

## Recreational Vehicles

Boats and recreational vehicles must not be stored on individual manufactured home lots. Recreational vehicles must be parked in the designated recreational area. Recreational vehicles may NOT be placed for habitation in the manufactured home park.

## Building Permits

Manufactured Home Parks are different than single-family homes but still have specific requirements and regulations under the Building Code.

Alterations in a Manufactured unit have to be "like for like" alterations. For example, if the furnace in a manufactured home needs to be replaced it must be replaced with a furnace manufactured for a mobile home not a residential furnace. That replacement furnace and the work to install it requires a permit from the Building Department.

Exterior modifications to manufactured homes including room additions, porches, roof structures or any other alterations that increase the living area of the unit or require permanent

foundations according to the building code are not permissible in the setting of a manufactured home park.

For questions, please call Columbus Building Services 614-645-7314 .

## Animals

Pets must be:

- Properly confined to owner's lot
- Properly controlled at all times
- Maintained in a clean and sanitary manner



Companion animals are generally acceptable. Wild and exotic animals are usually prohibited. Other animals may require a permit.

For questions regarding animals, call Columbus Public Health at 614-645-6134 or 614-645-6748.

## Inoperable Unlicensed Vehicles

Motor Vehicles in a Manufactured Home Park must be:

- In working condition (legal and able to be driven on the city streets)
- Currently licensed
- Parked only in designated areas



240 Parsons Ave, Columbus, OH 43215  
www.publichealth.columbus.gov  
Phone: 614.645.8191  
Fax: 614.645.7155

Teresa C. Long, M.D., M.P.H.  
Health Commissioner



City of Columbus  
Mayor Michael B. Coleman

# Health and Safety Guide for the residents of Manufactured Home Parks



## Manufactured Home Maintenance

The health and safety of the residents in a manufactured home park is a priority for Columbus Public Health. Please use this guide to learn some of the many ways that can help you keep your manufactured home healthy and safe.

**Window air conditioners must be properly supported** by brackets or chains, to the side of the Manufactured Home, that support the weight of the unit from either above or below. A post is not an approved or safe form of support for an air conditioner.

**Windows must be maintained in good repair** as to prevent pests from gaining access to the manufactured home. Broken glass is also a serious safety hazard and must be repaired.

**Utility connections, including water pipes, sewage connections, electrical connections, and gas connections, must be maintained** in a safe and sanitary condition.



Permits may be required to make changes or repairs to utility connections. Vertical propane tanks must be secured to prevent from tipping over or becoming a safety hazard.

**Proper skirting on manufactured homes** can help prevent water lines from freezing and animals from seeking shelter under the home.

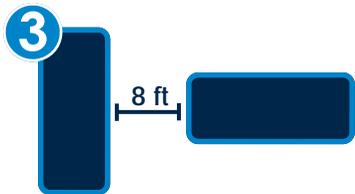
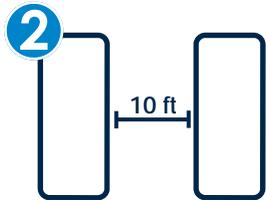
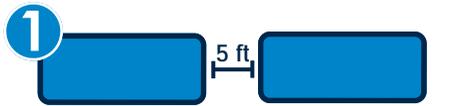


Columbus Public Health, 240 Parsons Ave, Columbus, OH 43215, Phone: 614.645.8191

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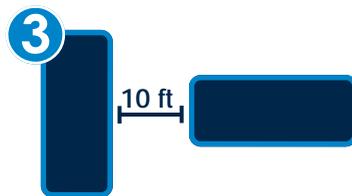
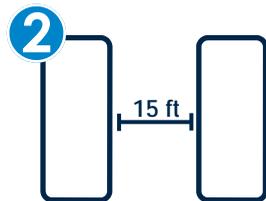
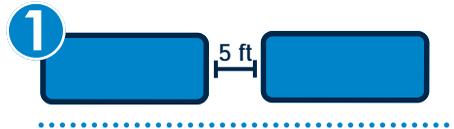
## Spacing Requirements Between Manufactured Homes For Parks Built Before 1961

- 5 feet between homes positioned end to end
- 10 feet between homes positioned side to side
- 8 feet between homes positioned side to end



## Spacing Requirements Between Manufactured Homes For Parks Built After 1960 or Parks Substantially Altered after June 30, 1971

- 5 feet between homes positioned end to end
- An average of 15 feet between homes positioned side to side, no less than 12 feet at any point
- 10 feet between homes positioned side to end



## Spacing Requirements Between Manufactured Homes and Auxiliary Buildings\*

\*An auxiliary building is a free-standing structure (other than the home) that has 3 or more sides and that is not attached to the home.

Minimum of 5 feet from any occupied structure other than a structure occupied by the owner of the auxiliary structure



## Tiedowns, Supports, and Blocking

Any manufactured home placed after November 13, 1992 must be placed on an approved base support system.

### Supports

Types of supports include:

- Paved pads
- Paved strips
- Concrete piers
- Alternate base support system

If base supports do not exist then new base supports must be approved by Ohio Department of Health (ODH) prior to installation- call 614-466-1390.

### Blocking and TieDowns

If a manufactured home is placed after September 3, 1983 the home shall be supported by proper blocking.

If a Manufactured home is placed after June 1, 1979 the home must be secured with proper tiedowns.

If you have questions regarding blocking or tiedowns please call Columbus Public Health at 614-645-8191.

## Placement Notifications

The park is required to make a placement notification to Columbus Public Health in any situation where manufactured homes or auxiliary building are placed or replaced, or any construction or lot development is proposed within the manufactured

home or park. The placement notification is required within 2 business days before the proposed change.

## Solid Waste

These items are considered to be solid waste and must not be stored on a manufactured home lot. If any of the following items are in use they must be stored in an auxiliary building or inside the manufactured home:

- Tires
- Automobile parts
- Siding, skirting and construction materials
- Appliances
- Furniture not designed for outdoor use

You can dispose of large items like sofas, chairs, and mattresses by using the Bulk Collection Service provided by the Columbus Division of Refuse. Please call 311 for more information on this service in the City of Columbus

Some items cannot be collected by the City of Columbus:

- Hazardous, flammable or explosive materials
- Auto parts and tires
- Excavating and building materials
- Refrigerated appliances (refrigerators, freezers, dehumidifiers, heat pumps, water coolers and air conditioners). Please call a private hauler (listed in the yellow pages under "rubbish")