

# Town of Brownville

## Safety Inspection Ordinance for Mobile Homes

A representative from the Town of Brownville, under the authorization of the Town Manager will do an inspection of any used mobile, before a permit is issued for said dwelling to enter the town limits of Brownville.

The following will be inspected under the authority of this ordinance:

### Exit Facilities – Exterior Doors

Homes shall have a minimum of two (2) exterior doors located remote from each other.

1. Required egress doors shall not be located where a lockable interior door must be used in order to exit.
2. Doors may not be less than twelve (12) feet from each other as measured in any straight line direction regardless of the length of the travel between doors.
3. One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than thirty-five (35) feet.
4. All exterior swinging doors shall provide a minimum thirty (30) inches wide by eighty (80) inches high clear opening. All exterior sliding glass doors shall provide a minimum thirty (30) inches wide by seventy-eight (78) inches high clear opening. Locks shall not require the use of a key for operation from the inside.

### Exit Facilities – Egress Windows and Devices

1. Every room designed expressly for sleeping purposes, unless it has an exterior door, shall have at least one outside window operable from the inside without the use of tools and providing a clear opening of not less than twenty-four (24) inches in width, thirty-six (36) inches in height and six (6) square feet meet in area. NOTE: For casement, awning, or jealousy windows, the six (6) square feet must be unobstructed when windows are open. The bottom of the opening shall not be more than forty-four (44) inches off the floor.

### Fire Detection Equipment

All used mobile homes, regardless of the date of manufacture, shall meet the following requirements.

1. At least once smoke detector (which may be a single station alarm device) shall be installed in the home in the following locations:
  - a. A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door unless a door separates the living area from that bedroom area, in which case the detector shall be installed on the living area side as close to the door as practical. Homes having bedroom areas separated by any one or combination of communication areas such as kitchen, dining room, living room or family

- room (but not a bathroom or utility room) shall have at least one detector protecting each bedroom area.
- b. When located in hallways, the detector shall be between the return air intake and the living area.
  - c. The smoke detector shall not be placed in a location which impairs its effectiveness.
  - d. Smoke detectors shall be labeled as conforming with the requirements of Underwriters Laboratory Standards No. 217, Third Edition, 1985, as amended through October 8, 1985, for single and multiple station smoke detectors.
  - e. Each smoke detector shall be installed in accordance with its listing on a wall or ceiling. If installed on a wall, the top of the detector shall be located four (4) inches to twelve (12) inches below the ceiling. However, when a detector is mounted on an interior wall below a sloping ceiling, it shall be located four (4) inches to twelve (12) inches below the intersection on the connecting exterior wall and the sloping ceiling (cathedral ceiling). The required detectors shall be attached to an electrical outlet box and the detector connected by permanent wiring method into a general electrical circuit. There shall be no protection device protecting the branch circuit and the detector. The smoke detector shall not be placed on any circuit protected by a ground fault circuit interrupter.
  - f. A combination smoke detector and carbon monoxide detector (battery operated must also be affixed in the center of the mobile home to protect the occupants.

### **Carpeting**

All manufactured homes, regardless of the date of manufacture, shall meet the following requirements.

1. Carpeting shall not be used in a space or compartment designed to contain only a furnace and or a water heater. Carpeting may be used in other areas where a furnace or water heater is installed, provided that it is not located under the furnace or water heater.

### **Life and Fire Safety**

1. Identification of each home in a community shall be clearly marked for identification in a uniform manner that is clearly visible from the street serving the site.

If the initial inspection fails, a copy of that report shall be left, so as to enable the owner or representative to take corrective measures. A second inspection shall then be arranged at a later date. There will be an initial inspection fee of \$20.00 (twenty dollars) plus a \$.43 per mile charge from and to the location of the inspection. If a follow-up inspection is necessary or re-inspection, the fee shall be the same and borne by the owner or representative of the mobile home.

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Adopted by the Town of Brownville on \_\_\_\_\_

Attest: \_\_\_\_\_  
Kathy White, Town Clerk

# Town of Brownville Mobile Home Safety Inspection

Date: \_\_\_\_\_

The following articles from the Town of Brownville Safety Inspection Ordinance for Mobile Homes will be inspected by a representative of the Brownville Fire Department. All inspection fees are the responsibility of the owner, or the party requesting the inspection. To avoid additional costs and fees it is recommended that a copy of the Brownville Safety Inspection for Mobile Homes Ordinance be obtained and reviewed prior to requesting an inspection. Any item or items marked fail will require an additional inspection prior to a permit being issued.

## Inspection Check List – Pass / Fail

- |   |            |            |
|---|------------|------------|
| 1. Exit Facilities, Exterior Doors                  | Pass _____ | Fail _____ |
| 2. Exit Facilities, Egress Windows and Devices      | Pass _____ | Fail _____ |
| 3. Fire Detection Equipment (smoke detectors)       | Pass _____ | Fail _____ |
| 4. Carpeting (not under furnace / hot water heater) | Pass _____ | Fail _____ |
| 5. Identification (911 address)                     | Pass _____ | Fail _____ |

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Name of Applicant: \_\_\_\_\_

Owners Name if different: \_\_\_\_\_

Address home is moving to: \_\_\_\_\_

Address of current location: \_\_\_\_\_

Contact phone number: \_\_\_\_\_

Date Request for inspection: \_\_\_\_\_

Date of 2nd inspection: \_\_\_\_\_

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## Mobile Home Information

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Year: \_\_\_\_\_ Color: \_\_\_\_\_

ID or Vin # \_\_\_\_\_ Roof: \_\_\_\_\_

Siding type: \_\_\_\_\_

Code Enforcement Officer Signature: \_\_\_\_\_ Fire Dept. Inspector: \_\_\_\_\_

Person Requesting Inspection: \_\_\_\_\_