

Common Code Violations for Mobile Homes :

What Exactly Is Considered A Mobile Home?

A mobile home is defined as, “a residential structure, transportable in one or more sections, which is eight body feet or more in width, over thirty five body feet in length with a hitch, building on an integral chassis, designed to be used as a dwelling when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-condition, and electrical systems contained therein.”
723.00.(8) FSS

CDC 18.2.5.C EXTERIOR STRUCTURE (GENERAL)

C. Exterior structure The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

What does this mean?

- All exterior structures on the mobile home (siding, wood, etc.) must be intact, sturdy, and not have any holes, rot, or broken pieces.

CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

(5) Roofs drainage - The roof and flashing shall be sound, tight and not have defects that admit water. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions, Roof water shall not be discharged in a manner that creates a public nuisance or that adversely affects neighboring properties, real or personal, by causing damage, deterioration, etc. to that adjacent property.

What does this mean?

- All roofs and gutters are to be free from any vegetation, tree limbs, and other items. Roofs and drainage is free from any breakage, leakage, holes, or other disrepair.

CDC 18.2.5.C12 EXTERIOR STRUCTURE (OPENABLE WINDOWS)

(12) Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

What does this mean?

- All windows that should be able to open to the outside, are able to be opened.

CDC 18.2.5.D1 INTERIOR STRUCTURE (STRUCTURAL MEMBERS)

(1) Structural members - All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

What does this mean?

- All floors in the mobile home should be sturdy and hard with no holes, sagging, soft spots, or missing pieces and be able to hold weight from both persons and furniture.

CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS

(1) General - All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

What does this mean?

All plumbing inside the mobile home should be leak free, installed and maintained properly, sanitary, and properly closed off to the elements outside. Toilets need to be able to properly flush with drainage going into the designated pipes and not leaking onto the ground.

CDC 18.2.8.A2 MECHANICAL AND ELECTRICAL REQUIREMENTS

(2) Responsibility - The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy and premises which does not comply with the requirements of this section.

What does this mean?

All electrical systems in the mobile home to include wiring, light switches, outlets, etc. need to be in good working order and free from any frays, sparking, or other disrepair.

COO 11-75 INOPERATIVE VEHICLES

(a) No person shall knowingly leave any partially dismantled, wrecked, discarded, junked, or unlicensed vehicle on any street or highway within the city.

(b) It shall be unlawful for any person to store or keep any inoperable vehicles on any property within the city.

What does this mean?

- All vehicles on the property are to be properly tagged with current registration and decals. Also, the vehicle needs to be operable and can not be taken apart, up on jacks, have flat tires, missing motors, etc.

CDC 18.2.5.B4 EXTERIOR PROPERTY AREAS (RODENT HARBORAGE)

(4) Rodent harborage - All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

What does this mean?

The outside of the mobile home is to be free from any holes, rot, or other areas where rodents can enter inside. If these type of entrances are found, they are to be properly secured and fixed.

CDC 18.2.5.F EXTERMINATION

Extermination - All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

(1) Owner - The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

- (2) Single Occupant - The occupant of a single-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.
- (3) Multiple occupancy - The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant or tenant to prevent such infestation in the area occupied, the occupant or tenant shall also be responsible for extermination.
- (4) Occupant - The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.
- (5) Exception - Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

What does this mean?

All mobile homes are to be free from any kind of infestation whether it be rodents, insects, roaches, fleas, bedbugs, etc. If there is an infestation, it is to be treated by an exterminator and prevention measures taken to prevent re-infestation.

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

(a) Weeds, overgrowth and/or uncultivated vegetation which has, over a discernible portion of a defined area or tract of land, attained a mean leaf height of 12 inches and accumulations of debris shall constitute a hazard to health, safety or fire control.

What does this mean?

Keep the property around your mobile home free from junk, trash, and debris, and mow your lawn regularly. All grass and weeds are to be under twelve inches in height.

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

(a) No person who shall own, occupy or act as agent for the owner of any private property shall fail to remove or cause to be removed weeds, overgrowth, vegetation, debris and other materials or matter which constitute a hazard to health, safety or proper fire control from any such property.

(b) All tenants or occupants of any private real property abutting on any street in the city, or if no tenant or occupant, then the owner thereof shall be required to keep that part of the street between such property lines and the curb lines or drivable area of the street of which such property abuts in a clean and sanitary condition at all times by keeping the same free from excessive weed growth and trash of all kinds and by keeping the grass mowed.

Debris means material which is stored externally and is not otherwise covered and shall include, but not be limited to, the following: household items, inoperative machinery, automobiles or appliances, refuse, garbage, rubbish, trash or junk, used scrap or lumber, pipe, steel, aluminum or other nonferrous metals, plumbing fixtures, insulation, and other building material, construction equipment, tanks, totes, cans, barrels, boxes, drums, piping, glass, old iron, plastic, cleared trees, removed tree stumps, inoperative boats or other inoperative recreational equipment.

