

**TITLE 64
LEGISLATIVE RULE
DEPARTMENT OF HEALTH**

**SERIES 40
MOBILE HOME PARKS**

§64-40-1. General.

1.1. Scope. -- These legislative rules establish the requirements governing the construction, installation and operation of mobile home parks.

1.2. Authority. -- W. Va. Code §16-1-7.

1.3. Filing Date. -- August 25, 1971.

1.4. Effective Date. -- October 1, 1971.

§64-40-2. Application and Enforcement.

2.1. Application - These legislative rules apply to the owners and operators of mobile home parks.

2.2. Enforcement - The enforcement of these legislative rules is vested with the director of the West Virginia department of health or his lawful designee.

§64-40-3. Definitions.

3.1. Approved. -- A procedure of operation, installation, or construction which is in accordance with the standards, specifications, and instructions established by the state department of health.

3.2. Health officer. -- The state director of health or the executive officer of the local board of health or his duly authorized representative.

3.3. Management building. -- A building or structure used for supplying essential goods or services for the use of mobile home park occupants.

3.4. Mobile home. -- A manufactured relocatable living unit designed and intended for year-round occupancy.

3.5. Mobile home lot. -- A parcel of land within a mobile home park designated for the placement of a single mobile home and for the exclusive use of its occupants and guests.

3.6. Mobile home park. -- Any site, area, tract or parcel of land upon which two or more mobile homes used or occupied for dwelling purposes are parked either free of charge or for monetary consideration and shall include any roadway, building, structure, installation, enclosure, or vehicle used or intended for use as a part of the facilities of said mobile home park.

3.7. Mobile home park development. -- A contiguous parcel of land subdivided into individual lots, each lot individually owned and intended or utilized as the site for placement of a mobile home and its facilities.

3.8. Mobile home stand. -- That part of a mobile home lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

3.9. Occupant. -- A person utilizing a mobile home or a mobile home park as a place of abode.

3.10. Operator. -- A person who is in charge of the operation of a mobile home park, or who allows a lot, site, area, tract or parcel of land to be used for the parking or occupancy of two or more mobile homes.

3.11. Permit. -- A written document issued by the health authority giving a person permission to construct, install, alter, remodel, extend or

operate a specific mobile home park.

3.12. Person. -- Individual, partnership, association, syndicate, company, firm, trust, corporation, government corporation, institution, department, division, bureau, agency, or any entity recognized by law.

3.13. Sewer connection. -- The connection consisting of all pipes, fittings, and appurtenances from the waste drain outlet of a mobile home to the inlet pipe of the corresponding sewer riser pipe of the sewer system serving a mobile home park.

3.14. Sewer riser pipe. -- The portion of the sewer system which extends vertically above the ground elevation and terminates at a designated point at each mobile home lot.

3.15. Sewer system. -- A system of sewers and appurtenances for the collection, transportation, and treatment of sewage, and operated as a community project by a governmental agency, community residents, or as a commercial enterprise.

3.16. State director of health. -- The administrative head and chief executive officer of the state department of health or his duly authorized representative.

3.17. Water connection. -- The connection consisting of all pipes, fittings, and appurtenances from the water connection inlet of a mobile home to the outlet pipe of the corresponding water riser pipe of the water distribution system serving a mobile home park.

3.18. Water riser pipe. -- That portion of the water supply system serving a mobile home park and which extends vertically above the ground elevation and terminates at a designated point at each mobile home lot.

3.19. Water supply system. -- A system or pipes, appurtenances and equipment for the collection, treatment, storage, or distribution of the water from the source of supply to the ultimate

consumer.

§64-40-4. Design, Construction, Installation, Maintenance, and Operation of Mobile Home Parks and Mobile Home Park Developments.

4.1. In addition to meeting all applicable provisions of these regulations, all mobile home parks and mobile home park developments constructed or installed after October 1, 1971, the effective date of these regulations, shall be constructed or installed in accordance with the plans, specifications, and instructions issued by the state department of health.

4.2. The design, construction, installation, maintenance, and operation of a mobile home park or a mobile park development shall comply with all applicable provisions of these regulations and the minimum standards and engineering practices which are approved and acceptable to the state department of health.

4.3. Unless specifically stated otherwise, these regulations shall apply equally to both mobile home parks and mobile home park developments.

§64-40-5. Permits, Hearings, Notices, Orders.

5.1. Construction and installation permits.

5.1.1. On and after October 1, 1971, the date these regulations became effective, except for minor repair, no person shall construct or install a mobile home park, or any part thereof, in the State of West Virginia, unless he possesses a permit issued by the state department of health in the name of such person for such specific construction or installation. The terms construct and install shall be construed to mean and include the terms extend and alter.

5.1.2. A permit for the construction or installation of a mobile home park shall not be issued until an application for a construction or installation permit and detailed plans and specifications of the mobile home park construction or installation have been submitted to

the state department of health for review and approval. Said application, plans, and specifications shall be submitted to the state department of health at least forty-five (45) days prior to the date on which such action by that agency is desired.

5.1.3. An application for a permit shall be made in writing and submitted to the state department of health on a form prescribed by that agency, signed by the applicant or his authorized agent, and shall contain such information as may be requested by the state department of health to enable them to determine if the mobile home park construction or installation is in compliance with all applicable provisions of these regulations.

5.1.4. When upon review of the plans, specifications, and application for a permit, the state department of health is satisfied that the proposed design, construction or installation of the mobile home park is satisfactory, a permit to proceed with such action shall be issued.

5.1.5. The state department of health shall deny a permit if the information on the application form, plans, or specifications is incomplete, inaccurate, false or misleading, or indicates that the applicable provisions of these regulations cannot be met.

5.1.6. Only a person who complies with all the applicable provisions of these regulations shall be entitled to receive and retain a permit.

5.1.7. When a permit has been suspended or revoked, any construction or installation of the mobile home park shall immediately cease.

5.1.8. Permits shall not be transferrable or assignable and shall automatically become invalid upon a change of ownership or upon suspension or revocation.

5.1.9. If the construction or installation activities have not commenced within 6 months from the date of issuance of a permit, said permit shall automatically expire.

5.1.10. The mobile home park shall be constructed or installed in accordance with the plans and specifications as approved by the state department of health. Any deviation from the approved original plans or specifications must be submitted in writing to the state department of health for review, and written approval obtained before such changes are made.

5.2. Permit to operate.

5.2.1. Ninety (90) days after the date these regulations become effective, no person directly or indirectly shall in any manner conduct, control, manage, maintain, or operate a mobile home park in the state of West Virginia unless said person has in his possession a valid permit issued by the health officer to operate such specific mobile home park.

