

RESOLUTION

A RESOLUTION CREATING ARTICLE VII OF CHAPTER 6 OF THE SEDGWICK COUNTY CODE; ESTABLISHING MANUFACTURED HOUSING INSTALLATION REGULATIONS IN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS; ESTABLISHING LICENSING REQUIREMENTS FOR MANUFACTURED HOUSING INSTALLATION CONTRACTORS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; ESTABLISHING TRUTH IN ADVERTISING REQUIREMENTS; AND SETTING FORTH PENALTIES FOR VIOLATIONS THEREOF.

WHEREAS, pursuant to K.S.A. 19-101a, et seq., as amended, the Board of County Commissioners of Sedgwick County, Kansas (hereinafter "County") is authorized to enact local legislation which includes the power to enact rules and regulations governing the installation of manufactured housing in the unincorporated area of Sedgwick County, and establishing licensing requirements therefor; providing for the issuance of permits and the collection of fees therefor; and setting forth penalties for violations thereof; and

WHEREAS, the County currently lacks regulations specifically addressing the installation of manufactured housing in the unincorporated area of the County; and

WHEREAS, it is the purpose of these articles to regulate the installation of manufactured housing to promote the health, safety, and the general welfare of the citizens of Sedgwick County who contract for the installation of a manufactured home, or who intend to undertake such installation personally.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

1. **PURPOSE.** Chapter 6 of the Sedgwick County Code is hereby amended, and the following Manufactured Housing Code is hereby adopted therein.

Sec. 6-350 Adopted. The provisions of this resolution are hereby adopted as the Manufactured Housing Code of Sedgwick County, Kansas, and shall supersede and cancel any and all prior resolutions adopted by the Board of County Commissioners of Sedgwick County, Kansas, with regard to the subject matter contained herein.

Sec. 6-351 Definitions. As used herein:

"Accessory building" means any building or structure, or portion thereof, located on the same property as a manufactured home which building or structure does not qualify as a manufactured home as defined herein.

“Building Code” means the Uniform Building Code (UBC) as currently adopted by the Board of County Commissioners of Sedgwick County.

“Code Enforcement Officer” means the official or other authorized representative charged with the administration and enforcement of this resolution. The terms “building official,” “inspector,” and “department director” of the Sedgwick County Department of Code Enforcement are synonymous. The code enforcement officer as defined in K.S.A. 19-101d(b)(2), shall have the power to sign, issue and execute uniform complaints and notices to appear as set out by K.S.A. 19-101d.

“Ground anchor” means any device designed to secure a mobile home to the ground.

“Health officer” means the director of the Wichita-Sedgwick County Department of Community Health, or such officer’s authorized representative.

“Manufactured home” means a dwelling unit built on or after June 15, 1976, which is fabricated in one or more sections at a location other than the home site by assembly line-type production techniques or by other construction methods unique to an off-site manufacturing process. Every section shall bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards generally known as the HUD code established pursuant to 42 U.S.C. 5403. A manufactured home is designed to be towed on its own chassis or be site delivered by alternative means. A manufactured home shall be transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term “manufactured home” does not include a recreational vehicle.

“Manufactured home community” means a parcel of land which has been planned and improved in some manner, and used or intended to be used by one or more occupied mobile homes or manufactured homes not placed on permanent foundations. The term manufactured home community does not include sales lots on which unoccupied mobile or manufactured homes, whether new or used, are parked for the purpose of storage, inspection or sale, nor does it include a tract of land on which a manufactured home as a second dwelling unit has been permitted on a temporary basis as a conditional use in accordance with the UZC.

“Manufactured home installation contractor” means a contractor who has been licensed as required by Sec. 6-356 of this article to obtain required permits to perform blocking, anchorage, tie-down installation, and skirting installation as required by this article.

“Manufactured home space” means a plot of ground within a manufactured home community or nonconforming or nonstandard mobile home community which is to accommodate

one manufactured home or mobile home and which provides service facilities for water, sewage and electricity.

