

**CHESTER COUNTY HEALTH DEPARTMENT
RULES AND REGULATIONS**

CHAPTER 400 HOUSING AND INSTITUTIONS.

§403. MOBILE HOME PARKS.

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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. "Department": The Chester County Health Department.

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

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

403.3.4. "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(s).

403.3.5. "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 situated 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.

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

403.3.7. "Public Water System": A system which provides water to the public for human consumption which has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals daily at least 60 days out of the year. The term includes collection, treatment, storage and distribution facilities under control of the operator of the system and used in connection with the system. The term includes collection or pretreatment storage facilities not under such control which are used in connection with the system. The term also includes a system, which provides water for bottling or bulk hauling for human consumption. Water for human consumption includes water that is used for drinking, bathing and showering, cooking, dishwashing or maintaining oral hygiene.

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

403.3.9. "Regulated Establishment": Any facility, whether commercial or institutional, which requires a license to operate issued by the Chester County Health Department or any facility that requires inspection by the Chester County Health Department (CCHD), Food and Drug Administration (FDA), United States Department of Agriculture (USDA, or Pennsylvania Department of Agriculture (PDA).

403.3.10. "Semi-Public Water Supply": A water system including wells, pumps and piping equipment which supplies water to one or several facilities such as industrial or commercial establishments, parks, camps, hotels, motels, schools, institutions, eating and drinking establishments, or a water supply which serves two (2) or more dwelling units, and is not a public water system as defined by the Pennsylvania Safe Drinking Water Act (35 P.S. 721.1 et seq.).

403.3.11. "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. The term includes any substance which constitutes pollution under the Clean Streams Law.

403.3.12. "Sewage Facilities": A system of sewage collection, conveyance, treatment and disposal which will prevent the discharge of untreated or inadequately treated sewage or other waste into the waters of this Commonwealth or otherwise provide for the safe and sanitary treatment and disposal of sewage or other waste.

403.3.13. "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.

403.3.14. "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.

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

403.3.16. "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.

403.3.17. "Water supply": A source or sources of water, and any or all water collection, treatment, storage and distribution facilities used in connection with a public or semi-public water system.

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

403.4. SUBMISSION OF PLANS TO DEPARTMENT

403.4.1. Before work is begun in the construction, remodeling, or alteration of any mobile home park, or in the conversion of an existing establishment or facility to a mobile home park, the Act 537 Sewage Facilities Planning process must be completed.

403.4.2. 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, one (1) 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.

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

- 1.) Surrounding Grounds
- 2.) Buildings
- 3.) Equipment
- 4.) Sewage Disposal system components
- 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.
- 8.) Sewage facilities and water supply or water supply well systems on adjacent properties that are within 100' of the property line, or a note on the plan clearly stating that no such facilities exist within 100' of the property line.

403.5. LICENSE TO OPERATE.

403.5.1. GENERAL REQUIREMENT. Mobile Home Parks are Regulated Establishments. 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.

403.5.2.3. The application and accompanying fee shall be based on the total number of spaces approved within the park, not only those which are occupied at the time the application is made.

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, 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.

403.5.7. EMERGENCY

403.5.7.1. When an emergency situation exists that poses an immediate threat to the health and safety of the residents of a Mobile Home Park or the public, the Department may require the park owner to take immediate actions to minimize or eliminate the threat.

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. If a well is used as the water supply, such approval shall be based upon satisfactory compliance with the Department's 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.

403.6.2.1. Well Water sampling for Mobile Home Parks shall comply with 605.3.3., relating to Water Quality Monitoring Requirements and 605.3.4., relating to Water Quality Requirements.

403.6.2.2. All water samples shall be analyzed by a Pennsylvania Department of Environmental Protection(PA. DEP) approved laboratory.

403.6.3. Any unapproved water supply, such as an agricultural well, shall be made inaccessible to the public.

403.6.4. Mobile Home Parks meeting the definition of "Public Water System" as listed in the Pennsylvania Safe Drinking Water Act (35 P.S. §721.1 et seq.), and as defined in this chapter, 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 PA DEP Sewage Facilities Regulations, and the Regulations, provisions, conditions and terms of the most current edition of "The BOCA National Plumbing Code", as published by the Building Officials and Code Administrators International, Inc. at the time of construction.

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 facilities serving a mobile home park shall be approved by the Department. 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 Law" (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 or community sewage disposal system, individual or community sewerage system, privy, cesspool, 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 this 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.

403.10.2. Unmounted automobile tires shall be stored in a manner that will prevent them from holding water.

403.11. ABANDONED MOBILE HOMES.

403.11.1. Any abandoned or 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 site or otherwise be accessible for park residents-and a duplicate copy shall be forwarded to the Department.

403.13.2. ELECTRICAL LINES.

403.13.2.1. 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;. 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 harborage, infestations or others nuisances.

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

403.15. PROPERTY AND GROUNDS.

403.15.1. The property and grounds of a mobile home park shall be maintained in a clean, clutter-free and sanitary condition.

403.15.2. Only furniture intended for outdoor use, such as patio or garden furniture, shall be outdoors, on decks, or porches. No interior furniture shall be placed outdoors except for the purpose of pickup and disposal. This includes refrigerators and other appliances.

CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER ss

I, Jeanne E. Casner, MPH, PMP, 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 25th day of September, 2013.

Jeanne E. Casner, M.P.H., P.M.P.

SEAL

Effective January 2, 2014, close of Business: 4:30 p.m.