



**Manufactured Home Park Rule Manual
OHIO ADMINISTRATIVE CODE CHAPTER 3701-27**

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3701-27-01 Definitions

As used in rules 3701-27-01 to 3701-27-31 of the Administrative Code:

- (A) "Develop" or "Development" means any artificial change to improved or unimproved real estate, including, without limitation, buildings or structures, dredging, filling, grading, paving, or excavation operations, and the construction, expansion, or substantial alteration of a manufactured home park for which plan review is required under division (A) of section 3733.021 of the Revised Code.

"Development" does not include the building, construction, erection, or manufacture of any building to which section 3781.06 of the Revised Code is applicable.

- (B) "Director" means the director of health or his authorized representative.

- (C) "Flood" or "Flooding" means either of the following:

- (1) A general and temporary condition of partial or complete inundation of normally dry land areas from any of the following:

- (a) The overflow of inland or tidal waters;
- (b) The unusual and rapid accumulation or runoff of surface waters from any source;
- (c) Mudslides that are proximately caused by flooding as defined in paragraph (C)(1)(b) of this rule and that are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining that is caused by waves or currents of water exceeding anticipated cyclical levels or that is suddenly caused by an unusually high water level in a natural body of water, and that is accompanied by a severe storm, by an unanticipated force of nature, such as a flash flood, an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as defined in paragraph (C)(1)(a) of this rule.

- (D) "One hundred year flood" or "Base flood" means a flood having a one per cent chance of being equaled or exceeded in any given year.

- (E) "One hundred year flood plain" or "Base flood plain" means that area adjoining any river, stream, watercourse, or lake that has been or may be inundated by a one hundred year flood.

3701-27-01

(O) "Manufactured home park site" means the entire tract of land developed or to be developed as a manufactured home park.

(P) "Resident" has the same meaning as in section 3733.01 of the Revised Code.

For purposes of this chapter, "resident" also means the person or persons using a manufactured home for habitation.

(Q) "Operator" means the person who has responsible charge of the manufactured home park that is licensed under section 3733.01 to 3733.08 of the Revised Code and this chapter.

(R) "Owner" means a person who is entitled under a rental agreement with a manufactured home park operator to occupy a manufactured home park lot and who owns the manufactured home occupying the lot.

(S) "Person" has the same meaning as in section 1.59 of the Revised Code and also includes this state, any political subdivision of this state, and any other state or local body of this state.

(T) "Plumbing fixtures" means receptacles designed to receive water from the water system and to discharge liquid, or sewage wastes into the sanitary sewerage system with which they are connected.

(U) "Public thoroughfare" means a street, highway or main road owned or controlled by the state or a political subdivision, devoted to public use and supported and maintained by public funds.

(V) "Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the one hundred year flood without cumulatively increasing the water surface elevation more than a height designated by the federal emergency management agency or designated in local regulations or ordinances whichever is less.

(W) "Sewage" means any liquid waste materials resulting from cooking and washing activities or any substance that contains excrementitious waste products.

(X) "Sewer connector" means any pipe connecting the manufactured home plumbing system with the lateral sanitary sewer.

(Y) "Sanitary sewerage system" means pipelines or conduits, pumping stations, and force mains, and all other components used for collecting or conducting liquid or sewage wastes to a point of discharge or treatment.

(Z) "Solid wastes" means such unwanted residual solid or semisolid material as results from commercial and community operations and includes garbage, street dirt, debris, and combustible and noncombustible material.

3701-27-02 Application of rules; license

- (A) All manufactured home parks shall comply with the provisions of Chapter 3701-27 of the Administrative Code.
- (B) No person shall maintain or operate a manufactured home park in this state without a license issued by the licensor. The license shall be issued for a period not to exceed one year and may be suspended or revoked at any time for failure to comply with any provision of Chapter 3701-27 of the Administrative Code, or sections 3733.01 to 3733.08 of the Revised Code.

(Effective Date: September 6, 1998)

3701-27-03 License, contents of

The license shall state the name and address of the person responsible for the maintenance and operation of the manufactured home park, the name and location of the manufactured home park, the maximum number of manufactured homes for which the manufactured home park is licensed, and the expiration date of the license on a form prescribed by the director. Such license shall be displayed in a conspicuous place in the manufactured home park at all times. No person who has received a license, upon the sale or disposition of the manufactured home park, may have the license transferred to the new owner.

(Effective Date: September 6, 1998)

3701-27-04 Application for license

- (A) On or after the first day of December but before the first day of January of the next year, every person who intends to operate a manufactured home park shall procure a license to operate the park for the next year from the licensor. A person shall obtain a separate license to operate each manufactured home park. This provision shall apply to all manufactured home parks except new manufactured home parks opened for business subsequent to January first of each year. An application for a license to operate a new manufactured home park during any part of the year shall be filed as hereinafter provided not less than thirty days before the manufactured home park is opened for business. If the applicable license fee charged under paragraph (C) of this rule is not received by the licensor by the close of business on the last day of December, the applicant for the license shall pay a penalty equal to twenty-five percent of the applicable license fee. The penalty shall accompany the license fee. If the last day of December is not a business day, the penalty attaches upon the close of business on the next business day.
- (B) The operator of a manufactured home park shall make written application for a license to the licensor. The operator shall apply for a separate license to operate each manufactured home park. The application form shall be prescribed by the director and shall contain pertinent information relative to the licensing of the manufactured home park.
- (C) The licensor of a manufactured home park may charge a fee for an annual license to operate such a park. The fee shall be determined in accordance with section 3709.09 of the Revised Code and shall include the cost of licensing and all inspections. In determining the amount of the annual fee, the licensor shall use the categories established by rule 3701-27-042 of the Administrative Code and the cost methodology established by rule 3701-27-043 of the Administrative Code. The annual fee shall include fifty dollars for each license issued to a manufactured home park, which shall be collected and transmitted by the board of health to the treasurer of the state to be credited to the general operations fund created in section 3701.83 of the Revised Code and used only for administering and enforcing sections 3733.01 to 3733.08 of the Revised Code and this chapter.