“Manufactured home subdivision” means a subdivision within the “MH” manufactured housing zoning district which is platted for development as individual home sites for manufactured homes, modular homes, residential-design manufactured homes and/or site-built single-family dwellings, to be placed on permanent foundations as required for permanent structures.

“Mechanical Code” means the Uniform Mechanical Code (UMC) as currently adopted by the Board of County Commissioners of Sedgwick County.

“Mobile home” means a movable, detached single-family dwelling unit that was manufactured prior to June 15, 1976 and is not in conformance with the National Manufactured Home Construction and Safety Standards Act, or HUD code, as is now required for a manufactured home. Such units shall provide all of the accommodations necessary to be a dwelling unit and shall be connected to utilities in conformance with all applicable regulations. The term “mobile home” does not include a recreational vehicle.

“Modular home” means a structure consisting of one or more components manufactured off-site in conformance with the standards of the Uniform Building Code as currently adopted by Sedgwick County and related technical codes, and that is moved to the construction site for final assembly as a dwelling unit, and is placed on a permanent foundation as required for a permanent structure.

“NEC” means the National Fire Protection Association, Inc. (NFPA) 70 National Electrical Code, as currently adopted by the Board of County Commissioners of Sedgwick County.

“Occupy,” “occupancy,” or “occupied” means the use of any mobile home, manufactured home or recreational vehicle by any person for living, sleeping, cooking or eating purposes.

“Operator” means the person or business that has charge, care or control of a licensed or unlicensed manufactured home community, nonconforming or nonstandard manufactured or mobile home community, park, or camp or portion thereof, and/or the person or business that holds the license for a manufactured home community, a nonconforming or nonstandard mobile home park or camp.

“Park” means manufactured home community or nonconforming or nonstandard mobile home park.

“Person” means any individual, firm, trust, partnership, association or corporation.

“Pier” means one of the structural supports, required by the uniform standard code for mobile homes and recreational vehicles act, for a mobile home which is not secured to the ground on a permanent foundation.

“Plumbing Code” means the Uniform Plumbing Code as currently adopted by the Board of County Commissioners of Sedgwick County, Kansas.

“Recreational vehicle” means a unit designed as temporary living quarters for recreational, camping or travel use; units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers, converted buses, house boats or other similar units as determined by the Director of Sedgwick County Department of Code Enforcement.

“Residential-design manufactured home” means a manufactured home on a permanent foundation which has minimum dimensions of twenty-two (22) body feet in width, a pitched roof, and siding and roofing materials which are customarily used on site-built homes, and complies with the architectural and aesthetic standards specified in Section IV-D of the UZC. A residential-design manufactured home shall be considered a single-family dwelling.

“Roadway” means any private street located within a community, park or camp and providing for the general vehicular and pedestrian circulation within the community, park or camp.

“Roof protector” means a device designed to prevent over-the-top tie downs from damaging or penetrating the roof material.

“Tie down” means any device designed for the purpose of anchoring a mobile home to ground anchors.

“UZC” means Wichita-Sedgwick County Unified Zoning Code, as currently adopted by the Board of County Commissioners of Sedgwick County.

Nothing hereunder shall pertain to “job trailers,” “construction trailers,” “portable classrooms,” or “portable offices.”

Sec. 6-352. Permits Required for Installation of Manufactured Homes.

Manufactured home installation permits shall be obtained for every manufactured home installed in the unincorporated area of Sedgwick County beginning January 1, 2000.

A manufactured home installation permit shall be obtained from the Sedgwick County Department of Code Enforcement, 1144 South Seneca, Wichita, Kansas, for every manufactured home which is installed or relocated within the unincorporated area of Sedgwick County. The purpose of such manufactured home installation permit is to assure that manufactured homes are

anchored and placed on footings and foundations and skirted as required by Sec. 6-367, 6-369 A, 6-368, and 6-361 B (1) of this resolution, and that such manufactured homes are appropriately skirted with an approved fire-resistive material as required by Sec. 6-361 B (1) of this resolution. Manufactured home installation permits shall be obtained prior to installation of any manufactured home within the unincorporated area of Sedgwick County. Manufactured home installation permits may be obtained by a licensed manufactured home installation contractor as defined in this resolution, a manufactured home dealer/seller, or by the owner/buyer of the manufactured home.

