning, building, electrical, plumbing, fire, safety, health, water supply or sewage disposal law or ordinance, or regulation adopted pursuant thereto, or other local law, ordinance, code or regulation, the provision or requirement which is the more restrictive or which establishes the higher standard shall prevail.

§ 121-6. Conformance with State Building Code and other laws.

- A. Installations, alterations and repairs to mobile homes and mobile home courts, and materials, assemblies and equipment utilized in connection therewith, shall be reasonably safe to persons and property and shall comply with applicable statutes of the State of New York and orders, rules and regulations issued by authority thereof.
- B. Except as otherwise provided in this chapter, conformity of installations, alterations and repairs of mobile home court buildings and their accessory structures, and of materials, assemblies and equipment utilized in connection with such buildings and

structures, with the applicable requirements of the New York State Building Construction Code shall be prima facie evidence that such work, material, assembly or equipment is reasonably safe to persons and property.

§ 121-7. Severability.

If a term, part, provision, section, subdivision or paragraph of this chapter shall be held unconstitutional, invalid or ineffective, in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts, provisions, sections, subdivisions and paragraphs.

§ 121-8. Permit.

No person shall maintain or operate a mobile home court which falls within the purview of Chapter VII of the New York State Sanitary Code without first having obtained a permit from the State, County or City Health Department office having jurisdiction.

§ 121-9. Definitions.

The following definitions shall apply in the interpretation of this chapter:

ACCESSORY STRUCTURE — A structure, the use of which is incidental to that of the mobile home, and which is attached thereto or located on the same mobile home lot. "Accessory structures" include but are not limited to portable, demountable or permanent enclosures, shade structures and carports.

APPROVED — Approved by the administration officer under the regulations of this chapter or approved by an authority designated by law or this chapter.

COMMUNITY AREA — An area or space within a mobile home court, including fences, walls and other minor constructions, which is designed for joint use of occupants or restricted to nonresidential use.

COMMUNITY STRUCTURE — A structure within a mobile home court providing laundry, toilet, recreation, parking or other common facilities, including the management office and storage buildings.

GENERALLY ACCEPTED STANDARD — A specification, code, rule, guide or procedure in the field of construction of mobile homes or mobile home courts, or related thereto, recognized and accepted as authoritative.

HABITABLE SPACE — Space used for living, sleeping, eating or cooking purposes, excluding kitchenettes, bathrooms, toilet rooms, storage spaces and enclosures for equipment installations.

MECHANICAL SYSTEMS AND EQUIPMENT — Mobile home electrical, plumbing, heating, ventilating, air conditioning systems and equipment used for living purposes, including cooking and refrigeration equipment.

MOBILE HOME — A movable living unit equipped with a chassis and provided with the following mechanical systems and equipment: plumbing, heating, electrical, cooking and refrigeration. See "trailer."

MOBILE HOME COURT — A parcel of land which has been planned and improved for the placement of two or more mobile homes.

MOBILE HOME LOT — A designated site within a mobile home court for the exclusive use of the occupants of a single mobile home.

MOBILE HOME STAND — That part of an individual mobile home lot which has been reserved for the placement of the mobile home.

PATIO — A paved outdoor living space designed to supplement the mobile home living area.

STORAGE LOCKER — An enclosed space designed to provide auxiliary general storage space for an individual mobile home.

TRAILER, TRAVEL OR VACATION — A movable living unit equipped with a chassis but lacking any of the following mechanical systems and equipment; plumbing, heating, electrical, cooking and refrigeration. See "mobile home."

ARTICLE II
Mobile Homes

§ 121-10. General requirements.