(Effective Date: September 6, 1998)

3701-27-041 Inspection

- (A) The licensor shall inspect mobile home parks and require compliance with sections 3733.01 to 3733.08 of the Revised Code and rules adopted thereunder.
- (B) The licensor shall have authority to enter mobile home parks at reasonable times to conduct inspections and investigate conditions relating to the enforcement of rules 3701-27-01 to 3701-27-31 of the Administrative Code.

(Effective Date: June 1, 1979)

3701-27-042 License fee categories

- (A) The license fees established by a board of health of a city or general health district pursuant to section 3709.09 of the Revised Code for manufactured home parks shall be based on the number of lots in the park, and charged in accordance with the following categories:
- (1) Manufactured home parks with fifty or fewer lots.
 - (2) Manufactured home parks with more than fifty lots. Parks with more than fifty lots shall be charged the fee determined in paragraph (A)(1) of this rule plus an additional amount for each individual lot in excess of fifty.
- (B) In addition to the fees established by a city or general health district under paragraph (A) of this rule, a board of health of a city or general health district may charge additional reasonable fees for the collection and bacteriological examination of any necessary water samples taken from manufactured home parks.

(Effective Date: November 13, 1992)

3701-27-043 Cost methodology

- (A) The actual cost to a city or general health district of maintaining the manufactured home park program shall be calculated through utilization of the following data from its previous fiscal year:
- (1) The list of all inspecting sanitarians working in the manufactured home park program;
 - (2) The percentage of time worked in the manufactured home park program by each inspecting sanitarian calculated by dividing the amount determined under paragraph (A)(2)(a) of this rule by the amount determined under paragraph (A)(2)(b) of this rule.
 - (a) Total hours worked in the manufactured home park program by each inspecting sanitarian.
 - (b) The total hours for which each inspecting sanitarian was paid in the last year;
 - (3) The total annual wages or salary paid to each inspecting sanitarian;
 - (4) The total amount for fringe benefits paid on behalf of each inspecting sanitarian;
 - (5) The total travel costs for each inspecting sanitarian;
 - (6) The support costs for the program as determined by one of the following methods:
 - (a) Use of actual support cost items which may include but are not limited to the salary and fringe benefits of the health commissioner, the director of environmental health, supervisory staff, clerical staff, utilities, rent, supplies, equipment, liability insurance, and training. Actual support costs of the manufactured home park program are calculated by multiplying the amount determined under paragraph (A)(6)(a)(i) of this rule by the amount determined under paragraph (A)(6)(a)(ii) of this rule.
 - (i) The portion of total departmental support costs allocated to the environmental health subdivision.
 - (ii) The percentage of total time worked in the manufactured home park program by all inspecting sanitarians;

3701-27-05 Plan approval required

- (A) No person shall develop a manufactured home park, cause development to occur within any portion of a manufactured home park, or reopen a manufactured home park on the site of a former manufactured home park until the plans therefore have been submitted to and reviewed and approved by the director.
- (B) All development within any portion of a new or existing manufactured home park shall be performed in accordance with plans as approved by the director.
- (C) A person who wishes to amend approved plans shall file with the director a written request for amendment. The request shall state specifically the type and extent of the amendments and may include supporting documents. The director may request additional information or depending on the extent of the amendment, may require submittal of a new set of plans which comply with rule 3701-27-06 of the Administrative Code. The director shall approve the request if the plans as amended comply with the requirements of sections 3733.01 to 3733.08 of the Revised Code and this chapter.
- (D) The approval of plans issued by the director shall be valid for three years after the date on which the director issues the approval. If the director finds that the person developing a manufactured home park has made a good-faith effort to complete the development of the manufactured home park within the three year period but has failed for reasons beyond the person's control, the director may grant one extension for a specified time not to exceed two years. A request for an extension shall be made to the director in writing before the expiration of the initial three year period. If the development has not been completed within the original three year period plus the period of any extension granted under this paragraph, the plans shall be resubmitted in accordance with paragraphs (A) and (B) of rule 3701-27-06 of the Administrative Code.
- (E) Ownership of approved plans may be transferred from one person to another provided that the person to whom the approved plans are transferred notifies the director no more than ten days after the transfer occurs.

