

CHESTER COUNTY HEALTH DEPARTMENT

§403. MOBILE HOME PARKS.

403.1. PURPOSE. The purpose of this Section is to provide for the protection and promotion of the public health by establishing regulations regarding the licensing, construction, remodeling, alteration, operation, maintenance, and environmental sanitation of mobile home parks, in the manner provided herein.

403.2. SCOPE. The provisions of this Chapter 400. §403 shall apply to all mobile home parks under the jurisdiction of the Chester County Health Department. The inspections of these mobile home parks will be based on this Chapter 400. §403 and any other applicable chapter of the Rules and Regulations of the Chester County Health Department.

403.3. DEFINITIONS. The following words and terms, when used in this Section, shall have the following meanings, unless the context clearly indicates otherwise:

403.3.1. "Emergency": Any situation requiring immediate action to protect the health, environment, or safety of any occupant of a mobile home park, or the public.

403.3.2. "Garbage": All putrescible wastes (except sewage and body wastes) including animal and vegetable offal.

403.3.3. "Mobile home": Any structure intended for, or capable of, human habitation, with or without wheels, and capable of being driven, propelled, transported, or towed from place to place. The term, however, shall not include transport trucks or vans equipped with sleeping space for a driver or drivers.

403.3.4. "Mobile home park": Any site, lot, field, or tract of land, privately or publicly owned or operated, upon which four (4) or more spaces are located, whether operated for or without compensation. Jurisdiction of the Chester County Health Department shall be retained and shall be in full force and effect in the event that said space(s) as herein defined, is situate on any site(s), lot(s), field(s), and/or tract(s) of land contiguous with and/or adjacent to another site(s), etc., containing one or more spaces.

403.3.5. "Plumbing": Water pipes, waste pipes, together with all connections to water and sewer lines.

403.3.6. "Refuse": All nonputrescible wastes, generally regarded and classified as rubbish, trash, junk, debris, and similar designations.

403.3.7. "Sewage": A substance that contains the waste products or excrement or other discharge

from the bodies of human beings or animals and noxious or deleterious substances being harmful or inimical to the public health, or to animal or aquatic life, or to the use of water for domestic water supply or for recreation, or which constitutes pollution under the Clean Streams Law.

403.3.8. "Sewerage System": Any community or individual system, publicly or privately owned, for the collection and disposal of sewage and industrial wastes of a liquid nature, including various devices for the treatment of such sewage or industrial wastes.

403.3.9. "Solid Waste": Any garbage, refuse, industrial lunchroom or office waste and other material, including solid, liquid, semisolid or contained gaseous material, resulting from operation of residential, municipal, commercial or institutional establishments and from community activities and any sludge not meeting the definition of residual or hazardous waste in the Solid Waste Management Act from a municipal, commercial or institutional water supply treatment plant, wastewater treatment plant or air pollution control facility.

403.3.10. "Source": Any well, spring, cistern, infiltration gallery, stream, reservoir, pond, or lake from which by any means water is taken either intermittently or continuously for use in a mobile home park.

403.3.11. "Space": A plot of ground upon which one mobile home is or will be located.

403.3.12. "Vector": Any organism, including but not limited to rats, bats, mice, cockroaches, fleas, flies, mites, mosquitoes, and ticks, which is capable of transmitting a pathogen to man, or capable of causing food to become unclean, unwholesome, spoiled, adulterated, or unsafe for human consumption.

403.3.13. "Water supply": A source or sources of water, and any or all water collection, treatment, storage and distribution facilities used in connection with the system.

403.3.14. "Waters of the Commonwealth": Rivers, streams, creeks, rivulets, impoundments, ditches, water courses, storm sewers, lakes, dammed water, ponds, springs, and all other bodies of surface and underground water or any of their parts - whether natural or artificial - within or on the boundaries of the Commonwealth of Pennsylvania.

403.4. SUBMISSION OF PLANS TO DEPARTMENT

403.4.1. Before work is begun in the construction, remodeling, or alteration of a mobile home park or in the conversion of an existing establishment or facility to a mobile home park, two (2) sets of properly prepared plans and specifications shall be submitted to and given written approval by the Department. Within forty-five (45) days after submission of complete plans, the Department will either approve or disapprove the plans.