- A. Mobile home design and construction shall conform to generally accepted standards of the mobile home industry.
- B. Materials, assemblies and equipment shall conform to generally accepted standards with respect to strength, durability, corrosion and fire resistance, and other qualities recognized under such standards.
- C. Habitable and nonhabitable space shall be arranged, located, lighted and ventilated so as to be appropriate for the intended use.
- D. Mechanical systems and equipment shall be designed, installed and located so that under normal conditions of use such systems and equipment shall be capable of functioning safely and efficiently without being forced to operate beyond the designed capacity.
- E. Equipment requiring operation, inspection or maintenance shall be located so that easy access to it is provided.
- F. Plumbing, heating and electrical systems shall be properly connected to approved sources of supply when a mobile home is in a fixed location and occupied for living purposes.
- G. Mobile home units, including mechanical systems and equipment, shall be maintained and operated so as to be free of conditions conducive to personal injury or detrimental to health or welfare.

§ 121-11. Design and construction.

Mobile homes shall be structurally sound, effectively insulated and capable of sustaining dynamic loading.

- A. Body and body framing.
 - (1) Body frames shall be designed and constructed as complete units. Wall and floor surfaces shall be firmly attached to body framing members. Doors and windows shall be securely framed in place. Framing and exterior skin shall be surface treated or painted to prevent deterioration.
 - (2) Roofs shall be pitched for proper drainage and shall be weathertight. Roof decks shall be of metal or noncombustible materials.
 - (3) Wood body framing shall be of seasoned lumber and shall provide adequate support and rigidity. Members shall be joined so as to ensure permanent attachment to each other.
 - (4) Metal body framing shall be of structural formed sections riveted, bolted or welded together. Where different metals are joined, precaution shall be taken to prevent electrolytic action.

- (5) Insulation of floors, roof and exterior walls shall consist of noncombustible materials.
- (6) Ventilation shall be provided to minimize deterioration of structural members from condensation or other causes.

B. Chassis.

- (1) The chassis shall extend substantially the length of the body and shall be capable of supporting the live and dead loads to which subjected.
- (2) The tongue or drawbar shall be secured to the chassis and shall be capable of supporting the weight of the forward end of the mobile home. If designed to support gas cylinders, the tongue shall be of sufficient strength and shall permit secure attachment.
- (3) The hitch shall be securely attached to the tongue so as to become an integral part of the tongue.
- (4) Axles, spring assemblies and wheels shall be capable of supporting the calculated loads.

C. Placement. Placement of mobile homes on mobile home stands by jacks or supports shall be such as to ensure the retention of the mobile home in a fixed position.

§ 121-12. Space requirements.

- A. Maximum occupancy. The maximum number of occupants of a mobile home shall be limited to the number determined on the basis of the square feet of floor area of habitable space, exclusive of habitable space used for cooking purposes, in accordance with the following: 150 square feet for one or two occupants; 250 square feet for three occupants; and 80 square feet additional for each occupant thereafter.
- B. Height of habitable space. Habitable space shall have a minimum ceiling height of seven feet over 50% of the floor area, and the floor area where the ceiling height is less than five feet shall not be considered in computing gross floor area.
- C. Bathrooms and toilet rooms. Bathrooms and toilet rooms shall have provisions for privacy and shall be provided with floors of moisture-resistant material.
- D. Prohibited uses. Bathrooms, toilet rooms, kitchens and kitchenettes shall not be used for sleeping rooms.
- E. Exits. A mobile home shall have a safe and unobstructed primary exit and an emergency exit located remote from the primary exit.

§ 121-13. Light and ventilation.

- A. Habitable space. A mobile home shall be provided with natural light and ventilation adequate for the intended use of each habitable space in accordance with the following:
 - (1) Window area shall equal at least 10% of the floor area of each habitable space.

- (2) Openable area of windows and other openings used for natural ventilation of each habitable space shall equal at least 45% of the required window area, or mechanical ventilation shall be provided as set forth in § 12-56B(16).
- B. Nonhabitable space. A mobile home shall be provided with light and ventilation adequate for the intended use of nonhabitable space in accordance with the following:
- (1) Kitchenettes, bathrooms and toilet rooms shall be provided with light of sufficient intensity and so distributed as to permit the maintenance of sanitary conditions and the safe use of the space, appliances, equipment and fixtures.
 - (2) Kitchenettes, bathrooms and toilet rooms shall be provided with natural ventilation consisting of openable areas of not less than 1 1/2 square feet for bathrooms and toilet rooms, and not less than three square feet for kitchenettes, or mechanical ventilation shall be provided as set forth in § 12-56B(16).