5.2.2. An application for a permit to operate a mobile home park shall be made in writing to the health officer on a form prescribed by the state department of health, signed by the applicant or his authorized agent and shall contain such information as may be requested by the health officer to enable him to determine that the facility and its operation is in compliance with the applicable provisions of these regulations.

5.2.3. The application for a permit shall be made at least 15 days before the actual or proposed operation of said mobile home park is to be effected.

5.2.4. The health officer shall deny a permit if the information on the application form is incomplete, inaccurate, false, or misleading, or indicates that the applicable provisions of these regulations cannot be met.

5.2.5. Only persons who comply with the applicable provisions of these regulations shall be entitled to receive and retain a permit.

5.2.6. Mobile home parks in operation at the time these regulations become effective, and meeting all applicable prior regulations, shall be deemed to be eligible for a permit to operate:

Provided, That any construction or installation taking place after the effective date of these regulations shall be in compliance with all applicable provisions of these regulations.

5.2.7. Mobile home parks put into operation after the date these regulations become effective shall comply in full with all applicable provisions of these regulations.

5.2.8. Permits shall not be transferable or assignable and shall automatically become invalid upon a change of ownership or upon suspension or revocation.

5.2.9. A permit to operate shall expire at midnight on the 31st day of December following the date of issuance.

5.2.10. Application for renewal of permit shall be made at least fifteen (15) days prior to expiration date of existing permit.

5.2.11. In the event of an intended change or an actual change in ownership of a mobile home park, an application for a permit to operate shall be made to the health officer by the person concerned at least fifteen (15) days before the proposed or actual change is effected.

5.2.12. A permit may be suspended or revoked by the health officer if it is found that the mobile home park is maintained or operated in violation of these regulations, or any law, rule, or ordinance applicable thereto, or in violation of the conditions stated on the permit.

5.2.13. A permit to operate shall not be reinstated until an inspection by the health officer determines that the mobile home park is in compliance with all applicable provisions of these regulations or any orders, rules or instructions issued by the health officer.

5.2.14. Operational permits shall be posted in a conspicuous place at the mobile home park, and said permit shall be readily available to the health officer.

5.3. Hearing, notices, and others.

5.3.1. Any person whose application for a permit to construct or install a mobile home park has been denied, or whose permit has been suspended or revoked may petition and shall be granted a hearing on the matter within ten (10) days after the state department of health has received a written petition for such hearing.

5.3.2. Any person whose application for a permit to operate a mobile home park has been denied, or whose permit has been suspended or revoked may petition and shall be granted a hearing on the matter within ten (10) days after the health officer has received a written petition for such hearing.

5.3.3. Notwithstanding the other provisions of these regulations whenever the health officer finds at a mobile home park insanitary or other conditions that may constitute a potential hazard to public health, he may without warning notice or hearing, issue a written order to the operator, citing such conditions, specifying the corrective action to be taken, the time period in which such action shall be taken, and when deemed necessary, such order shall state that the permit to operate is immediately suspended.

§64-40-6. Inspection.

6.1. Each mobile home park shall be inspected at least once each six (6) months. The health officer shall also make as many additional inspections of the mobile home park as he deems necessary to determine satisfactory compliance with the provisions of these regulations and any orders, notices, instructions, or specifications issued pursuant thereto.

6.2. Any consecutive violation of the same item, or items, of these regulations may be considered as just cause for the immediate suspension of a permit to operate.

6.3. A copy of the inspection report shall be filed with the mobile home park operator.

6.4. The owner or operator of a mobile home park, or the person in charge thereof, shall provide the health officer with free access to such premises for the purpose of inspection, and shall furnish all information and records necessary to make the inspection complete.

§64-40-7. Location, Space and Layout.

7.1. General requirements.

7.1.1. All mobile home parks shall be located so as not to be exposed to swamps or marshes or to objectionable smoke, noxious odors, objectionable noise, sudden flooding, erosion, or other adverse influences which may expose persons or property to health or safety hazards.

7.1.2. Ground and paved surfaces in all parts of mobile home parks shall be graded and equipped to drain all surface water in a safe and efficient manner.

7.1.3. Exposed ground surfaces in mobile home parks shall be covered with stone, screenings, other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

7.1.4. No part of a mobile home park shall be used for nonresidential purposes except for such uses that are required for the direct servicing and well being of the mobile home park occupants and for the maintenance and management of the mobile home park.

7.1.5. Nothing contained in these regulations shall be construed as prohibiting the sale of a mobile home located on a mobile home stand and connected to pertinent facilities.

7.1.6. The area of a mobile home park shall be large enough to accommodate:

(a) The designated number of mobile home lots.

(b) All necessary streets and walkways.

(c) Parking areas for motor vehicles.

(d) Management buildings where applicable and other buildings or structures used for, or intended to be used for, the servicing, maintenance, or management of a mobile home park.

(e) Recreational areas, where applicable.

(f) Water supply systems and sewage treatment systems where applicable.

7.2. Space requirements.

7.2.1. Mobile homes including their porches, canopies, and similar appurtenances, shall be separated from other mobile homes and from other buildings and structures by at least 15 feet.

7.2.2. In no event shall any mobile home lot contain less than 3000 square feet.

7.2.3. Nothing contained in these regulations shall be construed as preventing any county or municipal governmental agency or other lawful entity from requiring mobile home lots of greater size than that required by this regulation.

7.2.4. The boundary lines of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means.

7.2.5. No occupied mobile home shall be permitted in a mobile home park unless such mobile home is situated on a mobile home stand.

7.2.6. All mobile homes shall be located at least 15 feet from any park property boundary line abutting upon a public street or highway and at least 10 feet from other park property boundary lines.

7.2.7. There shall be at least 10 feet of space between a mobile home and any mobile home park street, common parking area, or other

common use areas.

7.3. Mobile home stands. -- Mobile home stands shall be so constructed as to prevent heaving, shifting, or uneven settling under the weight of the mobile home due to frost action, drainage, vibration, or forces acting on the superstructure of the mobile home.

7.4. Streets, roads and walkways.

7.4.1. All mobile home parks shall be provided with safe and easily accessible vehicular access to and from abutting public streets or roads. Alignment and gradient shall be properly adapted to topography.

7.4.2. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets and roads.

7.4.3. All access streets and roads leading to or from the mobile home park, and the streets and roads within the mobile home park, shall be of durable all weather surfacing.

7.4.4. All mobile home parks shall be provided with a safe, accessible, durable, all weather surfaced walkway from the individual mobile home to the mobile home park street or road and between locations where pedestrian traffic is concentrated. Sudden changes in alignment and gradient shall be avoided.

7.4.5. Off street parking areas shall be provided in all mobile home parks for the use of the mobile home park occupants and their guests. All mobile home parks shall be furnished with lighting units so spaced and equipped with luminaries as will provide and maintain sufficient levels of illumination for the safe movement of pedestrians and vehicles at night.