Permits and inspections for any building, electrical, plumbing, mechanical, or construction work other than manufactured home anchorage, footings and foundations, or skirting, as outlined above, shall be obtained as required by the building, electrical, plumbing, mechanical and health codes as currently adopted by the Board of County Commissioners of Sedgwick County Kansas.

A copy of the third party inspection report shall be presented when purchasing all modular home permits. No permit shall be issued without a third party inspection report.

Sec. 6-353. Inspections for Manufactured Homes.

All construction or work for which a manufactured home installation permit is required shall be subject to inspection by Department of Code Enforcement, and certain types of construction shall have continuous inspection by special inspectors for certain types of work as specified in the UBC. A survey of the lot may be required by the Department of Code Enforcement to verify that the structure is located in accordance with the approved plans.

It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the Department of Code Enforcement nor the County shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the person doing the work authorized by a manufactured home installation permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day prior to when such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

Sec. 6-354. Required Inspections.

The manufactured home shall not be occupied prior to obtaining final inspection approval by the Office of Code Enforcement of the following:

- (1) Footings and setbacks, if required, before concrete is placed.

- (2) Stem wall, if required, before concrete is placed.
- (3) Blocking, pursuant to K.S.A. 75-1231 and drawings available for inspection at the office of Sedgwick County Code Enforcement, 1144 S. Seneca, Wichita, Kansas.
- (4) Tie down, pursuant to K.S.A. 75-1227 through 75-1230 inclusive and the standards on file in the Department of Code Enforcement and incorporated herein by reference.
- (5) Electrical service connection as set forth at Sec. 6-363.
- (6) Fuel gas connection as set forth at Sec. 6-364.
- (7) Handrails and outside stairs, at each exit, as set forth at Sec. 6-360 B (2) and (3).
- (8) Electric or gas meters shall not be released to the utility company until the home is blocked and tied down as set forth at Sec. 6-367 and Sec. 6-369 and K.S.A. 75-1227 through 75-1230.

When the inspections set forth above have been approved by the Department of Code Enforcement, a temporary occupancy certificate will be issued. The owner will then have 45 days to have the home skirted, pursuant to the provisions of Sec. 6-361 B (1) before the final inspection.

It shall be a violation of this article to occupy a manufactured home until a temporary occupancy certificate has been issued. Occupying a manufactured home without a temporary occupancy certificate shall be a class H violation.

Sec. 6-355. Inspection Record Card.

It shall be the duty of the person doing the work authorized by a manufactured home installation permit that such work shall not be commenced until the permit holder or the permit holder's agent shall have posted an inspection record card on the front door in the upper portion as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained in such position by the permit holder until final approval has been issued by the building official.

Manufactured homes placed in communities may have the inspection card posted by the person doing the inspections.

Sec. 6-356. License Required.

No manufactured home installation permit shall be issued to any manufactured home installation contractor who has not first obtained a license, or who is delinquent in payment of

the required annual license fee, or whose license has been suspended or revoked by action of the board of appeals as created pursuant to Resolution No. 233-1998 (Sec. 6-27 of the Sedgwick County Code). It is further unlawful for any person to enter into a contract with another so as to bring himself under the classification of a manufactured home installation contractor, or to perform any work as a manufactured home installation contractor, or any work under a contract, without first having obtained a manufactured home installation contractor's license. It is unlawful for any person who is issued a contract for any work other than that specified by such license, without first being approved for such work by the Department of Code Enforcement.

Sec. 6-357. Licensing Authority.

A. **Manufactured home installation contractor's license required.** It shall be unlawful for any person to engage in the business of contracting to perform, provide, broker or sub-contract for manufactured home installation without first having secured a license, except as permitted herein.