§ 121-14. Mechanical systems and equipment.

A. Plumbing.

- (1) A mobile home shall contain a kitchen sink, flush-type water closet, bathtub or shower and lavatory.
- (2) Hot and cold water supply shall be provided at the kitchen sink, bathtub or shower and lavatory. Cold water shall be supplied to the water closet.
- (3) The plumbing system shall be designed and arranged so as to facilitate connecting to approved exterior water supply and sewage disposal systems, provide adequate water supply to all plumbing fixtures and dispose of all liquid wastes therefrom.

B. Heating, ventilating and air conditioning.

- (1) A mobile home shall contain space-heating equipment and water-heating equipment.
- (2) Areas allocated for installation of space-heating and water-heating equipment shall provide adequate clearance so that the surface of adjacent combustible materials will not exceed a safe temperature. Curtains and draperies shall not be used in such areas.
- (3) Space- and water-heating units shall be of an approved type for installation in a mobile home. Fuel-burning water heaters and furnaces, other than those having a sealed combustion space, shall not be located in sleeping rooms, bathrooms and toilet rooms.
- (4) Space-heating units shall have sufficient capacity to maintain a minimum inside temperature of 70° F., based on the average of the recorded annual minimum outside temperatures for the locality and shall be provided with manual or automatic temperature control devices.
- (5) Water-heating units shall have sufficient capacity to deliver at each hot water

outlet an ample supply of water at a minimum temperature range of 130° to 140° F., and such units shall be provided with safety devices arranged to relieve hazardous pressures and excessive temperatures.

- (6) Electrical space- and water-heating equipment shall be of an approved type and shall have adequate circuit protection devices.
- (7) Gas- and liquid-fuel-burning equipment shall be specifically designed for the type of fuel used. Flues and vents shall be suitable for the type of fuel used and shall be installed so that the surface of adjacent combustible material will not exceed a safe temperature.
- (8) Automatically operated heat-producing equipment using utility gas shall have a valve that will automatically shut off the flow of gas to the main burner when the pilot flame is extinguished.
- (9) Automatically operated heat-producing equipment using a liquefied petroleum gas shall have a valve that will automatically shut off the flow of gas to the pilot light and main burner when the pilot flame is extinguished.
- (10) Fuel-burning space- and water-heating units shall be vented. Other fuel-burning equipment shall be vented where the discharge of products of combustion into the space where the equipment is installed would be unsafe.
- (11) Liquid-fuel-burning equipment shall be vented and shall be provided with means to prevent spilling of fuel.
- (12) Fuel storage containers and gas cylinders shall be mounted outside the mobile home or in a space that is vented to the outside and is vaportight to the inside.
- (13) Warm air supply ducts and fittings shall be of noncombustible material.
- (14) Return air ducts shall be of noncombustible material where exposed to temperatures which are unsafe for combustible materials.
- (15) Return air grilles in doors and partitions shall be of a permanent nonclosable type. Openings for return air shall not be located in bathrooms, toilet rooms or kitchenettes.
- (16) Mechanical ventilation, where required, shall exhaust air at rates not less than the following:
 - (a) For habitable space, two air changes per hour.
 - (b) For bathrooms and toilet rooms, 25 cubic feet per minute.
 - (c) For kitchenettes, 100 cubic feet per minute.
- (17) Air conditioning for habitable space provided in lieu of mechanical ventilation shall supply an amount of air not less than that set forth in § 12-56B(16), with at least 25% of the required quantity taken from the outside.

C. Electrical requirements.

- (1) A mobile home shall contain an electrical wiring system and service

equipment.