§64-40-8. Water Supply.

8.1. General requirement.

8.1.1. All mobile home parks shall be

provided with an easily accessible, safe, potable supply of water approved by the state department of health.

8.1.2. All water supplies, water piping, fixtures or other equipment serving a mobile home park shall be constructed, installed, maintained, and operated in accordance with all applicable provisions of these regulations and the plans, specification, and instructions issued by the state health department.

8.1.3. Underground stop and waste valves are prohibited for use on any water line.

8.1.4. Drinking fountains, if provided, shall be constructed of easily cleanable impervious material, have an angle-jet nozzle protected by a nonoxidizing guard above the overflow rim of the bowl, be equipped with a pressure regulating device and shall be maintained in a sanitary manner.

8.2. Individual water riser pipes and connections.

8.2.1. Each mobile home stand shall be served by a 3/4 inch in diameter or larger water riser pipe extending vertically at least 4 inches above ground elevation.

8.2.2. Water riser pipe outlets shall be securely capped when a mobile home does not occupy the mobile home stand.

§64-40-9. Sewage System.**9.1. General requirements.**

9.1.1. All mobile home parks shall be served by a sewage disposal system that is approved the state department of health.

9.1.2. All sewage disposal or sewage treatment facilities shall be located, maintained, and operated in such a manner as to not create an insanitary condition or a nuisance to the mobile home park occupants or to the owners or occupants of adjacent property.

9.1.3. All plumbing in the mobile home park shall be in compliance with all applicable state and local plumbing laws, regulations, ordinances and codes.

9.2. Individual sewer connections.

9.2.1. Each mobile home stand shall be provided with a sewer riser pipe having a minimum diameter of 4 inches and extending at least 4 inches above the ground.

9.2.2. The sewer riser pipe shall be located within the confines of the mobile home stand, and so located that the sewer connection to the mobile home sewer outlet will approximate a vertical position.

9.2.3. The sewer connection at the riser pipe shall consist of one pipe line only without any branch fittings. All joints shall be water tight.

9.2.4. All materials used for sewer piping and sewer connections shall be durable, semirigid, corrosive resistant, and nonabsorbent.

9.2.5. Approved fittings shall be provided for the connection between the mobile home park sewer riser pipe and the mobile home sewer outlet, and shall be made water and odor tight by the use of approved reinforced, durable, impervious semirigid or flexible piping having smooth interior surfaces and not less than 3 inches internal diameter.

9.2.6. The piping used for sewer connections shall be gas tight and no longer than necessary to make the connection between the mobile home sewer outlet and the mobile home park sewer riser pipe.

9.2.7. Sewer riser pipes at unoccupied mobile home stands shall be tightly plugged or capped in such manner as to render them water tight.

9.2.8. It shall be the duty of the mobile home park operator to keep all occupied mobile homes properly connected to the sewer riser pipes while said mobile homes are in the mobile home park, and to see that all unoccupied mobile home stand sewer riser pipes are plugged or capped in an approved manner.

§64-40-10. Management Buildings and Other Community Service Facilities.

10.1. General requirements. -- Management buildings shall include, but shall not be limited to such community services as: management offices, repair shops, storage areas, and toilet, bathing, laundry, recreational and other auxiliary facilities supplying essential goods and services for the use of the mobile home park occupants.

10.2. Requirements for buildings.

10.2.1. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements.

10.2.2. Exterior portions of buildings shall be of such material and be so constructed and protected as to prevent the entrance or penetration of moisture and weather.

10.2.3. Where toilet or show facilities are required or provided, such facilities shall be provided for each sex.

10.2.4. Water closets shall be located in separate compartments equipped with doors.

10.2.5. All toilet room doors shall be self-closing.

10.2.6. Shower stalls shall be of the individual type.

10.2.7. Toilet and shower rooms shall be constructed so as to prevent direct view of the interior when the exterior doors are open.

10.2.8. A general illumination level of not less than 10 foot candles shall be provided and maintained with 40 foot candles or more being available at specific areas such as work areas, lavatories, laundry facilities, and toilet and shower rooms.

10.2.9. Heating equipment shall conform to American National Standards Institute (ANSI), A.G.A., Underwriters Laboratories, Inc., or other national recognized standards.

10.2.10. Hot and cold running water under pressure shall be furnished to every lavatory, sink, bathtub, shower, and applicable laundry fixture, and cold water shall be furnished to every water closet and urinal.

10.2.11. All floors, walls, ceilings, and attached appurtenances and all fixtures and equipment shall be kept clean and in good repair.

§64-40-11. Electrical distribution system.

All mobile home park electrical distribution systems shall be installed and maintained in accordance with all applicable state and local electrical law, regulations, ordinances and codes, with the appropriate provisions of these regulations, and the plans, specifications, and instructions issued by the state department of health.

§64-40-12. Solid Waste Handling.

12.1. The storage, collection, transportation, and disposal of solid waste shall be so conducted as to not create insanitary conditions, nuisances, rodent harborages, insect breeding areas, accident or fire hazards, or air pollution.

12.2. All solid waste shall be stored in flytight, watertight, rodent proof containers which shall be maintained in a clean condition and in good repair.

12.3. Containers shall be provided in sufficient number and capacity to properly store all solid waste.

12.4. Concrete platforms, metal racks, or holders shall be provided for all solid waste containers and such platforms, racks, or holders shall be so designed and constructed as to prevent the containers from being tipped, to minimize spillage, and to facilitate cleaning around the containers.

12.5. Solid waste shall be collected at least one (1) time per week. Where approved collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service.

12.6. All solid waste shall be collected and transported in a leak proof covered vehicle or covered containers.

12.7. Where approved municipal or private solid waste disposal service is not available, the mobile home park operator shall dispose of the solid waste in accordance with the applicable provisions of the West Virginia Board of Health Solid Waste Regulations.

§64-40-13. Insect and Rodent Control.

13.1. Grounds, buildings, and structures shall be maintained free of insect breeding areas, rodent harborage, and infestation of insect or rodents of public health significance.

13.2. All exterior openings of management buildings or other applicable structures shall be effectively screened or insects and rodents excluded by other effective means.

13.3. The growth of grass, brush, and weeds shall be controlled to prevent the harborage of noxious insects.

13.4. Mobile home parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, and other noxious plants considered detrimental to health and well being.

13.5. Insect and rodent control measures and the control of noxious plants shall be effectively conducted upon written order issued by the health officer to the mobile home park operator.

§64-40-14. Fuel Supply and Storage.

