

**ORDINANCE NO. 04-02**

**AN ORDINANCE REGULATING THE PLACEMENT OF MOBILE HOMES, RECREATION VEHICLES AND MODULAR HOMES IN THE CITY OF BRISTOL; PROHIBITING PLACING OF MOBILE HOMES WITHOUT FIRST ACQUIRING A PERMIT; PROHIBITING THE OCCUPANCY OF ANY MOBILE HOME, RECREATION VEHICLE OR MODULAR HOME UNLESS THE SAME MEETS CERTAIN CODES AND STANDARDS AS SET FORTH HEREIN; PROHIBITING THE INSTALLATION OF ELECTRICAL SERVICES UNTIL PROPER PERMITS HAVE BEEN ISSUED; DESIGNATING THE CITY OF BRISTOL BUILDING OFFICIAL AS THE ADMINISTRATIVE AND ENFORCEMENT OFFICIAL OF THESE REGULATIONS; PRESCRIBING PENALTIES FOR VIOLATIONS; PROVIDING FOR USED MOBILE HOME COMPLIANCE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Bristol has determined that numerous mobile homes, recreation vehicles and modular homes have been and are being located in the City of Bristol which do not comply with minimum housing codes and other laws, rules and regulations of the State of Florida and of the City of Bristol; and

**WHEREAS**, such substandard housing is detrimental to the public health and safety and are in violation of the laws of the State of Florida and of the City of Bristol;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF BRISTOL, FLORIDA, as follows:**

Section 1. It shall be unlawful for any mobile home, recreation vehicle or modular home to be brought into and/or set up for dwelling purposes in the City of Bristol, until such mobile home, recreation vehicle or modular home has been inspected by the City of Bristol Building Official or his agent, and a permit has been issued for such mobile home, recreation vehicle, or modular home.

Section 2. (1) No mobile home, recreation vehicle or modular home shall be issued a permit for occupancy as a residence unless it has a minimum of 600 square feet of net living area (not including garages, carports, porches, balconies, storage areas or cabanas).

(2) No mobile home, recreation vehicles or modular home shall be issued a permit for occupancy as a residence in the City of Bristol unless it measures at least 10 feet in width, including attached additions.

(3) No mobile home, recreation vehicle, or modular home shall be issued a permit for setting up or occupation as a resident unless the same meets one of the following codes:

- A. American National Standard Institute (ANSI Code);
- B. Federal Mobile Home Construction and Safety Standards;
- C. Housing and Urban Development (HUD Code); or
- D. The State Codes and Standards of Chapter 15C-1.011 of the Florida Administrative Code.
- E. In addition to meeting one of the current Codes listed above in A-D, the following requirements must also be met:
  - (1) The unit is clean and in sound condition.
  - (2) All windows are operable and screened with no broken panes.

- (3) All plumbing works properly with no leaks.
- (4) All electrical systems are in proper working order and contain no aluminum wire less than #2-0.
- (5) All heating equipment is in proper working order.
- (6) At least one set of steps is connected to the unit, with handrails if required.
- (7) All ceiling heights are at least seven (7) feet.
- (8) All doors and hardware work properly.
- (9) Properly working washing machine connections are in place.
- (10) The mobile home, recreation vehicle, or the modular home is in general good appearance.
- (11) No Mobile Home manufactured prior to ten years from the date of application shall be permitted in the City of Bristol.
- (12) Requiring applicants to execute Used Mobile Home Compliance Agreement

as follows: No Mobile Home manufactured prior to ten years from the date of Application shall be permitted in the City of Bristol.

(4) All mobile homes, recreation vehicles and modular homes must be skirted or have a completely enclosed foundation in place within 60 days after permit has been issued hereunder.

(5) Any person or entity bringing a mobile home, recreation vehicle or modular home into the City of Bristol, or causing the same to be brought into the City of Bristol, and any person setting up or causing to be set up in the City of Bristol any mobile home, recreation vehicle or modular home shall have a copy of the permit issued pursuant to this ordinance in the window next to the front door of said unit.

Section 3. (1) Prior to the issuance of a permit as required by this ordinance, all used mobile homes must be inspected and approved by the City of Bristol Building Official or his agent and must meet the standards set forth herein.

(2) It shall be unlawful for electrical services to be connected to any mobile home, recreation vehicle or modular home until a permit as required herein shall have been issued by the building official or his agent, and proper approvals have been obtained for the sewage disposal system and potable water system.

Section 4. It shall be unlawful for any dealer of mobile homes, recreation vehicles or modular homes, or any other transporter to bring a mobile home, recreation vehicle or modular home into the City of Bristol for location, set up and/or residential occupancy unless the permit required hereunder shall be displayed in the window next to the front door of said unit.

Section 5. Exempted from this ordinance are mobile homes, recreation vehicles and modular homes which are already in place and properly set up as a residence at the time of the adoption of this ordinance.

Section 6. Any person or entity seeking a permit as required hereunder shall first pay to the Building Official or his agent the fees for inspection and permitting as shall be from time to time set by the City of Bristol.

Section 7. Variances to this ordinance may be granted by the Building Official with the approval of the City of Bristol, for mobile homes, recreation vehicles or modular homes used for temporary, short-term or occasional dwelling purposes, on a case-by-case basis, provided that the intent of this ordinance is not circumvented thereby; and provided further that such variance is granted prior to such unit coming into and/or being set up for use in the City of Bristol.

Section 8. (1) Any person or entity deemed to be in violation of this ordinance shall be

charged with a misdemeanor and if convicted shall be punished by a fine not to exceed \$500.00 or imprisonment for a term not to exceed 60 days, or by both such fine and imprisonment.

(2) Each day that a violation of the ordinance continues after notice shall constitute a separate violation of this ordinance, and each separate violation may be punished as set forth in paragraph 1, above.

Section 9. In addition to the penalties set forth in Section 8, immediately above, the City of Bristol shall have the right to seek an emergency civil injunction from the Circuit Court in and for Liberty County, against the violation of any provisions of this ordinance, and if such injunction is granted, the violator shall pay all reasonable costs and attorney fees incurred by the City of Bristol in obtaining and enforcing such injunction.

Section 10. The City of Bristol Building Official is hereby designated as the administrative and enforcement official to administer and enforce the provisions of this ordinance and is hereby granted the authority necessary to so administer and enforce the provisions hereof.

Section 11. Conflict. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 13. Providing for Used Mobile Home Compliance Agreement. Prior to any permit being issued from the City of Bristol Building Inspection Department to set up a used mobile home for occupancy the Permittee must sign a Used Mobile Home Compliance Agreement, a copy of which is attached hereto and incorporated herein as if fully set forth herein.

Section 14. Effective Date. This Ordinance shall take effect as provided by law.

DULY PASSED AND ADOPTED by the City of Bristol, Florida, this 7<sup>th</sup> day of

June, 2004.

CITY COUNCIL FOR THE CITY  
OF BRISTOL, FLORIDA

By: Newton Walden  
NEWTON WALDEN, Chairman

Robin Hatcher  
ROBIN HATCHER,  
City Clerk

Tammy Stephens  
TAMMY STEPHENS,  
Mayor