- (2) Electrical wiring shall have adequate capacity for designed lighting and appliance equipment. Individual circuits shall contain overload protection devices.
- (3) At least one receptacle outlet shall be provided for each multiple of 12 linear feet of wall space or major fraction thereof in each habitable space and kitchenette. Bathrooms and toilet rooms shall have permanently installed lighting fixtures and switches located so as not to be an electrical hazard.
- (4) Exterior equipment shall be weatherproofed to ensure protection of equipment from the elements. Service equipment shall have a means for quick disconnection from the source of supply.
- (5) Provisions shall be made for grounding non-current-carrying metallic parts of the electrical system. Such grounding shall be common to one (1) external supply point. Provision shall be made for exterior source grounding of the electrical system.

D. Cooking and refrigeration.

- (1) A mobile home shall contain cooking equipment and refrigeration equipment.
- (2) Electrical cooking and refrigeration equipment shall be of an approved type for installation in a mobile home and shall have adequate circuit protection devices.
- (3) Gas-burning cooking and refrigeration equipment shall be of an approved type for mobile home installation, and connections to rigid pipe shall be made with approved flexible metal gas appliance connectors.
- (4) Fuel storage shall conform to the requirements of fuel storage for heating.

§ 121-15. Maintenance.

A mobile home shall be maintained in a safe and sanitary condition.

- A. Interior. Floors, walls, ceilings, furnishings and fixtures shall be maintained in a clean and sanitary condition. Exits shall be maintained free of obstructions.
- B. Garbage and refuse. Suitable containers shall be provided for the temporary storage of garbage and refuse within the mobile home.
- C. Screening. From May 1 to October 1, entrances to the mobile home shall be provided with self-closing-type devices or screens, and windows and other openings used for ventilation shall be appropriately screened.
- D. Extermination. Mobile homes shall be maintained free of insects, vermin and rodents. Extermination shall be effected in conformance with generally accepted practice.
- E. Flammable materials. Flammable cleaning liquids and other flammable materials shall be stored in a safe approved manner.

ARTICLE III
Mobile Home Courts

§ 121-16. General requirements.

- A. Design and construction.
- (1) The design and construction of mobile home courts shall conform to applicable zoning and building regulations and generally accepted standards for mobile home courts.
 - (2) Open areas shall be adequate to assure privacy, natural light and ventilation for each mobile home and sufficient for essential outdoor use.
- B. Storm sewer drainage.
- (1) Mobile home courts shall have adequate facilities for drainage of surface and subsurface water.
 - (2) Grading of the entire property shall be such as to facilitate the safe and efficient drainage of surface water.
 - (3) Gutters, culverts, catch basins, drain inlets, stormwater sewers, approved combined storm and sanitary sewers or other satisfactory drainage systems shall be utilized where deemed necessary.
- C. Surfacing. Walks, driveways and parking spaces shall be provided with paved and durable surfacing so as to provide safe and easy access under normal use and weather conditions.
- D. Overhead wires. Wires installed above driveways and parking spaces shall have a clearance of not less than 18 feet.
- E. Exterior lighting. Artificial lighting shall be provided to illuminate walks, driveways and parking spaces for the safe movement of pedestrians and vehicles at night.
- F. Maintenance. Mobile home courts shall be properly maintained so as to assure the desirable residential character of the property.
- G. Travel or vacation trailers. No occupied travel or vacation trailer or other form of temporary-type living units shall be permitted in a mobile home court.

§ 121-17. Utilities.

- A. Water, sewage, gas and electricity.
- (1) A mobile home court shall be provided with the following utilities: water supply system, sewage disposal system and electrical system.
 - (2) Utilities, including a gas-piping system where provided, shall have sufficient capacity to supply the requirements of the mobile home court and for the maximum number of connected mobile homes.