14.1. The fuel distribution system, equipment, installations, and storage facilities shall be designed, constructed, installed, operated, and maintained in accordance with all applicable state and local laws, regulations, ordinances and codes, the applicable provisions of these regulations, and with the plans, specifications, and instructions issued by the state department of health.

14.2. Natural gas system.

14.2.1. Gas lines shall not be installed under any mobile home: Provided, That this section shall not preclude the installation of an individual gas service line that serves a particular mobile home.

14.2.2. All mobile home lot gas outlets shall be equipped with an approved cap or plug to prevent discharge of gas when the outlet is not in use.

14.2.3. All gas outlet risers, regulators, motors, valves, or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.

14.3. Liquefied petroleum gas systems.

14.3.1. LPG systems shall have at least one (1) approved, identified, and readily accessible means of shutting off the entire supply. Such means shall be located outside the mobile home and shall be maintained in an effective operating condition.

14.3.2. All LPG piping outside the mobile home shall be well supported and protected against mechanical injury.

14.3.3. Undiluted LPG in liquid form shall not be conveyed through any piping equipment or fuel system within a mobile home.

14.3.4. LPG containers shall be securely, but not permanently fastened to prevent accidental overturning. Valves and connectors shall be listed standard fittings installed and maintained so as to prevent leaks.

14.3.5. LPG containers shall not be located within or beneath any mobile home, building, or any other type of enclosed structure.

14.3.6. LPG containers shall not be located within 5 feet of a door way of a mobile home, building, or similar structure.

14.4. Fuel oil system

14.4.1. All piping from outside fuel oil storage containers shall be properly installed and securely fastened in place.

14.4.2. Fuel oil storage containers shall not be located beneath or within a mobile home, building, or any other type of enclosed structure.

14.4.3. Fuel oil connectors from the storage container to the mobile home shall be of brass or copper tubing or approved flexible metal hose not smaller than 3/8 inches in diameter and shall be protected from possible physical damage. The use of aluminum tubing or piping is prohibited.

14.4.4. Valves and connectors shall be listed standard fittings installed and maintained liquid tight to prevent leaking of fuel oil.

14.4.5. Fuel oil storage containers shall be vented by means of a metal pipe of at least 1/4 inch in diameter and so designed and installed as to prevent the entrance of rain, dust, dirt, and debris.

14.4.6. An approved, identified, and readily accessible shut off valve shall be installed in the supply line between the fuel oil storage container and the mobile home.

14.4.7. Fuel oil storage containers shall not be located within 5 feet of a doorway of a mobile home, building, or similar structure.

§64-40-15. Fire Protection.

15.1. In addition to complying with all applicable provisions of these regulations, all mobile home parks shall comply with all applicable state and local fire prevention laws, regulations, ordinances and codes, and with the plans, specifications, and instructions issued by the state department of health.

15.2. Fires shall be permitted only in stoves, incinerators, or other equipment designed specifically for that purpose.

§64-40-16. Auxiliary Facilities.

All auxiliary facilities, including, but not limited to, swimming pools, bathing beaches, food service establishments, grocery stores, service stations, and similar facilities shall be constructed, maintained, and operated in compliance with applicable public health laws and the West Virginia Board of Health regulations governing such facilities.

§64-40-17. Registration of Occupants.

17.1. Every mobile home park operator shall maintain a register containing a record of all mobile homes and occupants permitted to use the

mobile home park.

17.2. The register of occupants shall be readily available to the health officer. Such register shall be preserved for a period of one (1) year and shall contain:

17.2.1. The name and mailing address of all mobile home occupants.

17.2.2. The make, model, and license number of each motor vehicle or mobile home.

17.2.3. The country, state or territory issuing the license.

17.2.4. The dates of arrival and departure of each mobile home.

§64-40-18. Supervision.

18.1. The person to whom a permit to operate a mobile home park is issued shall operate the mobile home park in compliance with all applicable provisions of these regulations, all other laws and regulations applicable thereto, and shall provide supervision to maintain the mobile home park and its facilities and equipment in good repair and in a clean and sanitary condition.

18.2. A mobile home shall not be occupied for dwelling purposes unless it is properly placed on an approved mobile home stand and is properly connected to water, sewage, and other essential utilities.

§64-40-19. Miscellaneous Requirements.

19.1. The operator of the mobile home park shall notify the mobile home park occupants of all applicable provisions of these regulations and inform them of their duties and responsibilities under these regulations.

19.2. The mobile home park operator shall provide qualified supervision of the placement of each mobile home on its mobile home stand, including securing its stability and installing all utility connections.

19.3. Skirting, porches, awnings and other appurtenances or additions are prohibited unless they are properly constructed, installed and maintained.

19.4. The space beneath a mobile home shall be used for storage only if permitted by the mobile home park operator. If permitted, the following conditions shall be satisfied:

19.4.1. The storage area shall be provided with a base of impervious material.

19.4.2. Stored items shall be so located as not to interfere with the inspection of the space beneath the mobile home, nor to create an insanitary or unsightly condition.

19.5. Persons owning or in charge of a dog, cat or other pet animal shall not permit such animal to run at large or to commit any nuisance within the limits of the mobile home park or adjoining properties.

19.6. All dogs or cats under the supervision of an occupant of a mobile home park shall be inoculated against rabies in compliance with the laws of this state.

§64-40-20. Repeal of Former Regulations.

All regulations previously adopted by the West Virginia Board of Health which are in conflict with the provisions of these regulations are hereby repealed.

§64-40-21. Severability.

If any provision of these regulations, or the application thereof to any person or circumstance, shall be held invalid, such invalidity shall not affect the provisions or application of these regulations which can be given effect without the invalid provisions or application, and to this end the provisions of these regulations are declared to be severable.

§64-40-22. Penalty for Violating Provisions of Regulation.

22.1. Any person who violates any provision of these regulations shall be guilty of a misdemeanor and shall upon conviction be punished by a fine or not more than two hundred dollars (\$200) or by imprisonment for not more than thirty (30) days or both fine and imprisonment.

22.2. Each day's failure to comply with any applicable provision of these regulations shall constitute a separate offense.

WEST VIRGINIA LEGISLATIVE RULES
BOARD OF HEALTH

Mobile Home Parks

Chapter 16-1
Series 40
(1983)

INDEX

	Page
Section 1. General	1
Section 2. Application and Enforcement	1
Section 3. Definitions	1
Section 4. Design, Construction, Installation, Maintenance, and Operation of Mobile Home Parks and Mobile Home Park Development	4
Section 5. Permits, Hearings, Notices, Orders	4
Section 6. Inspection	9
Section 7. Location, Space and Layout	9
Section 8. Water Supply	12
Section 9. Sewage System	13
Section 10. Management Buildings and Other Community Service Facilities	14
Section 11. Electrical Distribution System	16
Section 12. Solid Waste Handling	16
Section 13. Insect and Rodent Control	17
Section 14. Fuel Supply and Storage	17
Section 15. Fire Protection	19
Section 16. Auxiliary Facilities	20
Section 17. Registration of Occupants	20
Section 18. Supervision	20
Section 19. Miscellaneous Requirements	21
Section 20. Repeal of Former Regulations	22
Section 21. Severability	22
Section 22. Penalty for Violating Provisions of Regulations	22

WEST VIRGINIA LEGISLATIVE RULES
BOARD OF HEALTH

Chapter 16-1
Series 40
(1983)

Subject: Mobile Home Parks

Section 1. General

1.1. Scope - These legislative rules establish the requirements governing the construction, installation and operation of mobile home parks.