What does this mean?

Keep the property around your mobile home free from junk, trash, and debris, and mow your lawn regularly. All grass and weeds are to be under twelve inches in height. In open carports, there is no storage of household items, inoperative machinery, yard maintenance equipment and tools, appliances,

garbage, trash or junk, used scrap or lumber, pipe, steel, aluminum or other nonferrous metals, building materials, construction equipment, tanks, totes, cans, barrels, boxes, drums, cleared trees, removed tree stumps, inoperative boats or other inoperative recreational equipment. All of these items are to be stored in a fully enclosed structure such as a garage or shed. The only items aloud in an open carports are operable vehicles with current tag, decals, and registration, a table and chairs, grill or smoker.

COO 11-74 STORING OF JUNK ON PROPERTY

No person shall store or allow to remain on any property, or discard, within the city, any dismantled, partially dismantled, nonoperative or discarded household or commercial appliances, machinery, vehicles, nor parts of any such items, nor scrap metal or junk.

What does this mean?

In open carports or around the property, there is no storage of household items, inoperative machinery, yard maintenance equipment and tools, appliances, garbage, trash or junk, used scrap or lumber, pipe, steel, aluminum or other nonferrous metals, building materials, construction equipment, tanks, totes, cans, barrels, boxes, drums, cleared trees, removed tree stumps, inoperative boats or other inoperative recreational equipment. All of these items are to be stored in a fully enclosed structure such as a garage or shed. The only items aloud in an open carports are operable vehicles with current tag, decals, and registration, a table and chairs, grill or smoker.

CDC 18.24F(1)c. STRUCTURE UNFIT FOR HUMAN OCCUPANCY

Structure unfit for human occupancy - A habitable structure is unfit for human occupancy whenever the Building Official finds that such structure is unsafe or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, heating facility, sanitary or other essential equipment required by the Property Maintenance Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

What does this mean?

Due to the conditions of the mobile home, poor structural, maintenance, disrepair, etc. outside or inside, or the interior living conditions, the mobile home is not fit for any persons to live in. This could be due to unsanitary conditions, infestation, fire safety hazards, hazards to the neighbors or neighborhood, etc. If these conditions are found, the mobile home will be "Red Tagged" advising it is unsafe for human occupancy. When this occurs, residents of the mobile home are not permitted to reside, sleep, eat, complete daily tasks etc. inside. However, they are able to have entrance to the mobile home if they are actively making the repairs necessary for the mobile home to be lived in again.

823.07 Florida State Statue Iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or airtight units; abandonment, discard.—

- (1) The purpose of ss. 823.07-823.09 is to prevent deaths due to suffocation of children locked in abandoned or discarded iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or similar airtight units from which the doors have not been removed.
- (2) It is unlawful for any person knowingly to abandon or discard or to permit to be abandoned or discarded on premises under his or her control any icebox, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar airtight unit having an interior storage capacity of 11/2 cubic feet or more from which the door has not been removed.
- (3) The provisions of this section shall not apply to an icebox, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar airtight unit which is crated or is securely locked from the outside or is

in the normal use on the premises of a home, or rental unit, or is held for sale or use in a place of business; provided, however, that "place of business" as used herein shall not be deemed to include a junkyard or other similar establishment dealing in secondhand merchandise for sale on open unprotected premises.

(4) It shall be unlawful for any junkyard dealer or secondhand furniture dealer with unenclosed premises used for display of secondhand iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or similar airtight units to fail to remove the doors on such secondhand units having an interior storage capacity of 11/2 cubic feet or more from which the door has not been removed. This section will not apply to any dealer who has fenced and locked his or her premises.

What does this mean?

All iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or similar airtight units can not be stored outside of the mobile home or anywhere on the property unless either the doors have been removed or a lock and chain make it unable to be opened.

What do you need permits for?

The Florida Building Code does not apply to mobile homes due to them being considered a vehicle. Any interior work including floors, plumbing, walls, water heaters, painting, repairs, windows, doors, remodeling, renovations, etc. does not require a permit through the City of Largo as long as the structural integrity and structural outside housing materials and shape does not change.

What does require a permit from the City of Largo is adding an additional room, roof-overs, porches, carports, any additions that are free standing and self-supporting (permanent large metal shed), installation of outdoor air conditioning unit, etc. Also, any plumbing or electrical that starts in the mobile home and ties into the sewer system or main electrical lines. All repairs or replacements in common areas of the mobile home community to include parks, recreational areas, pools, etc. require permits.