(Effective Date: November 13, 1992)

3701-27-06 Submission for review and approval of plans

- (A) Any person who proposes to develop a manufactured home park shall prior to submitting plans to the director for approval do the following:
- (1) Request that the licensor conduct an evaluation of the proposed location. The licensor shall evaluate the location of the development and shall submit to the director on a form prescribed by the director a report which shall contain information about the location, including but not limited to its topography, soil conditions, previous uses, and available utilities;
 - (2) Obtain flood level information for the proposed location of the manufactured home park to ensure that the manufactured home park will be protected from flooding. Flood level information shall include the elevation of the one hundred year flood level as well as a delineation of the floodway limits. Flood level information can be found on maps published by the federal emergency management agency. For locations where the federal emergency management agency has not identified flood levels, or where the federal emergency management agency maps do not indicate one hundred year flood elevations or delineate floodways, the director may require the submission of such flood information prepared by a registered engineer;
 - (3) If the proposed manufactured home park or any portion thereof is located within a one hundred year flood plain, submit an application to the director or licensor authorized by the director for any permits required under rule 3701-27-072 of the Administrative Code for development in a one hundred year flood plain area. If the application for the permit is made to the licensor authorized by the director, a copy of the permit application must be submitted.
- (B) The plans submitted to the director for approval shall be prepared by a professional engineer registered to practice in Ohio, shall be submitted in quadruplicate, and shall be accompanied by or include the following:
- (1) A completed plan review application on a form prescribed by the director and signed by the owner of the manufactured home park and the person who prepared the plans. The form shall contain identifying information about the licensee or prospective licensee of the manufactured home park, the person who prepared the plans, and the contractor for the project;
 - (2) Location and complete identification of any wetland areas as defined in paragraph (FF) of rule 3701-27-01 of the Administrative Code within the manufactured home park site and written verification that the permit required for the development in wetland areas has been obtained from the United States army corps of engineers;

- (16) The design plans and profiles of the sanitary sewerage system and the design plans for the water system;
- (17) Written verification that the plans for the sanitary sewerage system and the water system, if the water is to be from a public water system, have been approved by the Ohio environmental protection agency;
- (18) A copy of the location evaluation form completed by the licensor as required under paragraph (A)(1) of this rule;
- (19) Written verification from the local zoning authority that the land use has been zoned and approved for the development of a manufactured home park; and
- (20) A check payable to the treasurer, state of Ohio for the review fee in an amount determined under paragraph (E) of this rule.

The director, upon the request of the applicant for plan approval, may waive submission of any of the terms required by this paragraph if the director determines that they are not necessary to review the plans effectively.

- (C) If plans submitted to the director are incomplete, the director may request additional information or may return the incomplete plans without review to the person who submitted the plans. However, within thirty days after receipt of the additional information requested or receipt of complete plans which comply with paragraph (B) of this rule, the director shall approve or disapprove the plans.
- (D) The director may disapprove plans if:
 - (1) The person submitting plans for review fails to comply with any requirements of section 3733.01 to 3733.08 of the Revised Code or this chapter;
 - (2) The proposed development would not comply with any requirement of sections 3733.01 to 3733.08 of the Revised Code or this chapter; or
 - (3) The plans submitted for review do not comply with the requirements of paragraph (B) of this rule or the person submitting incomplete plans fails to respond to the director's request for additional information.

Any person aggrieved by the director's disapproval of plans under section 3733.21 of the Revised Code or this rule may request a hearing on the matter within thirty days after receipt of the director's notice of disapproval. The hearing shall be held in accordance with Chapter 119. of the Revised Code.

3701-27-061 Compliance with approved plans, verification inspections

- (A) The owner or operator of a proposed manufactured home park for which plans have been approved in accordance with rule 3701-27-06 of the Administrative Code shall notify the director when development of the manufactured home park has been completed but before the developed area has been placed in operation.
- (B) The director shall inspect new development in a manufactured home park to ensure that the development is consistent with this chapter and the plans submitted and approved under rule 3701-27-06 of the Administrative Code. Development in a newly constructed manufactured home park shall be inspected prior to the issuance of the initial license to operate the new manufactured home park. Development in an existing and licensed manufactured home park shall be completed prior to occupancy or before those newly developed portions of the manufactured home park are placed into operation. The director or licenser authorized by the director shall conduct the inspection within five business days of the notification required by paragraph (A) of this rule.
- (C) The director may conduct inspections at any reasonable time and may conduct more than one inspection at any stage of the development to verify that the development is consistent with the approved plans. The director may also require the operator of a manufactured home park to provide written assurance from a registered professional engineer that any electrical, water, or sanitary sewerage systems were completed in accordance with the approved plans.
- (D) The fee for any inspection conducted under paragraph (B) of this rule in excess of three shall be one hundred dollars per inspection.

(Effective Date: November 13, 1992)

3701-27-07 Site

- (A) The operator of a manufactured home park shall ensure that the manufactured home park site is remote from public health hazards, is well drained and is not subject to recurring flooding. Each manufactured home park lot shall be properly graded so as to prevent the accumulation of storm or other waters.
- (B) If the director notifies the operator of a manufactured home park that the manufactured home park site or any portion thereof is located in a one hundred year flood plain as determined by reference to the federal emergency management agency's flood insurance rate maps or other means, the operator shall provide to the director or licenser authorized by the director within ninety days of the notice, detailed drawings and other documentation prepared by a registered professional engineer that denote the following:
- (1) The exact portions of the park which are within the one hundred year flood plain;
 - (2) The elevations and exact boundaries of the one hundred year flood plain;
 - (3) The lot number of any lot or portion thereof which is located within the one hundred year flood plain and the type of manufactured home located on the lot; and
 - (4) The exact boundaries of the regulatory floodway limits if these are located within the manufactured home park.

(Effective Date: November 13, 1992)

3701-27-071 Flood plain management - notification of flood events

(A) When a flood event affects a manufactured home park located in a one hundred year flood plain, the following shall occur:

- (1) The operator of the manufactured home park shall notify the licensor in person or by telephone of the occurrence of the flood event within two business days of the occurrence of the flood event;
- (2) The licensor shall notify the director of the occurrence of the flood event within one business day of being notified of the flood event under paragraph (A)(1) of this rule;
- (3) In order to determine the extent of flood damage to the affected portions of the manufactured home park and any manufactured home or other structure, the director shall cause an inspection to be made of the manufactured home park within two business days after being notified of the flood event under paragraph (A)(2) of this rule.