1.2. Authority - These legislative rules are issued under the authority of and are related to Chapter 16, Article 1, Section 7 of the West Virginia Code of 1931, as amended.

1.3. Filing Date - These legislative rules were filed on the 25th day of August 1971, in the Secretary of State's office.

1.4. Effective Date - These legislative rules became effective on the 1st day of October 1971.

1.5. Refiling Date - These legislative rules were refiled pursuant to Chapter 29A, Article 2, Section 5 of the West Virginia Code of 1931, as amended on the 30th day of December 1982, in the Secretary of State's office.

Section 2. Application and Enforcement

2.1. Application - These legislative rules apply to the owners and operators of mobile home parks.

2.2. Enforcement - The enforcement of these legislative rules is vested with the director of the West Virginia department of health or his lawful designee.

Section 3. Definitions

3.1. Approved - A procedure of operation, installation, or con-

struction which is in accordance with the standards, specifications, and instructions established by the state department of health.

3.2. Health Officer - The state director of health or the executive officer of the local board of health or his duly authorized representative.

3.3. Management Building - A building or structure used for supplying essential goods or services for the use of mobile home park occupants.

3.4. Mobile Home - A manufactured relocatable living unit designed and intended for year-round occupancy.

3.5. Mobile Home Lot - A parcel of land within a mobile home park designated for the placement of a single mobile home and for the exclusive use of its occupants and guests.

3.6. Mobile Home Park - Any site, area, tract or parcel of land upon which two or more mobile homes used or occupied for dwelling purposes are parked either free of charge or for monetary consideration and shall include any roadway, building, structure, installation, enclosure, or vehicle used or intended for use as a part of the facilities of said mobile home park.

3.7. Mobile Home Park Development - A contiguous parcel of land subdivided into individual lots, each lot individually owned and intended or utilized as the site for placement of a mobile home and its facilities.

3.8. Mobile Home Stand - That part of a mobile home lot which has been reserved for the placement of the mobile home, appurtenant structures or additions.

3.9. Occupant - A person utilizing a mobile home or a mobile home park as a place of abode.

3.10. Operator - A person who is in charge of the operation of a mobile home park, or who allows a lot, site, area, tract or parcel of land

to be used for the parking or occupancy of two or more mobile homes.

3.11. Permit - A written document issued by the health authority giving a person permission to construct, install, alter, remodel, extend or operate a specific mobile home park.

3.12. Person - Individual, partnership, association, syndicate, company, firm, trust, corporation, government corporation, institution, department, division, bureau, agency, or any entity recognized by law.

3.13. Sewer Connection - The connection consisting of all pipes, fittings, and appurtenances from the waste drain outlet of a mobile home to the inlet pipe of the corresponding sewer riser pipe of the sewer system serving a mobile home park.

3.14. Sewer Riser Pipe - The portion of the sewer system which extends vertically above the ground elevation and terminates at a designated point at each mobile home lot.

3.15. Sewer System - A system of sewers and appurtenances for the collection, transportation, and treatment of sewage, and operated as a community project by a governmental agency, community residents, or as a commercial enterprise.

3.16. State Director of Health - The administrative head and chief executive officer of the state department of health or his duly authorized representative.

3.17. Water Connection - The connection consisting of all pipes, fittings, and appurtenances from the water connection inlet of a mobile home to the outlet pipe of the corresponding water riser pipe of the water distribution system serving a mobile home park.

3.18. Water Riser Pipe - That portion of the water supply system

...serving a mobile home park and which extends vertically above the ground elevation and terminates at a designated point at each mobile home lot.

3.19. Water Supply System - A system or pipes, appurtenances and equipment for the collection, treatment, storage, or distribution of the water from the source of supply to the ultimate consumer.

Section 4. Design, Construction, Installation, Maintenance, and Operation of Mobile Home Parks and Mobile Home Park Developments

4.1. In addition to meeting all applicable provisions of these regulations, all mobile home parks and mobile home park developments constructed or installed after October 1, 1971, the effective date of these regulations, shall be constructed or installed in accordance with the plans, specifications, and instructions issued by the state department of health.

4.2. The design, construction, installation, maintenance, and operation of a mobile home park or a mobile park development shall comply with all applicable provisions of these regulations and the minimum standards and engineering practices which are approved and acceptable to the state department of health.

4.3. Unless specifically stated otherwise, these regulations shall apply equally to both mobile home parks and mobile home park developments.

Section 5. Permits, Hearings, Notices, Orders

5.1. Construction and Installation Permits

5.1.1. On and after October 1, 1971, the date these regulation became effective, except for minor repair, no person shall construct or install a mobile home park, or any part thereof, in the State of West Virginia, unless he possesses a permit issued by the state department of health in the name of such person for such specific construction or installation. The terms

construct and install shall be construed to mean and include the terms extend and alter.

5.1.2. A permit for the construction or installation of a mobile home park shall not be issued until an application for a construction or installation permit and detailed plans and specifications of the mobile home park construction or installation have been submitted to the state department of health for review and approval. Said application, plans, and specifications shall be submitted to the state department of health at least 45 days prior to the date on which such action by that agency is desired.

5.1.3. An application for a permit shall be made in writing and submitted to the state department of health on a form prescribed by that agency, signed by the applicant or his authorized agent, and shall contain such information as may be requested by the state department of health to enable them to determine if the mobile home park construction or installation is in compliance with all applicable provisions of these regulations.

5.1.4. When upon review of the plans, specifications, and application for a permit, the state department of health is satisfied that the proposed design, construction or installation of the mobile home park is satisfactory, a permit to proceed with such action shall be issued.

5.1.5. The state department of health shall deny a permit if the information on the application form, plans, or specifications is incomplete, inaccurate, false or misleading, or indicates that the applicable provisions of these regulations cannot be met.

5.1.6. Only a person who complies with all the applicable provisions of these regulations shall be entitled to receive and retain a permit.

5.1.7. When a permit has been suspended or revoked, any construction

or installation of the mobile home park shall immediately cease.

