



METROPOLITAN HEALTH DEPARTMENT



MOBILE HOME AND TRAVEL TRAILER PARK REGULATION



**As provided for in Section 20-1-145 and 20-1-147 of the Code of
Metropolitan Government and Davidson County, Tennessee**

**Adopted March 12, 1991
By the Metropolitan Board of Health
Nashville and Davidson County**

Also see MCL 10.40.010 – 10.40.160

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MOBILE HOME AND TRAVEL TRAILER PARK REGULATION

The following regulation establishes the minimum standards governing the construction, operation and maintenance of mobile home and travel trailer parks. This Regulation is promulgated as provided for in Section 20-1-145, "Permits," and 20-1-147, "Location and Planning," of the Metropolitan Code of Law.

SECTION 1 – DEFINITIONS

As used in this Regulation, all terms not defined herein shall have the meaning giving them in Chapter 20, Division 8, Section 20-1-144, "Definitions," of the Metropolitan Code of Law.

CAMPING TRAILER - A canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.

DEPARTMENT – The department of health of the Metropolitan Government, including the Board, agents, employees and divisions.

DEPENDANT TRAILER - A trailer which is dependent upon a service building for toilet and lavatory facilities.

DIRECTOR – The chief administrative officer of the Metropolitan Board of Health or his designated representative.

JUNK CAR – Is any vehicle (truck or car) which is unable to move under its own power.

MOBILE HOME – A transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical conveniences as immobile housing. The wheels of the mobile home shall not be removed, except temporarily when necessary for repairs. Jacks or stabilizers may be placed under the frame of the mobile home to prevent movement on the springs while the mobile home is parked and occupied.

MOBILE HOME LOT – A parcel of land for the placement of a single mobile home for the exclusive use of its occupants.

MOBILE HOME PARK – A parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes for non-transient use.

PERSON – Any individual natural person, trustee, court-appointed representative, syndicate, association, partnership, firm, club, company, corporation, business trust, institution, agency, government corporation, municipal corporation, city, county, municipality, district, or other political subdivision, department, bureau, agency, or

instrumentality of federal, state, or local government, or other entity recognized by laws as the subject of rights and duties, and any officer, agent, or employee thereof. The masculine, feminine, singular, or plural is included in any circumstances.

PICK-UP COACH – A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

SANITARY STATION – A facility used for removing and disposing of wastes from trailed holding tanks.

SELF-CONTAINED TRAILER – A trailer which can operate independent of connections to sewer, water and electric systems. It contains a water-flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

SERVICE BUILDING – A structure housing toilet, lavatory and such other facilities as may be required by the Regulation.

SERVICE SINK – A slop sink with a flushing rim for the disposal of liquid wastes from trailers.

SEWAGE – Human excreta, all water carried waste, and household wastes from residences, buildings, or commercial and industrial establishments.

SEWER CONNECTION – The connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home or travel trailer to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park or travel trailer park.

SEWER RISER PIPE – That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot or travel trailer parking space.

TRAILER – Any of the following: Camping trailer, dependent trailer, pick-up coach, self-contained trailer, travel trailer.

TRAVEL TRAILER - a vehicular, portable structure built on a chassis, designed to be used as temporary dwelling for travel, recreational and vacational uses, permanently identified as a Travel Trailer by the manufacturer of the trailer and, when factory equipped for the road.

TRAVEL TRAILER PARK – A parcel of land in which two or more spaces are occupied or intended for occupancy by trailers for transient dwelling purposes.

TRAVEL TRAILER SPACE – A parcel of land in a travel trailer park for the placement of a single trailer for the exclusive use of its occupants.

WATER CONNECTION – The connection consisting of all pipes, fittings and appurtenances from the water rise pipe to the water inlet pipe of the distribution system within the mobile home or travel trailer.

WATER RISER PIPE – That portion of the water supply system serving the mobile home park or travel trailer park which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot or travel trailer space.

WATER STATION – A facility for supplying water storage tanks of trailers with portable water.

SECTION 2 – PERMITS

- (a) It shall be unlawful for any person to install, erect, construct, reconstruct, alter, or add to, or cause to be installed, erected, constructed, altered or added to, any mobile home and/or travel trailer park until application for a permit along with plans and specifications applicable to the work have been submitted to the Director and approved by the Director. The application must include a filing fee of one hundred dollars (\$100.00). This filing fee shall not be refundable if a permit is denied or if the application is withdrawn, not shall it be applied to any subsequent application.
- (b) The plans and specifications shall indicate the proposed layout showing all mobile home lots and/or travel trailer parking spaces, structures, road, walkways, and other service facilities, setting forth the geographic locations, boundaries, drainage, buildings and sanitation facilities; such as location of water and sewer lines, the number, location and size of all mobile home lots and/or travel trailer parking spaces. All plans and specifications shall be drawn to a scale no smaller than one (1) inch = one hundred (100) feet. A copy of all approved plans and specifications must be on file with the Metropolitan Health Department before a permit can be issued.