(Effective Date: November 13, 1992)

3701-27-072 Flood plain management development permits

- (A) No person shall cause development to occur or cause the replacement of a manufactured home that is located within any portion of a manufactured home park that is located within a one hundred year flood plain unless the person first obtains a permit from the director or a licenser authorized by the director. If the development for which a permit is required under this paragraph is to occur on a lot where a manufactured home is or is to be located, the owner of the manufactured home and the operator of the manufactured home park shall jointly obtain a permit. Each of the persons to whom a permit is jointly issued is responsible for compliance with the provisions of the approved permit that are applicable to that person. No permit is required under this rule for the construction, erection, or manufacture of any building to which section 3781.06 of the Revised Code applies.
- (B) If a manufactured home that is located in a one hundred year flood plain is substantially damaged as defined in paragraph (AA) of rule 3701-27-01 of the Administrative Code, the owner of the manufactured home shall make all alterations, repairs, or changes to the manufactured home and the operator of the manufactured home park shall make all alterations, repairs, changes to the lot on which the manufactured home is located that are necessary to ensure compliance with sections 3733.01 to 3733.08 of the Revised Code and this chapter. Such alterations, repairs, or changes may include, without limitation, removal of the manufactured home or other structures. No person shall cause to be performed any alteration, repair, or change unless the person first obtains a permit from the director or licenser authorized by the director. The owner of the manufactured home and the operator of the manufactured home park shall jointly obtain the permit required by this paragraph. Each of the persons to whom a permit is jointly issued is responsible for compliance with the provisions of the approved permit that are applicable to that person.
- (C) An application for a permit shall be accompanied by a check in the amount of the fee determined in accordance with paragraph (D) of this rule. The application shall be made to the director or licenser authorized by the director on a form prescribed by the director which shall include the following information:
- (1) Identifying information about the applicants including the name and address of the manufactured home park, and the names and addresses of the applicants;
 - (2) The lot number of the lot to be developed, altered, repaired, or changed under the permit;
 - (3) The person who will perform the development, alteration, repair, or change;
 - (4) A description of the specific type of development, alteration, repair, or change to be performed;

3701-27-073 Flood plain management permit inspections

- (A) By the close of the business day following the completion of development, replacement, alteration, repair, or change for which a permit is required by paragraph (A) or (B) of rule 3701-27-072 of the Administrative Code, the person to whom the permit was issued shall notify the director or the licenser authorized by the director of the completion. Such notification shall be accomplished in person or by telephone.
- (B) Upon receipt of the notification required in paragraph (A) of this rule, the director or licenser authorized by the director shall conduct at least one inspection to determine whether the development, replacement, change repair or alteration has been completed in accordance with sections 3733.01 to 3733.08 of the Revised Code, this chapter, and the approved permit. The director or licenser authorized by the director shall conduct the inspection within five business days of such notification.
- (C) In order to verify compliance with sections 3733.01 to 3733.08 of the Revised Code, this chapter, and the approved permit, the director or licenser authorized by the director may conduct inspections at any reasonable time and may conduct more than one inspection at any stage of the development, replacement, change, repair, or alteration for which a permit is issued. The director may also require the operator of the manufactured home park to provide written assurance from a registered engineer that the electrical, water, and sanitary sewerage systems have been completed in accordance with the approved permit.
- (D) The fee for the first inspection conducted under paragraph (B) of this rule is included in the fee for the permit. The fee for any subsequent inspection or inspections shall be one hundred dollars per day for any number of inspections conducted within the same manufactured home park.

(Effective Date: November 13, 1992)

3701-27-074 Flood plain management elevations; floodway regulations

- (A) In addition to meeting the other requirements of this chapter, new development of a manufactured home park and development of a new lot in an existing manufactured home park located in a one hundred year flood plain shall be filled and graded so that the base support system is elevated to a level which equals the sum of the following:
- (1) The one hundred year flood elevation;
 - (2) Up to a maximum of one foot in allowable rise height which is above the one hundred year flood elevation and is intended to compensate for an increase in flood heights caused by development in the flood plain. Where a flood study specifies a rise height different from that established by the federal emergency management agency, or a local ordinance specifies a different rise height, that height shall be used; and
 - (3) One foot in freeboard height which is an extra margin of safety added to the one hundred year flood elevation to account for an increase in flood levels due to waves, debris, hydraulic surge, and other unknown factors.

Where flood plain information is not available, it shall be the responsibility of the person requesting a permit for development to provide the hydrologic and hydraulic data from a registered professional engineer necessary for the director or licensor authorized by the director to determine the flood protection elevation and ensure no encroachment upon the regulatory floodway.

- (B) Except as provided in paragraph (C) of this rule, before a manufactured home is to be placed or replaced on an existing manufactured home park lot located within a one hundred year flood plain, the home shall be elevated so that the chassis is at or above a height equal to the lesser of the following:
- (1) Thirty-six inches above the existing elevation of the manufactured home park lot; or
 - (2) The one hundred year flood elevation as specified on the federal emergency management agency's flood insurance rate maps or as determined by a registered professional engineer.
- (C) A lot in an existing manufactured home park located within a one hundred year flood plain and upon which a manufactured home is substantially damaged as a result of a flood shall be elevated so that the lowest floor of the manufactured home is at or above a height equal to the one hundred year flood elevation as specified on the federal emergency management agency's flood insurance rate maps or as determined by a registered professional engineer.
- (D) The manufactured home park operator shall upon request of the director or the licensor authorized by the director provide written verification from a registered professional engineer or registered surveyor that the elevations required under paragraphs (A), (B), and (C) of this rule have been attained.