- (1) There is hereby established an annual license fee in the amount of fifty dollars (\$50.00) for manufactured home installation contractors.
- (2) Initial annual licenses for manufactured home installation contractors in the unincorporated area of Sedgwick County, for calendar year 2000, must be obtained not later than March 1, 2000. Fees shall not be prorated because part of the year has elapsed. Renewal of a license will be performed in accordance with subsection (4) below.
- (3) To obtain and retain an appropriate manufactured home installation contractor's license, a person shall:
 - (a) File a completed application with the Sedgwick County Department of Code Enforcement, on forms provided by the Department of Code Enforcement, and payment of an examination fee of \$50.00. The test given by this department requires a score of 75% correct to pass; or
 - (b) Pass the examination administered by Block and Associates. Application for examination is available at the Sedgwick County Department of Code Enforcement.
- (4) From and after January 1, 2000, all manufactured home installation contractor's licenses issued, except those that have been suspended or revoked, or that have lapsed, shall expire December 31, 2000. The license fee for the year 2000 shall be \$50.00. Beginning January 1, 2001, licenses shall be renewed for a three year term upon the filing of a completed application and payment of a renewal fee in the amount of \$150.00 on or before March 1, 2001. Fees for licenses issued after the beginning of a new year shall not be prorated because part of the year has elapsed.

- (5) Submit proof of insurance in the following amounts:
 - (a) Worker's compensation insurance for all employees to be engaged in work on any site regulated by this code.
 - (b) Comprehensive general liability insurance in an amount not less than three hundred thousand dollars (\$300,000) each occurrence and aggregate for bodily injury and property damage combined.
- (6) Recognition of equivalent licenses. Equivalent manufactured home installation contractor's licenses issued by the City of Wichita shall be recognized as valid, provided that said license is current in the City of Wichita, and provided that all other requirements of said licensing in the county as prescribed herein are satisfied, including the filing of an appropriate application form, payment of the required fees and obtaining of the required permits.

B. The manufactured home installation contractor license shall entitle the holder thereof to contract for and to perform any act as a manufactured home installation contractor, limited to the installation of ground anchors and anchorage, footings and foundations, and skirting as outlined herein.

Sec. 6-358. Violations of manufactured home installation contractor's license requirements; hearing; penalties.

A. At the request of the building official, a hearing before the board of building examiners and appeals shall be held to determine whether there has been any violation of any of the licensing requirements contained herein and whether the building contractors' license should be suspended or revoked. If any violation is found, the board may order any or all of the following:

(1) No further building permits will be issued to the violating licensee until such time as the violation is abated.

(2) All inspections of further work performed by the violating licensee will be suspended until such time as the violation is abated, excepting extreme hazard or life safety inspection.

(3) A license review, subjecting the violating licensee to possible suspension or revocation of the building contractors' license.

B. Contractor licenses revoked shall cause the holder thereof to be barred from obtaining another contractor license for a period of twelve (12) months from the date of the revocation order.

Sec. 6-359. Revocation.

A. Notice. The Code Enforcement Officer may, upon his own motion, and shall upon the verified complaint in writing of any person, require any contractor to appear before the board of building examiners and appeals for hearing upon ten (10) days' notice in writing, and mailed to the Contractor's last known address, and such board shall have the power to place on probation for a specified time period, temporarily suspend or permanently revoke the license if the holder thereof is found guilty or commits any one or more of the following acts or omissions:

- (1) Abandonment of any contract without legal cause;
- (2) Diversion of funds or property received for performance or completion of a specific contract, or for a specified purpose in the performance or completion of any contract, and their application or use for any other contract obligation or purpose, or the failure, neglect or refusal to use such funds or property for the performance or completion of such contract;
- (3) Fraudulent departure from or disregard of plans or specifications in any material respect, without consent of the owner or his duly authorized representative;
- (4) Wilful and deliberate disregard and violation of the provisions of this resolution or any other resolution of the County, or failure to comply with any lawful order of the Code Enforcement Officer;
- (5) Failure to keep records showing all receipts and disbursements of the licensee in all transactions as a contractor as the term is defined herein, and to produce the same for examination by the Code Enforcement Officer;
- (6) Misrepresentations of material fact by application in obtaining a license or permit;
- (7) The doing of any fraudulent act by the licensee as a contractor in consequence of which another is substantially injured;
- (8) Fraudulent use of license to obtain building permits for another;
- (9) Carelessness or negligence in providing reasonable safety measures for the protection of workmen and the public;
- (10) Failure to obtain permits as required in Sec. 6-352 hereof;
- (11) Failure by a corporation to have an active member or officer who has been approved as a qualified person as required pursuant to Sec. 6-357 (A) hereof.

