

TITLE V PUBLIC ORDER, SAFETY AND HEALTH

CHAPTER 13 STORM SHELTER IN MANUFACTURED HOME PARKS

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5-13-1 **PURPOSE.** The purpose of this ordinance is to provide emergency shelter for residents of manufactured/mobile home parks for the reasons listed below:

1. There is inadequate emergency shelter square footage to accommodate the present and projected manufactured/mobile home population in Clinton County, Iowa: and
2. The construction of emergency shelter square footage is necessary to the health, safety and welfare of the Citizens of Clinton County, Iowa; and
3. The Clinton County Board of Supervisors is authorized and deems it necessary to establish regulations requiring the construction of above or below-grade storm shelters for every manufactured/mobile home park of ten or more manufactured/mobile home spaces constructed after this ordinance's effective date; and the approval or creation of evacuation plans or storm shelters in all parks built prior to this ordinance's effective date if expanded as listed in Section 5-13-3.

5-13-2 **GENERAL REQUIREMENTS.** Every manufactured/mobile home park containing ten (10) or more manufactured/mobile home spaces shall provide an above-grade or below-grade storm shelter building which shall:

1. Have a minimum of seven (7) square feet for each manufactured/mobile home space in said manufactured/mobile home park;
2. Be designed by a licensed structural engineer or architect and built in accordance with plans sealed by said structural engineer or architect;
3. Be designed and constructed to meet all Federal Emergency Management Agency (FEMA) requirements and guidelines if the shelter is located in the flood plain;
4. Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of any municipality in which the park is located;
5. Be designed and constructed to meet all applicable requirements of the American with Disabilities Act (ADA);

6. Be located no farther than 1,320 linear feet from the farthest manufactured/mobile home space in the manufactured/mobile home park;

7. Be designed with a perimeter drainage tile system and sump pump to remove water from the storm shelter (below grade shelter only); and

8. Be designed with an electrical service for lighting with emergency lights. All 125 volt electrical receptacles shall have ground fault circuit interrupter protection, except single outlet receptacles for sump pump or specific equipment that are not required to have ground fault circuit interrupter protection.

5-13-3 ADDITIONS TO EXISTING PARKS. For any addition of ten (10) or more manufactured/mobile home spaces to any existing manufactured/mobile home community, a storm shelter which complies with the general requirements of Section 5-13-2 shall be provided to serve such additional spaces. For any addition of fewer than ten (10) manufactured/mobile home spaces to an existing manufactured/mobile home community there is no requirement that an additional shelter be provided to serve such additional spaces. However, when two or more such additions of fewer than ten (10) manufactured/mobile home spaces result in a cumulative addition of ten (10) or more manufactured/mobile home spaces to a manufactured/mobile home community, a storm shelter which complies with the general requirements of Section 5-13-2 of this section shall be provided to serve such additional spaces.

5-13-4 RESTROOM FACILITIES. Restroom facilities in required storm shelters are not mandatory but may be installed at the owner's option. If restrooms are installed, toilets may be either flush-type operating from normal water supply, chemical or other approved types.

5-13-5 ACCESS TO SHELTERS. The manufactured/mobile home park community owner or such owner's designated agent or representative shall be responsible for making the storm shelter accessible and usable in times of need. It is unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of persons below the requirements of Section 5-13-2(1).

5-13-6 EXISTING NON-CONFORMING MANUFACTURED/MOBILE HOME PARKS. Any manufactured/mobile home community of ten (10) or more manufactured/mobile home spaces which either:

1. Has an existing above-or below-grade storm shelter as of the effective date of this ordinance which does not conform to the requirements of this section; or

2. Which has no existing storm shelter; shall be deemed a nonconforming manufactured/mobile home community with regard to the requirements for storm shelters and may continue to exist as a nonconforming manufactured/mobile home community; provided, however, any manufactured/mobile home spaces added to such community after such effective date shall

require storm shelters as provided in Section 5-13-2 of this ordinance.

5-13-7 PENALTY. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this title or violating or failing to comply with any order or regulation hereunder shall be guilty of a misdemeanor unless otherwise provided by state law. Such person, firm or corporation shall be deemed guilty of a separate offence for each and every day during which such violation of this title or failure to comply with any other order or regulation is committed, continued or otherwise maintained, including the maximum daily fine for each day a violation occurs.

(Ord. 2009-11, Passed September 28, 2009)