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403.4.2. The plans and specifications shall include, where applicable, data related to the following:

- 1.) Surrounding Grounds
- 2.) Buildings
- 3.) Equipment
- 4.) Sewage Disposal
- 5.) Water Supply (including plumbing layout)
- 6.) Garbage, Refuse and Solid Waste Storage and Disposal
- 7.) Such other information as may be required by the Department.

403.5. LICENSE TO OPERATE.

403.5.1. GENERAL REQUIREMENT. No person shall establish, maintain, conduct, or operate a mobile home park at any place within the jurisdiction of the Department, and no person shall permit to be operated on his premises (within the jurisdiction of the Department) any mobile home park, unless the owner or operator of said mobile home park possesses a valid License to operate such facility.

403.5.2. APPLICATION.

403.5.2.1. Application for a License to Operate shall be made annually to the Department on forms provided by the Department.

403.5.2.2. Renewal License applications must be submitted to this Department with the appropriate fee thirty (30) days prior to the expiration date of the existing license.

403.5.3. ISSUANCE. The License to Operate will be issued annually on the basis of satisfactory compliance with the provisions of the Rules and Regulations of the Chester County Health Department on forms provided by the Department, and shall be:

403.5.3.1. nontransferable; and

403.5.3.2. subject to suspension or revocation upon finding the mobile home park not in compliance with the Rules and Regulations of the Chester County Health Department.

403.5.4. FEES. The fee for which said License to Operate shall be that which is provided for in Chapter 700, §701. of these Rules and Regulations.

403.5.5. REFUSAL. The Department may refuse to issue a License if a mobile home park does not meet the requirements of this §403, or any of the Rules and Regulations of the Department. The Department shall state in writing to the applicant the reason for such refusal.

403.5.6. REVOCATION AND SUSPENSION.

403.5.6.1. A License to Operate may be revoked or suspended at any time if the Department finds that the mobile home park is established, maintained, conducted, operated, or occupied in violation of any provision of this Section. The mobile home park shall be required to close and/or cease operation if a situation is present which is inimical to the health of the occupants.

403.5.6.2. Any person operating a mobile home park whose License to Operate has been suspended or revoked, or who has received notice from the Department that his License to Operate will be suspended or revoked, shall have the right to a hearing, in accordance with Chapter 100. §108, of these Rules and Regulations.

403.6. WATER SUPPLY.

403.6.1. All water used in the operation of a mobile home park shall be provided from a water supply approved by the Department. Such approval shall be based upon satisfactory compliance with the Department's construction standards for water supplies, as they are promulgated in Chapter 500. §501 of these Rules and Regulations.

403.6.2. Water used in the operation of a mobile home park shall be adequate in quantity and shall meet the Department's bacteriological, chemical, and physical water standards, as found in Chapter 500. §501.

403.6.3. An unapproved water supply shall be made inaccessible to the public in a manner based on satisfactory compliance with Chapter 500. §501 of these Rules and Regulations.

403.6.4. Mobile Home Parks meeting the definition of "Public Water Supplier" as listed in the Pennsylvania Safe Drinking Water Act (35 P.S. §721.1 et seq.) must comply with all of the applicable provisions of that Act.

403.7. PLUMBING.

403.7.1. Plumbing shall be so sized, installed, and maintained as: to carry adequate quantities of water to required locations throughout the mobile home park; and, to properly convey sewage and liquid wastes from each mobile home to the sewerage or sewage disposal system. Determination of the adequacy of quantities of water carried, and determination of the proper conveyance of sewage and liquid waste shall be based on the Regulations, provisions, conditions and terms of "The BOCA National Plumbing Code, Seventh Edition, 1987" as published by the Building Officials and Code Administrators International, Inc.

403.7.2. Plumbing shall serve to prevent contamination of the water supply, and shall not create an

unsanitary condition or nuisance.