B. Lapse of license. A contractor license that has not been suspended or revoked, but for which the completed application and the renewal fee have not been submitted on or before March 1 of the renewal year shall be deemed to have lapsed. Renewal of a lapsed license shall be allowed upon the person's request, filing of a completed application and payment of a first time application fee as required in Sec. 6-357 A (4).

Sec. 6-360. Permit Fees

A. There is hereby established a building permit fee in the amount of \$50.00 for the installation of each manufactured home installed in a manufactured home community in Sedgwick County.

B. There is hereby established a building permit fee in the amount of \$.11 per square foot for each manufactured home installed on acreage in the unincorporated area of Sedgwick County. This fee is applicable to manufactured homes with no basement and for manufactured homes with an unfinished basement. A fee in the amount of \$.15 per square foot is hereby established for manufactured homes with finished basements.

Sec. 6-361. Manufactured Homes in the County.

A. In the unincorporated area of Sedgwick County, only residential-design manufactured homes may be placed on individual lots, except as provided in Sec. III-D.6.1.(2) of the UZC. After August 29, 1997, no mobile home, as defined in this Code, shall be moved, relocated or otherwise placed on any property, including within any Manufactured Home Community, Manufactured Home Subdivision, or on an individual lot, whether platted or unplatted.

B. All manufactured homes installed in the unincorporated area of Sedgwick County shall be placed in accordance with the manufactured home resolution of Sedgwick County, and amendments thereto. The following standards shall apply:

- (1) The manufactured home shall be placed on a permanent enclosed perimeter foundation, or be skirted around the perimeter of the home, within forty-five (45) days of the placement of the home, by solid concrete or masonry walls or a material designed to be used as mobile home skirting that does not have a flame spread rating in excess of twenty-five (25). Vinyl skirting shall be a minimum of thirty (30) mil thickness and metal skirting shall have vertical metal supports of at least twenty (20) gauge thickness spaced not more than five (5) feet on centers. All skirting over twenty-six (26) inches in height shall be supported with vertical supports spaced not more than three (3) feet on centers, and a horizontal support centered between the ground and the bottom of the mobile home of at least twenty (20) gage metal. Metal and vinyl skirting shall be fastened with screws, or by other means, to manufacturers' specifications;

- (2) The manufactured home shall be provided with handrails on all outside stairs that have four (4) or more risers from grade to finished floor elevation. Outside stairs shall be constructed to current Building Code standards.
- (3) The manufactured home shall have stairs, porches and handrails constructed so as to be structurally sound and which shall comply with current UBC standards. Wooden stairs, porches and handrails that are subject to weather shall be constructed with either wood of natural resistance to decay and/or termites or with treated wood. Field treatment of lumber is not acceptable.
- (4) A manufactured home shall be limited to use as a single dwelling unit.
- (5) Accessory buildings shall be classified as to occupancy by the building official as set forth in the UBC.
- (6) Manufacturers' installation instructions are the minimum standards for the installation of the manufactured home.
- (7) All manufactured homes placed in Sedgwick County shall meet the appropriate section of currently adopted codes of the County, i.e., building, plumbing, mechanical, electrical and zoning codes.

Sec. 6-362. Existing Occupancy.

A. Manufactured homes which are in existence at the time of the adoption of this resolution may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of this resolution, provided that such continued use is not dangerous to life, health and safety.

B. The use or occupancy of any existing manufactured home shall not be changed unless evidence satisfactory to the code enforcement officer is provided to show compliance with all applicable provisions of the codes adopted by County. Upon any change in use or occupancy, the manufactured home shall cease to be classified as such within the intent of this resolution.