3701-27-075 Flood plain management; authorization of licensor to issue permits

- (A) The director may authorize a licensor to issue permits for development, alterations, repairs, changes, and the replacement of manufactured homes within one hundred year flood plain areas in accordance with rule 3701-27-072 of the Administrative Code and to conduct inspections under 3701-27-073 of the Administrative Code.
- (B) A licensor who wishes to be authorized to issue permits under rule 3701-27-072 of the Administrative Code and conduct inspections under 3701-27-073 of the Administrative Code shall submit to the director a written request which includes the following information:
- (1) The name, educational background, and experience background of each person whom the licensor proposes to conduct the permitting process under rule 3701-27-072 of the Administrative Code and the inspection process under rule 3701-27-073 of the Administrative Code;
 - (2) Evidence that the licensor has the resources available to conduct the permitting and inspection process. Such resources shall include without limitation, access to or possession of the federal emergency management agency's flood boundary and floodway maps, and flood insurance rate maps for the communities within the licensor's jurisdiction;
 - (3) A stated agreement that the licensor will conduct the permitting and inspection process in accordance with sections 3733.01 and 3733.08 of the Revised Code and this chapter;
 - (4) A stated agreement that the director may be present during any inspections conducted by the licensor under rule 3701-27-073 of the Administrative Code; and
 - (5) If the licensor intends to enter into a contract with another person to conduct the permitting and inspection process, a statement as to whom the licensor intends to delegate its responsibilities.
- (C) The director shall review the request and shall grant the request if the licensor has demonstrated that it has the ability and sufficient resources to conduct the permitting and inspection process in accordance with sections 3733.01 to 3733.08 of the Revised Code and this chapter. The director shall send the licensor written notice of his decision.
- (D) A licensor who has been authorized by the director under this rule to conduct the permitting and inspection process may by contract delegate that authority and responsibility with the approval of the director to any of the following:
- (1) A municipal corporation or any agency thereof within the jurisdiction of the licensor which has been authorized by the federal emergency management agency to issue permits and conduct inspections in one hundred year flood plain areas; or

3701-27-08 Manufactured home lots

- (A) Each manufactured home lot in a manufactured home park constructed, changed, or added to after December 16, 1951, but prior to January 1, 1961, shall have a land area of not less than twelve hundred fifty square feet.
- (B) Each manufactured home lot in a manufactured home park or section thereof, constructed after December 31, 1960, but prior to July 1, 1971, shall have a land area of not less than eighteen hundred square feet; provided, however, corner lots not exceeding ten per cent of the total number of lots, may have a land area of not less than fifteen hundred square feet.
- (C) Each manufactured home lot in a manufactured home park or section thereof, constructed or substantially altered after June 30, 1971, shall have a land area of not less than thirty-six hundred square feet.
- (D) As of May 8, 1994, each existing manufactured home in a manufactured home park constructed prior to July 1, 1971, is not required to comply with paragraphs (E) to (G) of this rule unless the manufactured home is removed from the lot. A replacement manufactured home must comply with paragraphs (E) to (G) of this rule.
- (E) Each manufactured home, in a manufactured home park constructed prior to January 1, 1961, shall be placed upon the lot so as to provide not less than ten feet distance between the sides of any manufactured homes, eight feet distance between the end of any manufactured home and the side of any manufactured home, and five feet distance between manufactured homes placed end to end.
- (F) Each manufactured home, in a manufactured home park constructed prior to July 1, 1971, shall be placed upon the lot so as to provide not less than ten feet distance from any building, public roadway, street, alley, and any right-of-way designated for vehicular traffic as specified by the Ohio department of transportation or other local jurisdiction, and not less than five feet distance from roadways and parkways within the manufactured home park, and not less than five feet distance from the manufactured home park property line.
- (G) Each manufactured home, in a manufactured home park constructed after December 31, 1960, or substantially altered after June 30, 1971, shall be placed upon the lot so as to provide All of the following with respect to placement of the manufactured home in proximity to other manufactured homes:
 - (1) A manufactured home that is placed side to side with another manufactured home or placed at an angle of less than ninety degrees shall maintain an average distance between the manufactured homes of at least fifteen feet, but in no event shall be placed at a distance of less than twelve feet at any point.
 - (2) A manufactured home that is placed side to end with another manufactured home or placed at an angle of ninety degrees or greater, but less than one hundred and thirty-five degrees, shall maintain a minimum distance of ten feet from the other manufactured home; and