- B. Water supply system. Water supply systems shall be designed to provide a sufficient supply of potable water under adequate pressure to outlets servicing mobile homes, community structures, drinking fountains, hose connections, hydrants, etc.
- C. Private water system. Where a public water supply system is not available, an adequate private water supply system, approved by the State, County or City Health Department having jurisdiction, shall be provided.
- D. Sewage disposal system.
 - (1) The sewage disposal system shall provide each mobile home and community structures containing plumbing fixtures with an adequate and safe method of sewage disposal.
 - (2) No sewage from a plumbing system shall be disposed of into the waters of the State of New York, except where specially approved by the authority having jurisdiction, in accordance with Article 12 of the New York State Public Health Law.¹
- E. Private sewage disposal system. Where a public sewage disposal system is not available, an adequate private sewage disposal system, approved by the State, County or City Health Department having jurisdiction, shall be provided.
- F. Gas piping system. The gas piping system shall be designed to provide a supply of gas sufficient to meet the maximum demand without undue loss of pressure at the connection to the mobile home furthest from the source of supply.
- G. Electrical system. The electrical system shall be designed to provide adequate capacity to supply the connected load without exceeding the allowable current-carrying capacity of the conductors.

§ 121-18. Mobile home lots.

- A. Mobile home stand.
 - (1) A mobile home lot shall contain a mobile home stand capable of retaining the mobile home in a fixed position.
 - (2) Mobile home stands shall be adequately compacted and at such elevation, distance and angle, in relation to the accessway, as to facilitate the safe and efficient placement and removal of the mobile home.
- B. Accessory structures. Accessory structures shall be of durable construction and appropriate for the intended use and location.
- C. Patios. Patios shall be located so as to provide safe and easy access from the mobile home.
- D. Storage lockers. Storage lockers shall be designed to provide adequate storage facilities convenient to the mobile home.

1. Editor's Note: See now Art. 17 of the Environmental Conservation Law.

E. Utility connections.

- (1) A mobile home lot shall be provided with the following utility connections; water supply connection, sanitary drainage connection and electrical receptacle.
- (2) Utility connections, including gas connection where provided, shall be readily accessible at the mobile home stand and shall have a means for safe and efficient hookup to the mobile home.
- (3) The water supply connection shall be located a safe distance from a sanitary drainage connection and shall not be subject to surface drainage. Means shall be provided for a suitable watertight connection, without cross-connection and danger of freezing.
- (4) The sanitary drainage connection shall be at a proper location relative to the mobile home and piping shall have a continuous grade to the point of disposal. Drainage connection shall be provided with suitable fittings to permit a watertight junction to be made with the mobile home outlet.
- (5) The gas connection shall provide a suitable gastight connection to the mobile home.
- (6) The electric system connection receptacle or terminal box shall be of an approved weatherproof type. Such receptacle shall have provisions for an equipment ground.

§ 121-19. Community areas.

- A. Community areas, including community facilities, shall be appropriate for the intended use and location.
- B. Fences, walls and other minor construction shall be capable of sustaining anticipated loads.
- C. Swimming pools, playground equipment, etc. shall be designed so as not to be a potential hazard.

§ 121-20. Community structures.

Community structures shall be structurally sound and appropriate for the intended use and location.

§ 121-21. Community fuel storage.

A mobile home court shall be provided with facilities for the safe and efficient storage of required fuels.

- A. Liquefied petroleum gas. Liquefied petroleum gas storage containers having a capacity exceeding 125 gallons shall be located not less than 25 feet from the nearest mobile home, structure, building and lot line and shall not be subject to damage from moving vehicles.

- B. Fuel oil. Fuel oil and other flammable materials shall be stored so as not to be a fire hazard.

§ 121-22. Property maintenance.

- A. General. A mobile home court shall be maintained in a safe, sanitary and orderly condition.
- B. Premises. Premises shall be kept clean and free of physical hazards.
- C. Brush and weed control. Open area shall be maintained free of heavy undergrowths. Accumulations of plant growth which are noxious or detrimental to health shall be eliminated.
- D. Infestation. Grounds and structures shall be maintained free of insect, vermin and rodent harborage and infestation. Methods used for purposes of extermination shall conform with generally accepted practice.
- E. Structures. Exterior wood surfaces of structures that are not inherently resistant to deterioration shall be periodically treated with a protective coating of paint or other suitable preservatives.
- F. Garbage and refuse. Adequate sanitary facilities and methods shall be used for the collection, storage, handling and disposal of garbage and refuse.
- G. Domestic animals and pets. Domestic animals and pets shall be kept in an appropriate manner and shall not be permitted to run at large.