Sec. 6-363. Electrical Service.

A. Homes placed in communities shall have a main disconnect and shall be a main breaker only. Homes placed in other than communities will have a main breaker and room for a minimum of two single pole breakers. Minimum size electric service shall be 100 amps. Disconnect means shall be within thirty (30) feet of the home. Fusible disconnects are not acceptable. Electric service to be sized by nameplate on home or by NEC. All homes shall be hard-wired. No cord and plug connected homes shall be permitted. All electrical wiring shall comply with applicable provisions of the NEC. No power lines shall be permitted to lie on the ground or to be suspended less than fifteen (15) feet above the ground over any roadway, parking

or service area. All electrical work shall be completed by a licensed manufactured home electrician or licensed electrical contractor.

B. **Manufactured Home Service Equipment.** The manufactured home service equipment shall be permitted to be installed in or on a manufactured home, provided that all of the following conditions are met:

- (1) The manufactured home is secured to a permanent foundation that complies with applicable building codes.
- (2) The service equipment is installed in a manner acceptable to the authority having jurisdiction.
- (3) The installation of the service equipment complies with Article 230 of the NEC.
- (4) Means are provided for the connection of a grounding electrode conductor to the service equipment and routing it outside the structure.

Sec. 6-364. Fuel Gas.

A. Section 1320 of the Uniform Mechanical Code, 1997 Edition as adopted by Sedgwick County, is adopted and incorporated herein by reference.

B. Gas piping shall not be installed underground beneath buildings or that portion of the manufactured or mobile home or recreational vehicle lot reserved for the location of manufactured or mobile homes or recreational vehicles, manufactured or mobile home or recreational vehicle accessory buildings or structures, concrete slabs or automobile parking, unless installed in a gas tight conduit.

C. For each individual mobile home there shall be a gas stop cock and an American Gas Association approved flexible outdoor connector. Maximum length of flexible connector shall be six (6) feet.

D. Approved gas piping shall extend laterally out from under the home a minimum of six (6) inches. No flex connectors or shutoff valves shall be allowed under the home. Permanent foundations shall be sleeved.

E. All gas piping work shall be completed by a certified manufactured home plumber, a licensed plumbing contractor, or a licensed LP installer.

Sec. 6-365. Alterations and Additions to Manufactured Homes

A. Alterations and additions to manufactured homes or mobile homes which are affected by provisions contained in this chapter, within or to a park and facilities, shall be made only after application to the Code Enforcement Officer and in conformity with all of the sections of this code.

B. No permanent additions shall be made to a manufactured/mobile home, including any non-conforming units, unless the manufactured/mobile home is on a permanent foundation and all applicable building permits have been obtained. Such additions shall comply with current building codes applicable to site built construction. No single wide or double wide manufactured/mobile home shall be combined with or attached to another manufactured/mobile home unless such manufactured/mobile home units are specifically constructed to HUD codes to be so combined.

C. Accessory buildings shall not be structurally supported by or attached to a manufactured/mobile home unless engineering calculations are submitted to substantiate any proposed structural connections.

D. Such additions may themselves be a certified manufactured home unit or they may be site built. When additions are site built, they must be structurally separated from the existing manufactured home unless engineering calculations are provided to show that the existing manufactured home can safely sustain additional vertical and horizontal loads.

Sec. 6-366. Manufactured Home Ground Anchors. (Pursuant to K.S.A. 75-1227, 75-1228 and 75-1230)

Every new or relocated manufactured home installed after the effective date of this resolution shall be anchored in accordance with the manufacturer's printed instructions complying with the National Manufactured Home Construction and Safety Standards Act and any regulations promulgated thereunder. It shall be the responsibility of the manufactured home owner or licensed manufactured home installer to demonstrate compliance with this anchoring requirement, and in the event the owner or licensed manufactured home installer is unable to do so, the manufactured home shall be anchored in the following manner:

- (1) Ground anchors shall be attached both to the frame and to straps or cables that pass from one side over the top and down the opposite side.
- (2) Ground anchors shall be clearly marked with identification as required by K.S.A. 75-1228, and as noted on approved certificates issued by the Director of the Architectural Services Division of the State Department of Administration.
- (3) Each ground anchor shall be capable of withstanding a vertical pull force of four thousand seven hundred fifty (4,750) pounds in place.

