# City of Kramer Municipal Code **Chapter 13 – Manufactured and Mobile Home Code**

**13. Be it ordained by the Kramer City Council of the city of Kramer, North Dakota** each structure, modular or mobile home, within the City of Kramer shall comply with the standards herein established to ensure the health and safety of the City of Kramer.

Section 1 - Definitions
Section 2 - Installation and Required Actions by Owner
Section 3 – Blighted Premise

**Section 1 – Definitions**

*Electrical disconnect*, also known as a safety switch or disconnect switch, is a device that safely and completely cuts off power to an electrical circuit or equipment. It's a crucial safety mechanism used during maintenance, repairs, or in emergency situations to prevent electrical shock or fire.

*Mobile Home*: In North Dakota, a mobile home is defined as a single or multi-sectional structure built on a permanent chassis. It's typically designed for human habitation, either temporary or permanent, and is owned or used as a residence or place of business. To be considered a mobile home under North Dakota Century Code Chapter 57-55-01, it must be either attached to utility services or be 27 feet or more in length. For the purpose of this chapter, the term mobile home also applies to modular homes and manufacture homes.

*Skirting*, also known as underpinning for mobile homes, refers to a material that encloses the open space between the bottom of a manufactured home and the ground.

*Travel trailer* is defined as a vehicle without its own motive power, designed for recreational use as living or sleeping quarters, and not exceeding 40 feet in length, according to the North Dakota Century Code. It is a type of recreational vehicle specifically intended for temporary living during recreational, camping, or travel activities.

*Vents*,vents in mobile homes are ventilation openings built into the skirting. These vents are crucial for regulating moisture and airflow beneath the home, preventing problems like mold, mildew, and pest infestations. They allow fresh air to circulate, preventing the buildup of moisture and potentially harmful gases that can rise from the soil.

**Section 2 - Installation and Required Actions by Owner**

**13.2. Application and Permit.** Submit the CKform-03 Zoning and Building Application with fee to the Kramer City Auditor. The intent of the process is to ensure individuals are aware of sewer hook-up fees, locations of occasional overland flooding and ensure the placement of the structure does not alter or interfere in wastewater drainage in the city. Ensure the application is submitted a minimum of forty-five (45) days prior to the proposed start of work or installation. If approved the city will issue a CKform-09 to the individual.

**13.2.1. Permit**

After cokform-03 is reviewed, the city will issue the ckform-09, Building Permit, which must be posted clearly at the site.

**13.2.1.a. Warning**

If the city is concerned about the proposed site, the city must provide clear and concise reasoning for the concern. The property owner must acknowledge the city’s concern in writing and acknowledge the owner’s responsibility with proceeding in the area of concern. Should the city find the proposed location presents a significant threat to the safety and peace of the community, the council may elect to disapprove the permit, with concise and deliberate reason and offer an appeal to the individual requesting the permit. The appeal must be completed within 30 days of the denial’s submission.

**13.2.1.b. Inspector Requirement**

In addition to the city permit, in North Dakota, licensed installers must obtain an authorization from a licensed inspector before installing a manufactured home. This authorization (SFN 58346) must be displayed at the site and accessible from outside the home, preferably in a window.

**13.2.2. Installation and Inspection**

In North Dakota, all new manufactured homes must be installed and inspected by licensed professionals. An authorization to install must be obtained before work begins. A single-wide requires one inspection, while a double-wide needs at least two. Installations must follow factory standards or be specifically engineered. An insignia is attached upon successful installation and inspection.

**13.2.3. Connection to Utilities**

The connection to city sewer system requires the submission of the ckform-09 – Sewer Connection Request and the required fee at the time of submitting the ckform-08 – Building Permit Application. Both must be approved by the city council

The connection of water, fuel, sanitary sewer and electrical service must be under the supervision of a qualified representative of the utility company supplying fuel or electrical service. A manufactured or mobile home may not be occupied before an inspection is conducted to ensure ordinance compliance:

* Water (Rural Water, Bottineau) and sanitary sewer connections (City approved plumber)
* The electrical service conductors (Otter Tail Power Company)
* A propane line test conducted by the propane provider

**13.2.4. Accessory Buildings and Attached Structures.**

Accessory buildings and carports must be of standard construction and shall meet the requirements of the City of Bottineau Building Code. An attached entryway may not obstruct any required exit from the home. No more than one entryway is allowed for each mobile home.