Prior to any construction, the Director shall approve three (3) sets of plans and specifications of the proposed new facilities, expansion to any existing mobile home and/or travel trailer park, replacement of existing facilities or systems and the conversion of existing facilities. One set of approved plans and specifications shall remain on file in the offices of the Director.

It shall be unlawful for any person to operate any mobile home and/or travel trailer park until an application for a permit has been filed with the Metropolitan Health Department and a permit issued by the Director. Applications for a permit shall be filed in duplicate in the offices of the Director, on forms adopted by the Director and supplied by the Metropolitan Health Department. The Director shall not grant a permit to any person which is operating in violation of the provisions of this Regulation.

- (c) Any permit issued in accordance with the provisions of this Regulation is not transferable from one person to another person nor from one location to another.
- (d) The Director may suspend or revoke the permit if the permit holder fails to comply with the provisions of this Regulation.
- (e) The permit must be posted in a conspicuous place at each mobile home or travel trailer park.
- (f) The receipt of a Permit from the Metropolitan Health Department shall not be construed to indicate approval of the strength or safety of any equipment or to indicate compliance with the requirements of the Building Code of the Metropolitan Nashville and Davidson County or any other ordinance thereof. Neither shall it relieve anyone from the responsibility to comply fully with the applicable provisions of the Code of Laws of the Metropolitan Government of Nashville and Davidson County, Tennessee, nor any other requirements(s) imposed by statute, rule or regulation of the Metropolitan Government of Nashville and Davidson County, Tennessee, the State of Tennessee or the United States Government.
- (g) This Section does not apply when two mobile homes are occupied by the immediate family of the individual owner of that plot of ground, and no rental or other fees are being paid by the occupant and there is no advertisement of a mobile home park.

SECTION 3 – INSPECTIONS

- (a) All mobile home or travel trailer parks shall be inspected as deemed necessary by the Director in order to protect the public health and welfare of the residents of Metropolitan Nashville and Davidson County and to assure compliance with this Regulation.
- (b) The Director shall have the power to enter at any reasonable times upon any public or private property for the purpose of making inspections or investigations regarding the enforcement of this Regulation.
- (c) The Director or his or her authorized representative shall have authority to inspect and examine the register containing a record of all persons using the facilities at a mobile home or travel trailer park.

SECTION 4 – MOBILE HOME LOTS AND TRAVEL TRAILER SPACES

- (a) The mobile home and/or travel trailer park shall be located on a well drained site; shall be so located that its drainage will not endanger any water supply and shall be in conformity with a plan approved by the Director.
- (b) Mobile home lots and travel trailer spaces shall be clearly defined and permanently numbered. Mobile homes and trailers shall be parked so that there will be at least fifteen (15) feet of clear space between mobile homes or trailers or any attachment. There shall be at least fifteen (15) feet between homes or trailers and any permanent building or structure and at least five (5) feet between any mobile home or trailer and mobile home or travel trailer park property line.

The individual plot sizes for mobile home and trailer spaces shall be determined as follows:

- (1) Minimum width shall be equal to the width of home or trailer plus fifteen (15) feet.
- (2) Minimum depth with end parking of automobile shall be equal to the length of home or trailer plus thirty (30) feet.
- (3) Minimum depth with side or street parking shall be equal to the length of trailer plus twenty (20) feet.

In no case shall the minimum width be less than twenty eight (28) feet and the minimum depth less than fifty-five (55) feet.

SECTION 5 – SERVICE BUILDING

Each mobile home park that accepts dependent trailers is considered to be operating as a travel trailer park and shall provide facilities and accommodations which are not required at mobile home parks.

- (a) Each travel trailer or mobile home park that permits overnight trailer parking shall provide service buildings with adequate toilet and bathing facilities. The ratio of toilet, lavatory, urinal and bathing facilities for occupants or private tents, dependent travel trailers, pick-up coaches and camping trailers shall be as follows and shall be provided in a service building or buildings:

No. of Trailers Spaces	Toilets		No. of Urinals*	Lavatories		Bathing Fac.	
	Men	Women	Men	Men	Women	Men	Women
1 - 15	1	1	1	1	1	1	1
16 - 30	1	2	1	2	2	1	1
31 – 45	2	2	1	3	3	1	1
46 – 60	2	3	2	3	3	2	2
61 – 80	3	4	2	4	4	2	2
81 – 100	3	4		4	4	3	3

* In the absence of urinals, the ratio of toilet facilities for men and women shall be the same.