- (3) Within six months of May 8, 1994, notify each resident in writing of the availability of the smoke detectors and fire extinguishers;
 - (4) Every twelve-month period notify each residence in writing to check any fire extinguishers to determine if they are operable;
 - (5) Every six-month period notify each residence in writing that residents should check the smoke detectors to determine if they are functioning and to remind residents that they may wish to test or replace the smoke detector battery; and
 - (6) Maintain a record of the notifications prescribed in this paragraph for at least five years from the date of notification.
- (L) In computing manufactured home distance requirements, width and length mean the largest overall width and length of the manufactured home including cabinets and other projections which contain interior space, lean-tos, auxiliary rooms, and similar accessories connected to the manufactured home. Width and length dimensions do not include structures which are completely open on two or more sides, roof projections, overhangs, colonnades, or eaves under which there is no interior space, nor do they include drawbars, couplings, or hitches.
- (M) Each manufactured home lot and street in a manufactured home park shall be marked so as to be readily identifiable and easily readable from the street. Each manufactured home lot shall be identified by markings in numerals, letters, or a combination thereof, of a size of at least four inches. If a manufactured home park operator renumbers any lot or lots within the park, all renumbering shall be done in sequential order. The park operator shall notify the licensor and all safety service agencies at least seven days prior to placing the new numbering system into effect.
- (N) The operator of a manufactured home park constructed or substantially altered after June 30, 1971 may apply to the licensor for a variance from the provisions of paragraph (G) or (H) of this rule for any existing manufactured home placed or installed on a manufactured home lot as of May 8, 1994. The licensor shall not grant a variance unless:
- (1) The applicant applies in writing to the licensor specifically stating the proposed variance from the particular rule provision and certifying that the noncompliance existed as of May 8, 1994;
 - (2) The applicant lists all other reasonable alternatives for compliance and demonstrates that the alternatives have been investigated, considered, and determined to be unreasonable;
 - (3) The applicant demonstrates that there will be unusual and unnecessary hardship in complying with the rule provision; and

3701-27-082 Tiedowns; supports; blocking

- (A) Every manufactured home placed in a manufactured home park on or after June 1, 1979, shall be secured with tiedowns at the time of placement of the manufactured home upon the lot in accordance with the recommendations of the individual manufactured home manufacturer or in accordance with appendix A to this rule (the 1987 standards of the "American National Standards Institute" for the installation of ground anchors and tiedowns for manufactured homes, as may be amended).
- (B) Each manufactured home placed in a manufactured home park on or after September 3, 1983, shall be supported by blocking in accordance with the recommendations of the individual manufactured home manufacturer or in accordance with appendix B to this rule (the 1987 standards of the "American National Standards Institute" for load-bearing supports for manufactured homes, as may be amended).
- (C) In addition to meeting the requirements of paragraph (B) of this rule, each manufactured home placed after the effective date of this rule on a lot in a manufactured home park that is located in a one hundred year flood plain shall be supported by blocking that has been reinforced by concrete grouting and steel bars to prevent collapse and lateral movement of the blocking supports from the forces of flood waters. Subject to approval of the director an alternate design for blocking may be used.
- (D) Each manufactured home park lot upon which a manufactured home is to be placed or replaced after the effective date of this rule shall have one of the following base support systems:
- (1) a paved pad;
 - (2) paved strips;
 - (3) concrete piers; or
 - (4) an alternate base support system approved by the director which shall be of such design, width, length and so positioned as to furnish a stable base for the manufactured home.

Paving shall be done with concrete having a minimum rating of three thousand pounds per square inch.

(Effective Date: November 13, 1992)

3701-27-081 Freestanding auxiliary buildings

- (A) No freestanding auxiliary building shall be placed within five feet of any occupied manufactured home or portion thereof other than the manufactured home occupied by the owner of the freestanding auxiliary building.
- (B) Not more than two freestanding auxiliary buildings shall be placed on any manufactured home lot.
- (C) Any freestanding auxiliary building on manufactured home lots within a manufactured home park that is located in a one hundred year flood plain shall be secured at the time of placement with a minimum of two tiedowns, anchors or anchor bolts per side at or near the corners of the freestanding auxiliary building to prevent movement by wind forces, collapse or lateral movement resulting from the flotation by floodwaters. No new or replacement auxiliary building may be placed in a regulatory floodway.

(Effective Date: September 29, 1996)

APPENDIX A

2-5.4 Anchors and Ties.

2-5.4.1 Capacity of Anchors. Each approved ground anchor, when installed, shall be capable of resisting an allowable working load at least equal to 3,150 lbs. (1429 kg) in the direction of the tie plus a 50 percent overload (4,725 lbs. or 2143 kg total) without failure.

2-5.4.2 Anchoring Equipment. Anchoring equipment, when installed, shall be capable of resisting an allowable working load equal to or exceeding 3,150 lbs. (1429 kg) and shall be capable of withstanding a 50 percent overload (4,725 lbs. or 2143 kg total) without failure of either the anchoring equipment or the attachment point on the manufactured home. When the stabilizing system is designed by a qualified registered professional engineer or architect, alternative working loads may be used provided the anchoring equipment is capable of withstanding a 50 percent overload. All anchoring equipment shall be listed or labelled as being capable of meeting all

Table 2-5.1.5
 Nondesignated Footing Areas for Allowable
 Soil Bearing Capacity

	Roof Live Load 20 (psf) South Zone 75 (psf)				Roof Live Load 30 (psf) Middle Zone 85 (psf)				Roof Live Load 40 (psf) North Zone 95 (psf)			
	Single Section		Multi- Section***		Single Section		Multi- Section***		Single Section		Multi- Section***	
Width of Units up to and including (ft.)**	12	14	12	14	12	14	12	14	12	14	12	14
Tributary Pier Spacing (ft.)**	6	8	8	8	6	6	8	8	6	6	8	8
Pier Load (lb.)**	2700	3150	3600	4200	3060	3570	4080	4760	3420	3990	4560	5320
Allowable Soil Bearing Capacity	Minimum Required Footing Area (sq. in.)											
1000 psf	389	454	518	605	441	514	588	685	493	575	657	766
1500 psf	259	302	346	403	294	343	392	457	328	383	438	511
2000 psf	194	227	259	302	220	257	294	343	246	287	328	383
3000 psf	.	151	173	202	147	171	196	229	164	192	219	255
4000 psf	.	.	.	151	.	.	147	171	.	.	164	192
6000 psf	.	.	.	.	.	.	.	.	.	.	.	.
8000 psf	.	.	.	.	.	.	.	.	.	.	.	.