**13.2.5. Wrap Around Skirting for Home**

Skirting is mandatory for all modular or mobile homes within six (6) months of installation. This protects the homeowner from environmental conditions and the local community from animal nuisances that may elect to reside under such homes for protection.

**13.2.5.a. Access door and Vents**

Skirting must be reinforced properly and provide for a minimum of one access point for entry under the home, for maintenance and pest management and have a means of venting on each end or side of the home.

**13.2.5. Electrical Disconnect**

 Service equipment, including the disconnecting means, must be located adjacent to the mobile or modular home and easily accessible outdoors. Disconnect panels shall be no more than 30 feet away and clearly identified for firefighting and emergency management teams.

**3.2.6. Fire Safety**

Smoke and carbon monoxide detectors and fire extinguishers are mandatory and must be checked regularly to determine their functionality.  The city inspects regularly to ensure property owners are keeping tall grass and materials susceptible to fire away from their structures. Pit fires and open flame grills should be a minimum or 10 feet away from structures.

**3.2.7. Wind Safety and Planning**

 Reinforced skirting and tie downs are essential for the survival of modular and mobile homes. However, few structures are not safe from the damage inflected by a tornado. Talk to neighbors with basements or storm shelters and make plans for sharing shelters when dangerous conditions are present. Be familiar with other structures in the community that may offer better protection.

**Section 3 – Blighted Mobile Homes and Travel Trailers**

**13.3.1. Blighted Premises.**

It is unlawful for any person or entity to keep or maintain any blighted premises. Vacant mobile homes and travel trailers must be kept securely locked and the windows kept glazed or neatly boarded up and otherwise protected to prevent entrance by unauthorized persons, or vermin, rodents and other pests, unless such structure is under the active course of construction, and unless such construction is completed within a reasonable time as defined in paragraph 13.3.3.

**13.3.2. Unsafe and Dangerous Premise**

Notwithstanding the foregoing, the city council may deem the premises to be unsafe and/or dangerous and take appropriate enforcement action to have the condition corrected or removed by the owner or be charged for the removal or demolition of the premise in accordance with City of Kramer Municipal Code Chapter 9 – Property Maintenance.

**13.3.3. Blighted Structures**

The city shall define a mobile home that has endured substantial cessation of normal construction to repair damage or modify the mobile home for more than two years as blighted.

 The city shall define a mobile home or travel trailer that is vacant and has been boarded up for more than one year as blighted.

The city shall define a mobile home as blighted if the mobile home or travel trailer has substantial, visible damage, and/or not connected to the utilities, and/or is still positioned on wheels and not blocked or skirted.

The city shall define a travel trailer as blighted if the structure has substantial, visible damage and/or is no longer licensed for travel on the highways of the State of North Dakota.

**13.3.3. Action by City**

When the City of Kramer has defined a mobile home or travel trailer within city limits as a blighted structure, the council will implement such action as defined in City of Kramer Municipal Code – Chapter 9 – Property Maintenance to address the condition, its repair or removal, and penalties.

**13.4. Implementation**

This municipal Chapter requires two readings and a vote of approval by the Kramer City Council after which the Chapter shall become effective on the date of signature.

**13.5. Supremacy Clause.**

This ordinance supersedes all previous ordinance and amendments, and negates all and any previous contracts and agreements, written or spoken concerning the placement, installation, and care of mobile homes and travel trailers in the City of Kramer.

Date of First Reading: City Officer in Attendance

Date of Second Reading: City Officer in Attendance

Council Vote:

Adopted this day:

Mayor: Auditor Attests