5.1.8. Permits shall not be transferrable or assignable and shall automatically become invalid upon a change of ownership or upon suspension or revocation.

5.1.9. If the construction or installation activities have not commenced within 6 months from the date of issuance of a permit, said permit shall automatically expire.

5.1.10. The mobile home park shall be constructed or installed in accordance with the plans and specifications as approved the state department of health. Any deviation from the approved original plans or specifications must be submitted in writing to the state department of health for review, and written approval obtained before such changes are made.

5.2. Permit to Operate

5.2.1. Ninety days after the date these regulations become effective, no person directly or indirectly shall in any manner conduct, control, manage, maintain, or operate a mobile home park in the state of West Virginia unless said person has in his possession a valid permit issued by the health officer to operate such specific mobile home park.

5.2.2. An application for a permit to operate a mobile home park shall be made in writing to the health officer on a form prescribed by the state department of health, signed by the applicant or his authorized agent and shall contain such information as may be requested by the health officer to enable him to determine that the facility and its operation is in compliance with the applicable provisions of these regulations.

5.2.3. The application for a permit shall be made at least 15 days before the actual or proposed operation of said mobile home park is to be

effected.

5.2.4. The health officer shall deny a permit if the information on the application form is incomplete, inaccurate, false, or misleading, or indicates that the applicable provisions of these regulations cannot be met.

5.2.5. Only persons who comply with the applicable provisions of these regulations shall be entitled to receive and retain a permit.

5.2.6. Mobile home parks in operation at the time these regulations become effective, and meeting all applicable prior regulations, shall be deemed to be eligible for a permit to operate, provided that any construction or installation taking place after the effective date of these regulations shall be in compliance with all applicable provisions of these regulations.

5.2.7. Mobile home parks put into operation after the date these regulations become effective shall comply in full with all applicable provisions of these regulations.

5.2.8. Permits shall not be transferrable or assignable and shall automatically become invalid upon a change of ownership or upon suspension or revocation.

5.2.9. A permit to operate shall expire at midnight on the 31st day of December following the date of issuance.

5.2.10. Application for renewal of permit shall be made at least 15 days prior to expiration date of existing permit.

5.2.11. In the event of an intended change or an actual change in ownership of a mobile home park, an application for a permit to operate shall be made to the health officer by the person concerned at least 15 days before the proposed or actual change is effected.

5.2.12. A permit may be suspended or revoked by the health officer if it is found that the mobile home park is maintained or operated in violation of these regulations, or any law, rule, or ordinance applicable thereto, or in violation of the conditions stated on the permit.

5.2.13. A permit to operate shall not be reinstated until an inspection by the health officer determines that the mobile home park is in compliance with all applicable provisions of these regulations or any orders, rules or instructions issued by the health officer.

5.2.14. Operational permits shall be posted in a conspicuous place at the mobile home park, and said permit shall be readily available to the health officer.

5.3. Hearing, Notices, and Others

5.3.1. Any person whose application for a permit to construct or install a mobile home park has been denied, or whose permit has been suspended or revoked may petition and shall be granted a hearing on the matter within 10 days after the state department of health has received a written petition for such hearing.

5.3.2. Any person whose application for a permit to operate a mobile home park has been denied, or whose permit has been suspended or revoked may petition and shall be granted a hearing on the matter within 10 days after the health officer has received a written petition for such hearing.

5.3.3. Notwithstanding the other provisions of these regulations whenever the health officer finds at a mobile home park insanitary or other conditions that may constitute a potential hazard to public health, he may without warning notice or hearing, issue a written order to the operator, citing such conditions, specifying the corrective action to be taken, the

time period in which such action shall be taken, and when deemed necessary, such order shall state that the permit to operate is immediately suspended.

Section 6. Inspection

6.1. Each mobile home park shall be inspected at least once each six months. The health officer shall also make as many additional inspections of the mobile home park as he deems necessary to determine satisfactory compliance with the provisions of these regulations and any orders, notices, instructions, or specifications issued pursuant thereto.

6.2. Any consecutive violation of the same item, or items, of these regulations may be considered as just cause for the immediate suspension of a permit to operate.

6.3. A copy of the inspection report shall be filed with the mobile home park operator.

6.4. The owner or operator of a mobile home park, or the person in charge thereof, shall provide the health officer with free access to such premises for the purpose of inspection, and shall furnish all information and records necessary to make the inspection complete.

Section 7. Location, Space and Layout

7.1. General Requirements

7.1.1. All mobile home parks shall be located so as not to be exposed to swamps or marshes or to objectionable smoke, noxious odors, objectionable noise, sudden flooding, erosion, or other adverse influences which may expose persons or property to health or safety hazards.

7.1.2. Ground and paved surfaces in all parts of mobile home parks shall be graded and equipped to drain all surface water in a safe and efficient manner.

7.1.3. Exposed ground surfaces in mobile home parks shall be covered with stone, screenings, other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

7.1.4. No part of a mobile home park shall be used for nonresidential purposes except for such uses that are required for the direct servicing and well-being of the mobile home park occupants and for the maintenance and management of the mobile home park.

7.1.5. Nothing contained in these regulations shall be construed as prohibiting the sale of a mobile home located on a mobile home stand and connected to pertinent facilities.

7.1.6. The area of a mobile home park shall be large enough to accommodate:

- (a) The designated number of mobile home lots.
- (b) All necessary streets and walkways.
- (c) Parking areas for motor vehicles.
- (d) Management buildings where applicable and other buildings or structures used for, or intended to be used for, the servicing, maintenance, or management of a mobile home park.
- (e) Recreational areas, where applicable.
- (f) Water supply systems and sewage treatment systems where applicable.

7.2. Space Requirements

7.2.1. Mobile homes including their porches, canopies, and similar appurtenances, shall be separated from other mobile homes and from other buildings and structures by at least 15 feet.

7.2.2. In no event shall any mobile home lot contain less than 3000 square feet.

7.2.3. Nothing contained in these regulations shall be construed as preventing any county or municipal governmental agency or other lawful entity from requiring mobile home lots of greater size than that required by this regulation.

7.2.4. The boundary lines of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means.

7.2.5. No occupied mobile home shall be permitted in a mobile home park unless such mobile home is situated on a mobile home stand.

7.2.6. All mobile homes shall be located at least 15 feet from any park property boundary line abutting upon a public street or highway and at least 10 feet from other park property boundary lines.

7.2.7. There shall be at least 10 feet of space between a mobile home and any mobile home park street, common parking area, or other common use areas.

7.3. Mobile Home Stands - Mobile home stands shall be so constructed as to prevent heaving, shifting, or uneven settling under the weight of the mobile home due to frost action, drainage, vibration, or forces acting on the superstructure of the mobile home.

