

ORDINANCE # 18-03
CITY OF SALEM, KENTUCKY
MOBILE & MANUFACTURED HOMES

PURPOSE

The City of Salem, Kentucky seeks to improve the housing conditions of mobile and manufactured homes. This ordinance will protect occupants from substandard housing.

1. All mobile and manufactured homes must be oriented on the lot so the main front entrance door faces the street.
 - a. *Exceptions are allowed for pre-existing lots previously set for homes prior to this ordinance.*
 - b. *No more than one mobile or manufactured home is allowed per lot.*
2. Mobile and manufactured homes moved into the city limits after the date of this ordinance, must have vinyl or rust free siding and a shingled or rust free pitched roof, meaning a roof of 2 or more slopes rising to a ridge.
 - a. *Beginning July 1, 2019 all pre-existing mobile and manufactured homes must maintain rust free siding and roofing.*
3. Under skirting must enclose the space from the bottom of the home to ground level. This must be installed within 10 days of new water-sewer hook-up. Should pipes ever freeze and bust because of damaged or missing under skirting, water service will not resume until under skirting is repaired or replaced.
 - a. *Singlewides must have weather resistant under skirting.*
 - b. *Doublewides must have concrete block under skirting.*
4. Land Contracts and Lease to Own Contracts for mobile and manufactured homes are considered rentals until a deed is presented to the Salem City Clerk.
5. **The Commonwealth of Kentucky requires "B1" Seals on ALL USED** mobile and manufactured homes that are used as rentals. This one time inspection will be good until the mobile or manufactured home is moved to another location. All current B1 Seals must be located by the front door knob.
 - a. *Landlords of pre-existing mobile and manufactured homes must have a B1 inspection by **July 1, 2019**. An approved inspection report must be presented to City Hall where a copy will be kept on record.*
 - b. *Pre-existing mobile and manufactured homes that have had water shut off for any reason will need their first time B1 inspection before water services can be resumed. An approved inspection report must be presented to Salem City Hall where a copy will be kept on file.*
 - c. *Any mobile or manufactured home with a current B1 seal that have been*

without water connection for a period of over 12 months must reapply for a new B1 seal before water services are resumed. An approved inspection report must be presented to Salem City Hall where a copy will be kept on file.

6. **The Commonwealth of Kentucky requires** all new and used mobile and manufactured homes be installed by a **Certified Installer**. A two part **CI** seal is required to be installed by the Certified Installer. The first part which is to be placed in the panel box will have the name of the installer, the address of the installation and the date of the installation. The second part of the seal is a peel off that goes above the HUD seal on the exterior of the home. This CI seal is required on all new and used mobile and manufactured homes before city water services will be provided.

ABATEMENT PROCEDURE

Whenever a situation of noncompliance is discovered, a City Officer or employee shall give 30 days written notice to remedy the noncompliant situation. The notice shall be mailed to the last known address of the owner of the mobile or manufactured home as well as the deed holder of the land, as it appears on the current tax assessment roll. Upon the failure of the owner of the property to comply, the appropriate penalty will be imposed.

PENALTY

Whoever violates any provision of **section #5 subsection a&c** or **section #2 subsection a** shall be deemed guilty of a violation and shall be fined not less than \$25.00 nor more than \$250.00 for each offense. Each day that any person shall fail or refuse to comply with this section after receiving the notice herein referred to, shall constitute a separate offence.

For more information on state required B1 and CI seals you may contact:

Commonwealth of Kentucky

Manufactured Housing Section of Building Code Enforcement Division

Department of Housing, Buildings, and Construction

Website: www.dhbc.ky.gov Click on Division of Building Codes Enforcement

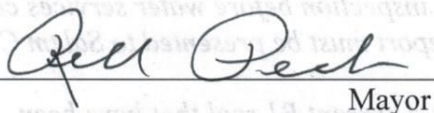
Department of Housing, Building, and Construction

101 Sea Hero Road, Suite 100

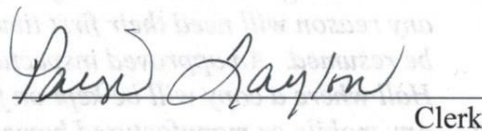
Tel: (502) 573-1795

First reading October 16, 2018

Second reading November 20, 2018



Mayor



Clerk