- (4) The number of anchors required shall be: Three on each lengthwise side for mobile homes not less than thirty-six (36) feet nor more than fifty (50) feet in length; four (4) on each lengthwise side for mobile homes more than fifty (50) feet but not more than seventy (70) feet in length; and five (5) on each lengthwise side for mobile homes more than seventy (70) feet in length. Anchors shall be spaced such that each anchor will resist approximately the same force as the others.
- (5) Strap or cable tie-downs used to connect the mobile home to its anchors shall be of a type that is marked with identification as required by K.S.A. 75-1228, and as noted on an approved certificate issued by the Director of Architectural Services Division of the State Department of Administration.
- (6) Corner roof protectors shall be used with over-the top cables or straps which are not factory-installed with the manufactured home.

Sec. 6-367. Residential Design Manufactured Home

Plans and specifications for foundations and basements under manufactured homes are on file in the Department of Code Enforcement and are incorporated herein by reference and made a part of this resolution as though fully set out herein. Copies of these plans and specifications are available upon request. Plans submitted by homeowners which vary from the plans on file at the Code Enforcement office must be sealed by an engineer or architect of the State of Kansas.

Sec. 6-368. Manufactured Home Blocking.

Every new or relocated manufactured home installed after the effective date of this resolution shall have a support system in accordance with the manufacturer's printed instructions complying with the National Manufactured Home Construction and Safety Standards Act and any regulations promulgated thereunder. It shall be the responsibility of the manufactured home owner or licensed manufactured home installer to demonstrate compliance with this requirement and in the event the owner or licensed manufactured home installer is unable to do so, the manufactured home shall be mounted on masonry piers in the following manner:

A. Blocking footings for piers shall be installed directly under the main frame or chassis of the manufactured home. Blocking footings shall be placed on stable, undisturbed soil from which grass or organic material has been removed, or in controlled fill free of organic materials compacted to a minimum load-bearing capacity of one thousand (1000) pounds per square foot. Prior to installation, homes placed on fill shall have a soil analysis to determine whether fill will carry the minimum load-bearing capacity. Soil analysis shall be done by a state licensed soil engineer or person of equal qualification. A copy of the soil analysis shall be filed with the Department of Code Enforcement and attached to the permit. Blocking footings shall consist of no less than two (2) four (4)-inch thick by eight (8)-inch wide by sixteen (16)-inch long solid concrete blocks with the long dimensions of each block parallel with the steel I-Beam frame. Blocking footings shall have a minimum load-bearing capacity of two thousand (2000)

pounds per square foot. Alternate footing materials or designs which have been engineered and tested by an approved testing agency may be authorized by the Director of Code Enforcement.

B. Piers less than thirty (30) inches in height, measured from the top of the blocking footing to the bottom of the I-Beam, shall be constructed of either open cell or solid concrete blocks each of which shall be eight (8) inches wide, eight (8) inches high, and sixteen (16) inches long. Open cell blocks shall be installed with the open cells aligned vertically. A solid wood or concrete cap plate of at least one (1) inch nominal thickness and not greater than four (4) inches nominal thickness, eight (8) inches nominal width and sixteen (16) inches long shall be placed on the top of each pier, with weather proof shims when needed, fitted and driven tightly between the wood or concrete cap plate and the main frame I-Beam. Such shims shall not exceed one (1) inch in nominal thickness and shall be at least four (4) inches nominal width and six (6) inches long. Piers shall be installed perpendicular to the I-Beam. Piers shall not be spaced further apart than ten (10) feet on centers. The main frame shall not extend further than one (1) foot beyond the center line of the end of the piers. Piers shall be spaced so as to not be located directly under the axle mounting(s).