Notes:

- Rear cantileaver or floor beyond the frame is assumed to be less than 2 feet.
- For units wider than the dimensions shown in Table 2-5.1.5, an engineering analysis will be needed to determine pier spacing.
- Individual supports shall not bear a design load greater than 8,000 lb., 14,000 lb. ultimate.
 ** Minimum required footings shall be not less than 144 sq. in. (1 sq ft.). All values above 144.0 shown.
 * Unit(s) is supplied with overhanging eaves, see manufacturer's installation instructions.
- To convert to SI units, use the following equivalents: 1 in. = 25.40 mm; 1ft. = 0.3048 m; 1 psf = 4.882 kg/m²;
 1 ft.² = 0.0929 m².
- *** See appropriate column for individual section width selected. Multiple section homes may have concentrated roof support which will require special consideration.

psf	kg/m ²	Soil Type
2000	9765	Loose sand clay soils or medium soft clay
3000	14647	Firm or stiff clay
4000	19530	Loose fine sand or compact inorganic silt soils
6000	29295	Compact sand-clay soils
8000	39059	Loose coarse to medium compact fine sand

Notes:

- The above table may be used if the soil characteristics are not known. If the soil type is unknown, the following resources may be consulted to determine the soil type/bearing capacity: (a) local authority having jurisdiction; (b) Soil conservation district; (c) United States Geological Survey; (d) the Soil Conservation Service of the U.S. Department of Agriculture; (e) highway department. If none of the above resources can provide information on the soil type, a qualified professional engineer can be used to determine the soil type.
- See other requirements in Chapter 2 for information on manufactured home stabilizing systems.
- Where natural soils or controlled fills cannot meet this design, a prepared surface shall be provided to a sufficient depth to meet the minimum load-bearing capacity specified herein.

APPENDIX B

Typical Designs of Piers for Load-Bearing Supports for Manufactured Homes

This Appendix is not part of the requirements of this document, but is included for information purposes only.

(Dimensions herein are in US units only, as they are advisory only.)

The following represent typical design arrangements followed by several producers of manufactured homes. They are illustrative examples only. It should be noted that, in addition to these design examples, guidance is found in these typical arrangements for drainage under the manufactured home, moisture prevention, consideration of termite infestation, and other critical aspects that must be taken into consideration when installing or setting-up a manufactured home. The user should consult the producer or dealer of the manufactured home in question for the actual design configuration of support piers, etc. to be followed.

