

**AN ORDINANCE OF THE
DAWSON COUNTY
BOARD OF COMMISSIONERS**

**TO AMEND CHAPTER 105 OF THE MINIMUM STANDARDS CODE OF DAWSON
COUNTY; TO PROVIDE AMENDED LANGUAGE ADDRESSING THE DAWSON
COUNTY FEE SCHEDULE; AND TO ADDRESS COMPATIBILITY STANDARDS FOR
MANUFACTURED/MOBILE HOMES**

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to update the Land Development Ordinances in order to coordinate harmonious uses of land for the public safety, health and morals of the citizens of Dawson County; and

WHEREAS, the Dawson County Board of Commissioners has determined to adopt an ordinance regulating these matters;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Dawson County, Georgia, as follows:

SECTION 1.

Chapter 105, Section 105-54(C) of the Code of Dawson County, Georgia is deleted and replaced with the following:

“Upon notice from the building official and or code enforcement officer or designee, work on any building, structure, electrical, gas, mechanical or plumbing system that is being done contrary to the provisions of the construction codes or in a dangerous or unsafe manner, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed. Where an emergency exists, the building official, code enforcement officer or designee shall not be required to give a written notice prior to stopping the work. Stop work orders apply to the entire scope of the development until corrective measures are approved. Re-inspection of corrections following placement of a stop work order incur an administrative fee per Dawson County Fee Schedule per violation.”

SECTION 2.

Chapter 105, Article II of the Code of Dawson County, Georgia is amended by adding a new "Division 3 - MANUFACTURED/MOBILE HOMES" containing the text shown in Exhibit A hereto.

SECTION 3.

Sections 125-15, 125-16 and 125-17 of the code of Dawson County, Georgia are deleted in their entirety.

SECTION 4.

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 5.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective on August, 2020, the public good demanding the same.

SO ORDAINED this 5 day of August, 2020.

Dawson County Board of Commissioners



Billy Thurmond, Chairman

Attest:

By: Kristen Cloud
Kristen Cloud, County Clerk



Exhibit A

Division 3 - MANUFACTURED/MOBILE HOMES

Section 105-61 Applicability

This Division applies to all mobile homes used as residences, places of business, classrooms or other activities of a non-temporary nature. Mobile homes used temporarily at construction sites, mobile health units, or similar uses of a temporary nature may be exempt from this regulation at the discretion of the board of commissioners where the public health, safety and welfare is served by such exemption and subject to such conditions as the board of commissioners deems appropriate to protect the public health, safety and welfare.

Section 105-62 Manufactured/Mobile Home Compatibility Standards

- (a) Manufactured or mobile homes shall meet the following compatibility standards:
- (1) Every pre-owned manufactured home located in the County shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 43 U.S.C. § 5401-5455 ("HUD Code") and shall not have been altered in such a way that the home no longer meets the HUD Code.
 - (2) The home shall be attached to a permanent foundation; each home shall be provided with anchors and tie downs such as cast-in-place concrete dead men or other similar devices, which secure the stability of the home, approved by the Building Official.
 - (3) All towing devices, wheels, axles and hitches must be removed.
 - (4) At each exit door there must be a landing that is a minimum of forty-eight inches (48") by forty-eight inches (48"). Landings shall not be attached to the structure and must be freestanding and fully self-supporting.
 - (5) The roof shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass, or metals tiles, slate built up gravel materials, or other similar materials approved by the Building Official. All roofs shall have a minimum 3/12 pitch to approximate the traditional architecture within the county to protect the public health, safety and welfare.
 - (6) The exterior siding materials shall consist of wood, masonry, concrete, stucco, Masonite metal or vinyl lap or other materials of like appearance. The exterior of all pre-owned manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.

(7) Each home shall be completely skirted with an appropriate barrier, properly ventilated, to enclose the area between the bottom of the structure and the ground. Such skirting shall not be required for a home with a complete masonry or concrete perimeter foundation.

(8) Each home shall be established in accordance with the installation instructions from the manufacturer, as appropriate. If manufacturer instructions are not available, installation shall be in accordance with the HUD Model Manufactured Home Installation Standards available from the Housing and Urban Development website.

(9) All utility connections, including but not limited to water, sanitary sewer/septic tank, electricity and gas shall be made as required by all building codes of the county.

(b) There is no age restriction on a manufactured, mobile home or moved in house, however, any pre-owned manufactured, mobile home or moved in house proposed for setup and placement within Dawson County shall be inspected pursuant to Section 105-64 below to determine sound condition and compliance with this resolution prior to permitting.

Section 105-63 Inspection Checklist for Pre-owned Manufactured/Mobile Homes

All pre-owned manufactured or mobile homes being located in the county or moved into the county under this division must meet the following regulations:

(1) Electric:

(a) Electrical Systems. All parts of the home's electrical systems (including, but not limited to, switches, receptacles, fixtures, etc.) shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded.

(b) Smoke Detectors. Each pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations.

(2) Plumbing:

a. Every plumbing fixture, water, and waste pipe of a pre-owned manufactured home shall be in a sanitary working condition when properly connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facility. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.

b. Hot Water Supply. Each home shall contain a water heater in safe and working condition.

- (3) HVAC—Heating system:
 - a. Heating Systems. Heating systems shall be safe and in working condition. Un-vented heaters shall be prohibited
- (4) Manufactured or mobile home unit:
 - a. Every floor, interior wall, and ceiling of a pre-owned manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
 - b. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
 - c. The exterior of all pre-owned manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces.
 - d. HUD Code: Every pre-owned manufactured home located in the jurisdiction shall be in compliance with the Federal Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. 5401-5445 (the HUD Code) and shall not have been altered in such a way that the home no longer meets the HUD Code.

Note: Newly manufactured units that have never been used must be verified as such by manufacturer.

Section 105-64 Additional Requirements for Pre-owned Manufactured/Mobile Homes

Manufactured or mobile homes can be moved into Dawson County only after passing an inspection on all requirements hereinabove set out.

1. Inspections requested to be conducted by county inspection staff shall be limited to a 50 mile radius of the City of Dawsonville, these inspections shall be:
 - a. Scheduled by building inspector;
 - b. If Inside the County: Subject to the following fees: \$500.00 per inspection
 - c. If outside the County: Subject to the following fees: \$500.00 per inspection plus \$0.25 per mile. These fees are in addition to permit fees for manufactured or mobile homes, which includes inspection fees on manufactured or mobile homes after being located inside the county.
2. Inspections may be performed by a licensed structural engineer regardless of distance however an inspection by a licensed structural engineer shall be required for all manufactured or mobile homes located greater than a 50 mile radius of the City of Dawsonville.
 - a. All third party inspections shall cover the requirements of this ordinance and the licensed structural engineer shall stamp the inspection results.