For travel trailer parks with more than 100 sites there shall be provided one additional toilet, lavatory and bathing facility for each sex for each additional thirty (30) sites.

- (b) Be of permanent construction and be adequately lighted;
- (c) Be of moisture resistant material to permit frequent washing and cleaning;
- (d) Have adequate heating facilities to maintain a temperature of 70 degrees F during cold weather and to supply a minimum of 3 gallons of hot water per camp site;
- (e) Have at least one (1) slop-water closet supplied with hot and cold water in a separate room;

- (f) All toilets, lavatories and bathing facilities shall be maintained in a state of good repair and shall be kept clean at all times;
- (g) All toilet facilities and bathing facilities shall be adequately ventilated and screened;
- (h) Fire-resistant waste containers shall be provided in all toilet facilities. A covered waste container shall be provided at each commode in women toilet facilities;
- (i) Toilet tissue on holders shall be provided at each toilet seat at all times;
- (j) Toilets, bath-houses and/or service buildings shall be so located and distributed that no trailer or tent site will be less than fifteen (15) or more than two hundred (200) feet from such facility.

SECTION 6 – WATER SUPPLY

- (a) An adequate, safe, potable supply of water shall be available at all times in each mobile home park or travel trailer park.
- (b) Where a public supply of water of satisfactory quantity, quality, and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the Director.
- (c) In those instances where an independent system is approved, the water supply shall be from a supply properly located, protected and operated and shall be adequate and of a safe, sanitary quality. Samples of water for bacteriological examination shall be taken prior to initial approval of the physical structure and thereafter at least every four (4) months and when any repairs or alteration of the water supply system has been made. It shall be permittees responsibility to notify the Metropolitan Health Department prior to and upon completion of any repairs or alterations. If a positive sample is obtained, it will be the responsibility of the trailer court operator to provide such treatment as is deemed necessary to maintain a safe, potable water supply.
- (d) Individual water riser pipes shall be located within the confined area of the mobile home lots at a point where the water connection will approximate a vertical position. Water riser shall extend at least four (4) inches above ground and shall be at least three-quarters (3/4) inches in diameter. Adequate provisions shall be made to prevent freezing of service line, valves, riser pipes heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from location of riser pipe. A shut-off valve below the frost line shall be provided near the water pipe on each mobile home lot.

- (e) Each travel trailer park shall be provided with one or more easily accessible water supply outlets for filling trailer water storage tanks. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances and shall be protected against the hazards of backflow and back siphonage in such matters prescribed by the Metropolitan Department of Water and Sewerage.
- (f) Every well or suction line of water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. The following minimum distances between wells and various sources of contamination shall be required:

Contamination Source	Well or Section Line Distance in Feet
Building Sewer	50
Septic Tank	50
Disposal Field	100
Seepage Pit	100
Dry Well	50
Cesspool	150

- (g) Drinking fountains or water stations shall be provided within two hundred (200) feet of any trailer space. Drinking fountains shall be of approved construction and design.
- (h) Water cooling equipment, if provided, in a travel trailer park shall be of approved design.
- (i) All ice procured shall be from an approved source and manufactured from water of the same bacteriological quality as the approved drinking water. All ice shall be stored and handled in a sanitary manner. Ice machines shall be approved construction and maintained in a sanitary manner.

SECTION 7 – SEWAGE DISPOSAL

GENERAL REQUIREMENTS: An adequate and safe sewage system shall be provided in all mobile home and travel trailer parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local codes and regulations.

- (a) Each mobile home park lot shall be provided with a four (4) inch diameter sewer riser which is connected to the sewage disposal system. The sewer riser shall be trapped below ground and extended four (4) inches above ground surface.