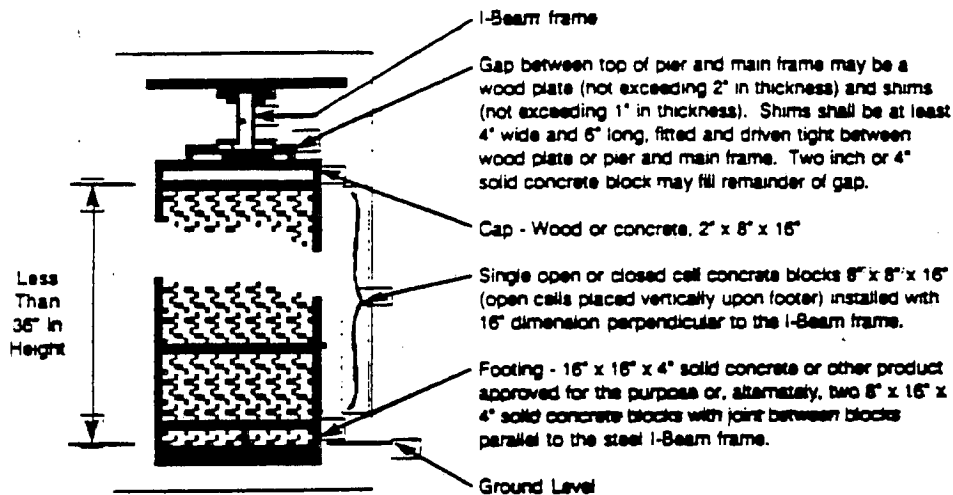


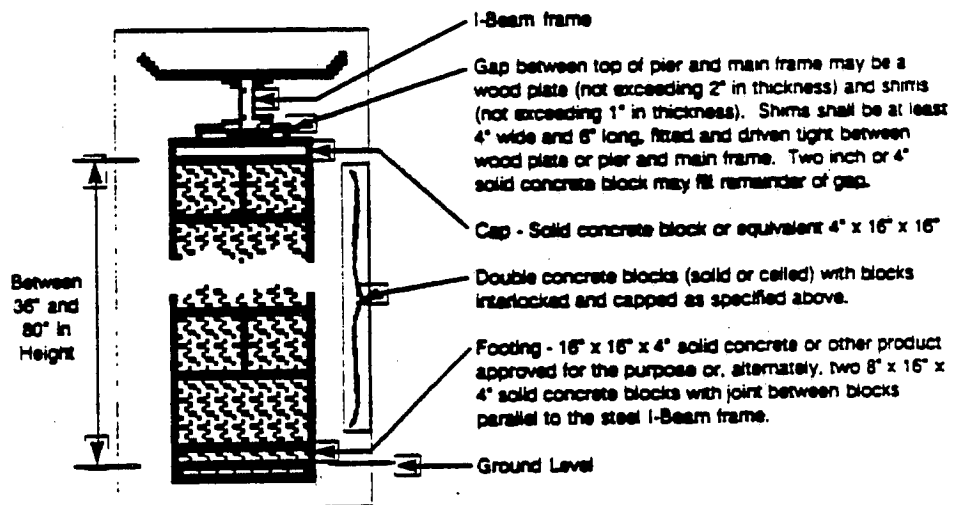
Figure C-1

Footing placed on firm undisturbed soil or on controlled fill free of grass and organic materials compacted to a minimum load-bearing capacity of 2000 PSF

(For conversion to SI units 1" = 25.40mm)

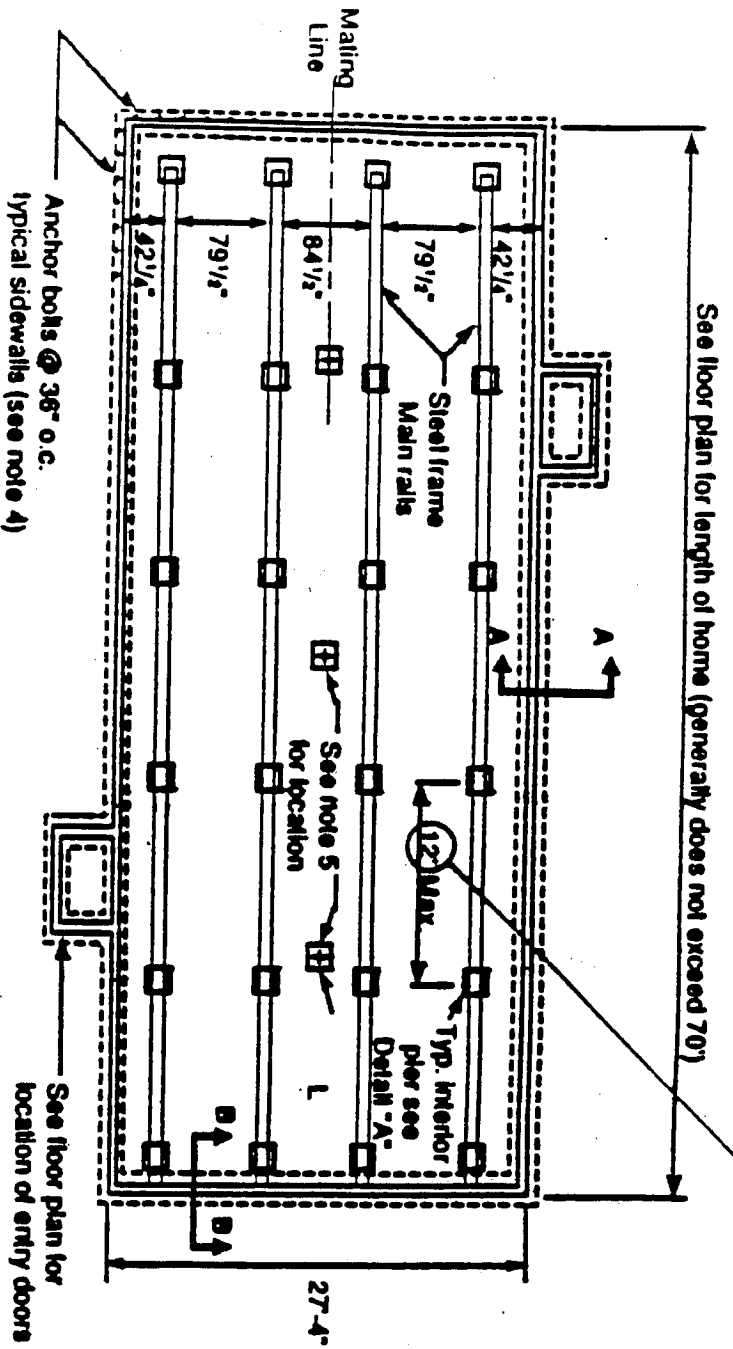
Note: In areas subject to frost heave, see 3-3.7.7.

Figure C-2



Footing placed on firm undisturbed soil or on controlled fill free of grass and organic materials compacted to a minimum load-bearing capacity of 2000 PSF

(For conversion to SI units 1" = 25.40mm)



Please note change.

Figure C-9 Concrete or Concrete Block Foundation System

Notes:

1. Design Assumptions:
 - Uniform Building Code, Chapter 29, 1985 Ed.
 - 20 PSF max. wind force
 - 30 PSF roof live load
 - Seismic Zone 3
2. Foundation footing size and depth to be based on soil conditions at the site.
3. Crawl space access and ventilation to be provided.
4. Anchor bolts to be installed within 12 in. of each end of sill and as shown on plan. Bolts to be 1/2 in. 0 x 7 in. in concrete foundation. Bolts to be 1/2 in. 0 x 15 in. in concrete block foundation.
5. Centerline piers to be located directly below ridge beam support posts.
6. (ASTM C-90) with 2 - 14 fully grooved in cell with anchor bolt may be used in lieu of foundation foundation.
7. Front and/or rear end wall stems may be built after house is placed on foundation.
8. When under floor clearances exceeds 36-in. a special foundation stem wall design is required.