7.4. Streets, Roads and Walkways

7.4.1. All mobile home parks shall be provided with safe and easily accessible vehicular access to and from abutting public streets or roads. Alignment and gradient shall be properly adapted to topography.

7.4.2. Access to mobile home parks shall be designed to minimize

congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets and roads.

7.4.3. All access streets and roads leading to or from the mobile home park, and the streets and roads within the mobile home park, shall be of durable all-weather surfacing.

7.4.4. All mobile home parks shall be provided with a safe, accessible, durable, all-weather surfaced walkway from the individual mobile home to the mobile home park street or road and between locations where pedestrian traffic is concentrated. Sudden changes in alignment and gradient shall be avoided.

7.4.5. Off-street parking areas shall be provided in all mobile home parks for the use of the mobile home park occupants and their guests. All mobile home parks shall be furnished with lighting units so spaced and equipped with luminaries as will provide and maintain sufficient levels of illumination for the safe movement of pedestrians and vehicles at night.

Section 8. Water Supply

8.1. General Requirement

8.1.1. All mobile home parks shall be provided with an easily accessible, safe, potable supply of water approved by the state department of health.

8.1.2. All water supplies, water piping, fixtures or other equipment serving a mobile home park shall be constructed, installed, maintained, and operated in accordance with all applicable provisions of these regulations and the plans, specification, and instructions issued by the state health department.

8.1.3. Underground stop and waste valves are prohibited for use on

any water line.

8.1.4. Drinking fountains, if provided, shall be constructed of easily cleanable impervious material, have an angle-jet nozzle protected by a non-oxidizing guard above the overflow rim of the bowl, be equipped with a pressure regulating device and shall be maintained in a sanitary manner.

8.2. Individual Water-Riser Pipes and Connections

8.2.1. Each mobile home stand shall be served by a 3/4 inch in diameter or larger water riser pipe extending vertically at least 4 inches above ground elevation.

8.2.2. Water riser pipe outlets shall be securely capped when a mobile home does not occupy the mobile home stand.

Section 9. Sewage System

9.1. General Requirements

9.1.1. All mobile home parks shall be served by a sewage disposal system that is approved the state department of health.

9.1.2. All sewage disposal or sewage treatment facilities shall be located, maintained, and operated in such a manner as to not create an insanitary condition or a nuisance to the mobile home park occupants or to the owners or occupants of adjacent property.

9.1.3. All plumbing in the mobile home park shall be in compliance with all applicable state and local plumbing laws, regulations, ordinances and codes.

9.2. Individual Sewer Connections

9.2.1. Each mobile home stand shall be provided with a sewer riser pipe having a minimum diameter of 4 inches and extending at least 4 inches above the ground.

9.2.2. The sewer riser pipe shall be located within the confines of the mobile home stand, and so located that the sewer connection to the mobile home sewer outlet will approximate a vertical position.

9.2.3. The sewer connection at the riser pipe shall consist of one pipe line only without any branch fittings. All joints shall be water tight.

9.2.4. All materials used for sewer piping and sewer connections shall be durable, semi-rigid, corrosive resistant, and nonabsorbent.

9.2.5. Approved fittings shall be provided for the connection between the mobile home park sewer riser pipe and the mobile home sewer outlet, and shall be made water and odor tight by the use of approved reinforced, durable, impervious semi-rigid or flexible piping having smooth interior surfaces and not less than 3 inches internal diameter.

9.2.6. The piping used for sewer connections shall be gas tight and no longer than necessary to make the connection between the mobile home sewer outlet and the mobile home park sewer riser pipe.

9.2.7. Sewer riser pipes at unoccupied mobile home stands shall be tightly plugged or capped in such manner as to render them water tight.

9.2.8. It shall be the duty of the mobile home park operator to keep all occupied mobile homes properly connected to the sewer riser pipes while said mobile homes are in the mobile home park, and to see that all unoccupied mobile home stand sewer riser pipes are plugged or capped in an approved manner.

Section 10. Management Buildings and Other Community Service Facilities

10.1. General Requirements - Management buildings shall include, but shall not be limited to such community services as: management offices,

repair shops, storage areas, and toilet, bathing, laundry, recreational and other auxiliary facilities supplying essential goods and services for the use of the mobile home park occupants.

10.2. Requirements for Buildings

10.2.1. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements.

10.2.2. Exterior portions of buildings shall be of such material and be so constructed and protected as to prevent the entrance or penetration of moisture and weather.

10.2.3. Where toilet or shower facilities are required or provided, such facilities shall be provided for each sex.

10.2.4. Water closets shall be located in separate compartments equipped with doors.

10.2.5. All toilet room doors shall be self-closing.

10.2.6. Shower stalls shall be of the individual type.

10.2.7. Toilet and shower rooms shall be constructed so as to prevent direct view of the interior when the exterior doors are open.

10.2.8. A general illumination level of not less than 10 foot candles shall be provided and maintained with 40 foot candles or more being available at specific areas such as work areas, lavatories, laundry facilities, and toilet and shower rooms.

10.2.10. Heating equipment shall conform to American National Standards Institute (ANSI), A.G.A., Underwriters Laboratories, Inc., or other national recognized standards.

10.2.11. Hot and cold running water under pressure shall be furnished

to every lavatory, sink, bathtub, shower, and applicable laundry fixture, and cold water shall be furnished to every water closet and urinal.

10.2.12. All floors, walls, ceilings, and attached appurtenances and all fixtures and equipment shall be kept clean and in good repair.

Section 11. Electrical Distribution System - All mobile home park electrical distribution systems shall be installed and maintained in accordance with all applicable state and local electrical law, regulations, ordinances and codes, with the appropriate provisions of these regulations, and the plans, specifications, and instructions issued by the state department of health.

Section 12. Solid Waste Handling

12.1. The storage, collection, transportation, and disposal of solid waste shall be so conducted as to not create insanitary conditions, nuisances, rodent harborages, insect breeding areas, accident or fire hazards, or air pollution.

12.2. All solid waste shall be stored in flytight, watertight, rodent-proof containers which shall be maintained in a clean condition and in good repair.

12.3. Containers shall be provided in sufficient number and capacity to properly store all solid waste.

12.4. Concrete platforms, metal racks, or holders shall be provided for all solid waste containers and such platforms, racks, or holders shall be so designed and constructed as to prevent the containers from being tipped, to minimize spillage, and to facilitate cleaning around the containers.

12.5. Solid waste shall be collected at least one time per week.

Where approved collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service.

12.6. All solid waste shall be collected and transported in a leak-proof covered vehicle or covered containers.

12.7. Where approved municipal or private solid waste disposal service is not available, the mobile home park operator shall dispose of the solid waste in accordance with the applicable provisions of the West Virginia Board of Health Solid Waste Regulations.