- (b) The sewer riser shall be protected by a concrete collar which is at least three (3) inches deep and extending twelve (12) inches from the connection in all directions. The sewer riser shall be provided with a plug or screw cap that is placed in the opening when there is not a mobile home or trailer on the lot or trailer space. Cap is necessary from stand-point of insect and rodent control and to keep foreign objects out of the water.
- (c) The sewer connection shall have a nominal inside diameter of at least three (3) inches and the slope of any portion thereof shall be at least one fourth (1/4) inch per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be water tight.
- (d) All sewage and liquid wastes shall be disposed of in a public sewerage system when such a system is available.
- (e) No untreated sewage, waste water, septic tank effluent, or liquid waste shall be deposited on the surface of the ground, into any abandoned well, cave, sinkhole, stream or well dug for the purpose of disposing of sewage.
- (f) Where public sewerage system connections are not available, all sewage disposal systems of facilities shall be approved by the Director prior to construction. The grounds or areas utilized for the installation of sewage disposal or sewage treatment facilities shall not be utilized for the placing or parking of mobile homes or travel trailers.
- (g) Each travel trailer park shall be provided with a sanitary station in the ratio of one (1) for every 100 trailer spaces or fractional part thereof.
- (h) The sanitary station shall consist of at least a trapped four (4) inch diameter sewer riser pipe, connected to the mobile home or travel trailer park sewage system, surrounded at the inlet and by a concrete apron sloped to the drain connected to sanitary sewer or approved sewer disposal system, and provided with a suitable hinged cover and a water outlet, with the necessary appurtenance, connected to the parking area water supply system to permit washdown as needed of the immediate adjacent area.
- (i) Water and sewer lines shall not be installed in the same trench and must be separated by at least ten (10) feet horizontally. Sewers within fifty (50) feet of any water source shall be of cast iron or other approved construction.

SECTION 8 – REFUSE STORAGE, COLLECTION AND DISPOSAL

The storage, collection and disposal of refuse in the mobile home or travel trailer park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

- (a) All refuse shall be stored in flytight, watertight, rodent proof containers with a capacity of not less than twenty (20) gallons and not more than thirty (30) gallons, except that the maximum size limitation shall not apply where facilities are available for handling containers mechanically.
- (b) Each trailer space shall be provided with a sufficient number of containers of adequate capacity to prevent overflow.
- (c) All garbage containers shall be stored above the ground in a rack or on a hanger so fastened or supported as not to be easily overturned.
- (d) Dumpsters may be utilized for central storage of garbage and refuse. The dumpster shall be maintained in good repair and leakproof, rodent proof and flytight. The dumpster shall be cleaned as needed so as not to create a health hazard.

SECTION 9 – ELECTRICITY

All electrical installations shall be in compliance with Metropolitan Nashville and Davidson County, Tennessee, Electrical Codes and Regulations.

SECTION 10 – LIQUIFIED PROPANE GAS

All liquefied petroleum gas equipment shall be installed and maintained in accordance with the Standard Gas Code, 1988 Edition and the National Fire Protection Association/American National Standards Institute 58 – 1989 Standards For Storage and Handling of Liquefied Petroleum Gases.

SECTION 11 – MISCELLANEOUS REQUIREMENTS

- (a) Mobile home or travel trailer park grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation and shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests and shall be kept free of all junk cars or trucks.
- (b) Mobile home and travel trailer parks shall be kept free of litter, rubbish and other flammable materials.
- (c) The growth of brush, weeds and grass shall be controlled to a height of under six (6) inches in all areas of park and parking areas to prevent the harborage of ticks, chiggers and other noxious insects.
- (d) No owner or person in charge of a dog, cat or other pet animal shall permit it to run at-large on the grounds of the Mobile Home or Travel Trailer Park.
- (e) It shall be unlawful for any person to keep, harbor or permit to remain on or about any park or parking area grounds any dog over six (6) months of age which has not be vaccinated against rabies as required by the Board of Health.
- (f) All streets in the mobile home and/or travel trailer park shall be surfaced with asphalt, concrete, or other hard-surfaced dustless material.

SECTION 12 – REGISTRATION OF OCCUPANTS

- (a) The owner or operator of any mobile home or travel trailer park shall maintain a register containing a record of all occupants using the facilities.
- (b) The register shall be available to the Director and such register shall be preserved for a period of twelve (12) months.
- (c) The register shall contain the following:
 - (1) The names and addresses of all occupants permitted to use the facilities;
 - (2) The make, model and license number of each mobile home and/or travel trailer.
 - (3) The state territory or country issuing the mobile home and/or travel trailer license.
 - (4) The dates of arrival and departure of each occupant using the facilities of the park.

SECTION 13 – SEVERABILITY

The provisions of any part, section, subsection, paragraph, phrase or clause of this Regulation that shall be adjudged invalid or unconstitutional by any court of competent jurisdiction, the judgment shall not affect, compare, or invalidate the remainder of this Regulation, but should be confined in its operation to the part, section, subsection, paragraph, phrase, or clause of this Regulation that shall not be directly involved in the controversy in which such judgment shall have been redeemed.

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