

**Pre-Owned Manufactured Home Inspection Application  
INSPECTION ONLY**

**(This is not a manufactured home move permit)**

Applicant \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Manufactured Home Information:

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

Width & Length \_\_\_\_\_ Serial # \_\_\_\_\_

HUD # \_\_\_\_\_ # Of Bedrooms \_\_\_\_\_ # of Baths \_\_\_\_\_

Current Home Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address Where Inspection Will Occur \_\_\_\_\_

City \_\_\_\_\_ Phone \_\_\_\_\_

Home Will Be Located To:

Road Name: \_\_\_\_\_ Address \_\_\_\_\_

Mileage Outside of Banks County \_\_\_\_\_ 35Cents per mile outside of Banks County

Please attach copy of paid tax receipt

Application is hereby made according to the laws and resolutions of Banks County, GA. by my signature below I certify that the application and attached data is true and correct.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date



## Minimum Standards Pre-Owned Manufactured Home

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**Intent:** The manufactured housing industry recognizes the need to regulate the usage and habitability of pre-owned manufactured homes. Although some local governments have attempted to regulate these homes by restricting the year they were manufactured, GMHA does not feel that these type restrictions truly address the problem. Any home, regardless of its age or method of construction, must be maintained properly in order to retain its value and habitability.

The proposed *Pre-Owned Manufactured Home Minimum Standards* were developed to assist cities and counties in creating or amending local building codes and/or zoning ordinances that regulate the usage and habitability of these homes. These minimum standards were developed to promote a safe and sanitary living environment and to enhance the overall value for pre-owned manufactured homes.

These standards are applicable only to those pre-owned manufactured homes built under the Federal Manufactured Housing Construction and Safety Standards (HUD Code) and defined as a manufactured home under Georgia Law 8-2-131(3). Construction and safety standards for a pre-owned HUD Code manufactured home should not exceed the HUD code standard in effect at the time the home was produced.

Governing bodies should not use these standards as a tool for implementing policies that would have the effect of excluding and/or eliminating pre-owned HUD Code manufactured homes.

### A. Definitions

- (1) **Pre-owned Manufactured Home.** Any manufactured home as defined in Georgia Law 8-2-131(3) that has been previously utilized as a residential dwelling.
- (2) **Retailer.** A retailer shall be synonymous with dealer as defined in Georgia Law 8-2-131(2).
- (3) **Assignee.** Any bank, financing institution or any person purchasing a retail installment contract, that has as security a manufactured home.

### B. Facilities Required

- (1) **Sanitary facilities.** Every pre-owned manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in working condition when properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be in a sanitary working condition free from leaks, and obstructions.
- (2) **Hot and cold water supply.** Every kitchen sink, lavatory and tub or shower in a pre-owned manufactured home must be connected to a supply of both cold and hot water.
- (3) **Water heating facilities.** Every pre-owned manufactured home shall have water-heating facilities in a safe, working condition.
- (4) **Heating facilities.** Every pre-owned manufactured home shall have heating facilities in safe, working condition. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby heating appliances may be connected.

Unvented fuel burning heaters shall be prohibited except for gas heaters listed for unvented use and the total input rating of the unvented heaters is less than 30 BTU per hour per cu. ft. of room content.

Unvented fuel burning heaters shall be prohibited in bedrooms.

In lieu of inspecting the heating facilities of a pre-owned manufactured home, the retailer may request a heating inspection by a qualified third party. Approval by such a person will be accepted as compliance with those portions of the safety standards established herein which pertain to heating systems.

- (5) **Smoke detector.** Every pre-owned manufactured home shall be provided with a State of Georgia approved smoke detector, installed in accordance with the manufacturer's recommendations and listing.
- (6) **Windows.** Every habitable room excluding bathrooms, kitchens, and hallways shall have at least one window that can be opened, facing directly to the outdoors.
- (7) **Ventilation.** Every habitable room shall have at least one window or skylight which can be opened, or such other device that will ventilate the room.
- (8) **Electrical**
  - (a) **Distribution Panels.** Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.
  - (b) **Electrical System.** The electrical system (switches, receptacles, fixtures, etc.) shall be properly installed, wired and shall be in a working condition. The pre-owned manufactured home shall be subjected to an electrical continuity test(s) to assure that all metallic parts are properly bonded.
  - (c) **Third Party Inspection.** The retailer may, in lieu of inspecting the electrical and heating systems of a pre-owned manufactured home, request an electrical inspection by a qualified third party. Approval by such a person will be accepted as compliance with those portions of the safety standards established herein which pertain to electrical systems.
- (9) **Exterior Walls.** The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to the occupied spaces of the pre-owned manufactured home.
- (10) **Exterior Siding.** The exterior siding of the pre-owned manufactured home shall be free of rot and rust and must be uniform in appearance.
- (11) **Roofs.** Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.
- (12) **Interior floors, walls, and ceiling.** Every floor, interior wall and ceiling shall be kept in sound condition to prevent the admittance of rain or moisture.

### C. Exception for Homes Purchased for Repair

(1) If a pre-owned manufactured home is to be sold as is for purposes of repair prior to occupancy, the sales agreement and/or contract shall specifically state that the purchaser understands that the home is not habitable in its present condition and that purchaser must bring home into compliance with the specified standards.

(2) No home may be placed for occupancy until standards herein are met.

02/08/00

05/08/01

(d) **Minimum Health and Safety Standards.** All pre-owned manufactured homes shall comply with the following before being issued a certificate of occupancy by the building inspector and prior to being located in or relocated in Banks County:

(a) HUD Code. Every pre-owned manufactured home located in the jurisdiction shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. 5401-5445 (the HUD Code) and shall not have been altered in such a way that the home no longer meets the HUD Code.

(b) Interior Condition. Every floor, interior wall, and ceiling of a pre-owned manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.

(c) Exterior Condition. The exterior of all pre-owned manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.

(d) Sanitary Facilities. Every plumbing fixture, water, and waste pipe of a pre-owned manufactured home shall be in a sanitary working condition when properly connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.

(e) Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.

(f) Electrical Systems. (switches, receptacles, fixtures, etc.) shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded. Each pre-owned manufactured home shall contain a water heater in safe and working order.

(g) Hot Water Supply. Each home shall contain a water heater in safe and working condition.

(h) Egress Windows. Each bedroom of a manufactured home shall have at least one operable window of sufficient size to allow egress if necessary. *5.0 sq. ft. in open position.*

(i) Ventilation. The kitchen in the home shall have at least one operating window or other ventilation device.

(j) Smoke Detectors. Each pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations.

3.

Section 50-8 of the Code of Banks County, Georgia, is deleted in its entirety and inserted in lieu thereof a new Section 50-8 to read as follows:

A pre-owned mobile home or manufactured home that does not meet the Minimum Health and Safety Standards of this Chapter may be transferred to a county licensed dealer authorized to buy and sell mobile homes and/or manufactured homes for location at said dealer's place of business for sale or transfer outside of the county. In no event shall this exception allow any person to live in said mobile home or manufactured home or to allow said home to receive any utility service.

4.

All Resolutions, or Ordinances, or parts thereof, in conflict with the terms of this Resolution are hereby repealed, but it is hereby provided that any resolution, ordinance or law, which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, which shall be liberally construed to be in favor of Banks County, is hereby adopted as part hereof.

5.

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this Resolution shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not so held to be invalid. It is hereby declared to be the intent of the Board of Commissioners to provide for separable and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

**(d) Minimum Health and Safety Standards.** All pre-owned manufactured homes shall comply with the following before being issued a certificate of occupancy by the building inspector and prior to being located in or relocated in Banks County:

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