C. For any pier over thirty (30) inches in height, measured from the top of the blocking footing to the bottom of the I-Beam, the pier shall be double-tiered with blocks interlocked and capped with solid concrete block. The cap plate shall consist of one (1) four (4)-inch thick by sixteen(16)-inch wide by sixteen(16)-inch long solid concrete block or two (2) four(4)-inch thick by eight(8)-inch wide by sixteen(16)-inch long solid concrete blocks. The gap between the cap plate and the main frame may be filled with a piece of solid wood at least one (1) inch in nominal thickness but not greater than two (2) inches nominal thickness, eight (8) inches nominal width and sixteen (16) inches long, centered under the I-Beam. The solid concrete cap or solid wood piece shall be installed with weather-proof shims, as needed, fitted and driven tightly between the wood or concrete cap plate and the main frame I-Beam. Such shims shall not exceed one (1) inch in nominal thickness and shall be at least four (4) inches nominal width and six (6) inches in length.

D. Piers shall not exceed forty-eight (48) inches in height, unless designed and sealed by a registered professional engineer or architect.

E. Substitute footing and pier blocking materials may be approved by the Director of Code Enforcement if approved by and installed as required by K.S.A. 75-1231.

Sec. 6-369. Appeals.

A. The Sedgwick County Board of Building Examiners and Appeals is designated to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of the Manufactured Housing Code.

B. Any order(s) of the Board of Building Examiners and Appeals made as a result of an appeal provided for by this section may be appealed to the District Court of the Eighteenth Judicial District of the State of Kansas.

Sec. 6-370. Truth in Advertising Requirements.

A. **Applicability.** On or after July 1, 1993, any person, firm or corporation required by this article to obtain a manufactured housing installation contractor's license shall be subject to this section.

B. **Definition.** For the purposes of this section, "advertising" or "advertisement" means the inclusion of any business card, announcement, contract bid proposal, or other written or broadcast statement including telephone directory display ads but shall not include any white or yellow page listings in telephone directories.

C. **Requirements.** The manufactured housing installation contractor's license shall be current and in good standing at the time any advertising or advertisement occurs and all advertising or advertisements shall comply with the following truth in advertising requirements:

(1) Advertise as a manufactured housing installation contractor;

(2) Append the person's name to, or in connection with, the title "manufactured housing installation contractor;"

(3) Append the person's name to any other words that tend to represent the person as a manufactured housing installation contractor;

(4) Any advertisement offering manufactured housing installation services placed or published in any publication or broadcast by radio or television or any other means, to a circulation, display, distribution or market within the unincorporated area of the county shall contain the person's manufactured housing installation contractor's license number.

2. **COPIES.** Copies in number as needed shall also be furnished without charge by the Department of Code Enforcement of Sedgwick County to the courts and all administrative departments charged with the enforcement of this code.

3. **SEVERABILITY.** Should any section, clause or provision of this resolution be declared by any court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution as a whole, or any part thereof, other than the part so declared to be invalid.

4. **AMENDMENT OF SEDGWICK COUNTY CODE.** Chapter 6 of the Sedgwick County Code is hereby amended by the addition of Sections 6-350 through 6-371, inclusive, as set forth herein.

5. **EFFECTIVE DATE.** This resolution shall take effect and be enforced from and after its approval and adoption by the Board of County Commissioners of Sedgwick County, Kansas, and upon its publication once in the official county newspaper.

Commissioners present and voting were:

BETSY GWIN	<u>aye</u>
BILL HANCOCK	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

Dated this 15th day of March, 2000

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Thomas G. Winters
THOMAS G. WINTERS
Chairman - Third District

Carolyn McGinn
CAROLYN MCGINN
Chair Pro Tem - Fourth District

Betsy Gwin
BETSY GWIN
Commissioner - First District

Bill Hancock
BILL HANCOCK
Commissioner - Second District

Ben Sciortino
BEN SCIORTINO
Commissioner - Fifth District

ATTEST:

James Alford
JAMES ALFORD, County Clerk

APPROVED AS TO FORM:

Michelle D. Daise
MICHELLE D. DAISE
Assistant County Counselor