403.8. SEWAGE DISPOSAL.

403.8.1. All sewage disposal systems serving a mobile home park shall be approved by the Department prior to the installation, repair or alteration of any sewage disposal facility. No person may install or construct an individual or community on-lot sewage system, or install, construct, occupy or use a mobile home or a building to be served by that system without first obtaining a permit from this Department.

403.8.2. Approval shall be based upon satisfactory compliance with any and all provisions of: Chapter 500. §§502 and 503 of these Rules and Regulations; and, "The Clean Streams Act of 1937," as amended (35 P.S. §691.1 et seq.) and Act 537 known as "The PA SEWAGE FACILITIES ACT" as amended (35 P.S. §759, et seq.).

403.8.3. No individual sewage disposal system, community sewerage system, privy, cesspool, urinal, or other receptacle for sewage shall be constructed, maintained or used which directly or indirectly drains or discharges over or upon the surface of the ground or into the Waters of the Commonwealth.

403.9. BATHING PLACES.

403.9.1. The construction, modification, maintenance and operation of any bathing place in a mobile home park shall be subject to the provisions of: Chapter 600. §602 of these Rules and Regulations; and, the "Public Bathing Law" (35 P.S. §672, et seq.).

403.10. VECTOR CONTROL.

403.10.1. Adequate measures for the control of vectors which the Department deems a public health hazard shall be taken in a manner satisfactory to the Department, in accordance with Chapter 500. §502 and Chapter 600. §603 of these Rules and Regulations.

403.11. ABANDONED MOBILE HOMES.

403.11.1. An abandoned, unoccupied mobile home shall be removed unless it is parked on a space provided with appropriate utility services.

403.11.2. Any and all abandoned, demolished, destroyed and/or dismantled mobile homes or parts thereof shall be removed from the mobile home park.

403.12. LOCATION.

403.12.1. The site for any proposed mobile home park shall be well-drained and the site shall not be

adjacent to swamps, marshes, or breeding places for vectors.

403.12.2. At any mobile home park site, good natural drainage will be required, and the drainage shall not endanger the water supply. Where ditching is done, it shall not create accident hazards.

403.13. ELECTRICITY.

403.13.1. ELECTRICAL SAFETY INSPECTIONS. The electrical installations at all mobile home parks, and any additions or modifications to such installations, prior to being placed in service, and every three (3) years thereafter shall be inspected and approved by a certified electrical inspection agency approved by this Department. An electrical inspection agency that is acceptable to the Department must meet the following criteria:

403.13.1.1. It must be an agency independent from the mobile home park owner, whose primary concern is conducting electrical inspections.

403.13.1.2. Inspections by this agency must be acceptable to the electrical company serving the area.

403.13.1.3. The agency must provide the mobile home park owner with a certificate in duplicate, that the installation is in accordance with the Electrical Safety Section of the Regulations. One copy of the approval certificate shall be posted on the premises and a duplicate copy shall be forwarded to the Department.

403.13.2. ELECTRICAL LINES. No feeder conductor lines shall be permitted on the ground surface. All overhead feeder conductor lines shall be a minimum of ten (10) feet above the finished grade.

403.14. GARBAGE, REFUSE AND SOLID WASTE.

403.14.1. COLLECTION. The collection of all garbage, refuse and solid waste shall be conducted in a sanitary manner and as often as necessary to prevent a nuisance and/or a health hazard.

403.14.2. STORAGE.

403.14.2.1. All garbage and refuse containing food wastes shall, prior to disposal, be kept in leak-proof, non-absorbent, rust and corrosion-resistant containers of adequate number, which shall be kept covered with tight-fitting lids, when filled, stored, or not in continuous use; however, any other manner of garbage and refuse storage may be used if approved by the Department.

403.14.2.2. All other refuse and solid waste shall be stored, in a manner so as to prevent vector problems and others nuisances.

403.14.3. DISPOSAL. All garbage, refuse and solid waste shall be properly disposed in a permitted disposal site.

CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER ss

I, John P. Maher, M.D., Secretary of the Chester County Board of Health, hereby do certify the within to be a true and correct copy. In witness whereof I have hereunto set my hand this day of , .

John P. Maher, M.D., M.P.H.

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