Section 13. Insect and Rodent Control

13.1. Grounds, buildings, and structures shall be maintained free of insect breeding areas, rodent harborage, and infestation of insect or rodents of public health significance.

13.2. All exterior openings of management buildings or other applicable structures shall be effectively screened or insects and rodents excluded by other effective means.

13.3. The growth of grass, brush, and weeds shall be controlled to prevent the harborage of noxious insects.

13.4. Mobile home parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, and other noxious plants considered detrimental to health and well-being.

13.5. Insect and rodent control measures and the control of noxious plants shall be effectively conducted upon written order issued by the health officer to the mobile home park operator.

Section 14. Fuel Supply and Storage

14.1. The fuel distribution system, equipment, installations, and storage facilities shall be designed, constructed, installed, operated, and

maintained in accordance with all applicable state and local laws, regulations, ordinances and codes, the applicable provisions of these regulations, and with the plans, specifications, and instructions issued by the state department of health.

14.2. Natural Gas System

14.2.1. Gas lines shall not be installed under any mobile home, provided that this section shall not preclude the installation of an individual gas service line that serves a particular mobile home.

14.2.2. All mobile home lot gas outlets shall be equipped with an approved cap or plug to prevent discharge of gas when the outlet is not in use.

14.2.3. All gas outlet risers, regulators, motors, valves, or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.

14.3. Liquified Petroleum Gas Systems

14.3.1. LPG systems shall have at least one approved, identified, and readily accessible means of shutting off the entire supply. Such means shall be located outside the mobile home and shall be maintained in an effective operating condition.

14.3.2. All LPG piping outside the mobile home shall be well supported and protected against mechanical injury.

14.3.3. Undiluted LPG in liquid form shall not be conveyed through any piping equipment or fuel system within a mobile home.

14.3.4. LPG containers shall be securely, but not permanently fastened to prevent accidental overturning. Valves and connectors shall be listed standard fittings installed and maintained so as to prevent leaks.

14.3.5. LPG containers shall not be located within or beneath any mobile home, building, or any other type of enclosed structure.

14.3.6. LPG containers shall not be located within 5 feet of a doorway of a mobile home, building, or similar structure.

14.4. Fuel Oil System

14.4.1. All piping from outside fuel oil storage containers shall be properly installed and securely fastened in place.

14.4.2. Fuel oil storage containers shall not be located beneath or within a mobile home, building, or any other type of enclosed structure.

14.4.3. Fuel oil connectors from the storage container to the mobile home shall be of brass or copper tubing or approved flexible metal hose not smaller than 3/8 inches in diameter and shall be protected from possible physical damage. The use of aluminum tubing or piping is prohibited.

14.4.4. Valves and connectors shall be listed standard fittings installed and maintained liquid tight to prevent leaking of fuel oil.

14.4.5. Fuel oil storage containers shall be vented by means of a metal pipe of at least 1/4 inch in diameter and so designed and installed as to prevent the entrance of rain, dust, dirt, and debris.

14.4.6. An approved, identified, and readily accessible shut off valve shall be installed in the supply line between the fuel oil storage container and the mobile home.

14.4.7. Fuel oil storage containers shall not be located within 5 feet of a doorway of a mobile home, building, or similar structure.

Section 15. Fire Protection

15.1. In addition to complying with all applicable provisions of these regulations, all mobile home parks shall comply with all applicable

state and local fire prevention laws, regulations, ordinances and codes, and with the plans, specifications, and instructions issued by the state department of health.

15.2. Fires shall be permitted only in stoves, incinerators, or other equipment designed specifically for that purpose.

Section 16. Auxiliary Facilities - All auxiliary facilities, including, but not limited to, swimming pools, bathing beaches, food service establishments, grocery stores, service stations, and similar facilities shall be constructed, maintained, and operated in compliance with applicable public health laws and the West Virginia Board of Health regulations governing such facilities.

Section 17. Registration of Occupants

17.1. Every mobile home park operator shall maintain a register containing a record of all mobile homes and occupants permitted to use the mobile home park.

17.2. The register of occupants shall be readily available to the health officer. Such register shall be preserved for a period of one year and shall contain:

17.2.1. The name and mailing address of all mobile home occupants.

17.2.2. The make, model, and license number of each motor vehicle or mobile home.

17.2.3. The country, state or territory issuing the license.

17.2.4. The dates of arrival and departure of each mobile home.

Section 18. Supervision

18.1. The person to whom a permit to operate a mobile home park is issued shall operate the mobile home park in compliance with all applicable

provisions of these regulations, all other laws and regulations applicable thereto, and shall provide supervision to maintain the mobile home park and its facilities and equipment in good repair and in a clean and sanitary condition.

18.2. A mobile home shall not be occupied for dwelling purposes unless it is properly placed on an approved mobile home stand and is properly connected to water, sewage, and other essential utilities.

Section 19. Miscellaneous Requirements

19.1. The operator of the mobile home park shall notify the mobile home park occupants of all applicable provisions of these regulations and inform them of their duties and responsibilities under these regulations.

19.2. The mobile home park operator shall provide qualified supervision of the placement of each mobile home on its mobile home stand, including securing its stability and installing all utility connections.

19.3. Skirting, porches, awnings and other appurtenances or additions are prohibited unless they are properly constructed, installed and maintained.

19.4. The space beneath a mobile home shall be used for storage only if permitted by the mobile home park operator. If permitted, the following conditions shall be satisfied:

19.4.1. The storage area shall be provided with a base of impervious material.

19.4.2. Stored items shall be so located as not to interfere with the inspection of the space beneath the mobile home, nor to create an insanitary or unsightly condition.

19.5. Persons owning or in charge of a dog, cat or other pet animal

shall not permit such animal to run at large or to commit any nuisance within the limits of the mobile home park or adjoining properties.

19.6. All dogs or cats under the supervision of an occupant of a mobile home park shall be inoculated against rabies in compliance with the laws of this state.

Section 20. Repeal of Former Regulations - All regulations previously adopted by the West Virginia Board of Health which are in conflict with the provisions of these regulations are hereby repealed.

Section 21. Severability - If any provision of these regulations, or the application thereof to any person or circumstance, shall be held invalid, such invalidity shall not affect the provisions or application of these regulations which can be given effect without the invalid provisions or application, and to this end the provisions of these regulations are declared to be severable.

Section 22. Penalty for Violating Provisions of Regulation

22.1. Any person who violates any provision of these regulations shall be guilty of a misdemeanor and shall upon conviction be punished by a fine or not more than \$200.00 or by imprisonment for not more than 30 days or both fine and imprisonment.

22.2. Each day's failure to comply with any applicable provision of these regulations shall constitute a separate offense.