

WAKE COUNTY  
BOARD OF HEALTH  
REGULATIONS GOVERNING  
MANUFACTURED HOME PARKS  
AND  
RECREATIONAL VEHICLE CAMPGROUNDS

IN  
WAKE COUNTY  
EFFECTIVE  
JULY 11, 1988  
AMENDED  
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WAKE COUNTY BOARD OF HEALTH

REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, MAINTENANCE,  
OPERATION, AND USE OF MANUFACTURED HOME PARKS AND RECREATIONAL VEHICLE  
CAMPGROUNDS IN WAKE COUNTY.

BE IT ORDAINED BY THE WAKE COUNTY BOARD OF HEALTH:

That the following regulations for the protection of the public health are hereby adopted pursuant to the authority granted by Chapter 130A-39, of the North Carolina General Statutes, and shall apply, throughout Wake County, to the design, construction, alteration, maintenance, operation and use of manufactured home parks and recreational vehicle campgrounds.

SECTION I. DEFINITIONS

1.1 Approved Public or Community Sewage System

The term “approved public or community sewage system” shall mean a single system of sewage collection, treatment, and disposal, which is owned and operated by, a sanitary district, a metropolitan sewage district, a water and sewer authority, a county or municipality, or a public utility; that is constructed, maintained and operated in compliance with applicable requirements of the North Carolina Department of Environment, Health and Natural Resources under rules adopted by the Environmental Management Commission, as amended from time to time.

1.2 Approved Public or Community Water System

The term “approved public or community water system” shall mean a system for the provision to the public of piped water for human consumption if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year; that is installed, maintained and operated in compliance with applicable requirements of the North Carolina Department of Environment, Health and Natural Resources under rules adopted by the Commission for Health Services, as amended from time to time.

1.3 Approved Semi-Public Water Supply

The term “approved semi-public water supply” shall mean a water supply that serves water for the purpose of human consumption to from two to fourteen (2-14) service connections that does not meet the definitions for a public or community water system; that is installed, maintained and operated in accordance with the requirements of the Regulations Governing the Permitting, Construction, Repair, Inspection, Sampling, and Abandonment of Private and Semi-Public Water Supply Wells in Wake County, as amended from time to time.

1.4 Department

The term “Department” shall mean the Wake County Department of Health.

1.5 Garbage

The term “garbage” shall mean and include putrescible animal and vegetable wastes resulting from the handling, operation, and consumption of foods.

1.6 Ground Absorption Sewage Treatment and Disposal System

The term “ground absorption sewage treatment and disposal system” shall mean a septic tank system or any other sewage disposal system that utilizes the soil for the subsurface disposal of

partially treated or treated sewage effluent, together with all facilities and appurtenances pertaining thereto.

1.7 Health Director

The term “health director” shall mean the Health Director of Wake County or his authorized representative.

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1.8 Imminent Hazard

The term “imminent hazard” shall mean a situation which is likely to cause an immediate threat to life, an immediate threat of serious physical injury, an immediate threat of serious adverse health effects, or a serious risk of irreparable damage to the environment if no immediate action is taken.

1.9 Manufactured Home

The term “manufactured home” shall mean any vehicle or unit maintained, offered, or used for living or sleeping purposes which is equipped or intended to be equipped with wheels or similar devices for the purpose of transporting the unit.

1.10 Manufactured Home Park

The term “manufactured home park” shall mean any place, area or tract of land maintained, offered, or used for the location of two (2) or more manufactured homes used, or intended to be used, for living or sleeping purposes whether for remuneration or other consideration.

1.12. Manufactured Home Space

The term “manufactured home space” shall mean that portion of land in a manufactured home park

designated or allotted for, accommodation of one (1) manufactured home unit in accordance with the requirements set forth in this regulation.

1.12 Manufactured Home Stand or Pad

The term “manufactured home stand or pad” shall mean that portion of the manufactured home space designed for and used as the area occupied by the manufactured home proper.

1.13 Operator

The term “operator” shall mean the person responsible for the operation of a manufactured home park.

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1.14 Person

The term “person” shall mean and include an individual, firm, corporation, association, partnership, or company.

1.15 Potable Water

The term “potable water” shall mean water which is approved for drinking or other household uses.

1.16 Recreational Vehicle

The term “recreational vehicle” shall mean a vehicular portable structure, whether towed, mounted on a truck body, or self propelled motor home, designed as a temporary dwelling for travel,

recreation, or vacation, having a body length not exceeding forty (40) feet and a body width not exceeding eight (8) feet.

1.17 Recreational Vehicle Campground

The term “recreational vehicle campground” shall mean any parcel of land in which two (2) or more spaces are designed or allotted for occupancy by recreational vehicles for transient dwelling purposes. All provisions of this regulation, where applicable, apply to recreational vehicle campgrounds by substituting recreational vehicle campground for manufactured home park or campground for park.

1.18 Refuse

The term “refuse” shall mean all putrescible and nonputrescible solid wastes (except body wastes).

1.19 Rubbish

The term “rubbish” shall mean nonputrescible wastes (except ashes).

SECTION II. APPROVAL OF PLANS

- 2.1. No person shall construct, begin operation, maintain, alter, or expand a manufactured home park in Wake County until the appropriate

zoning agency and the Department have given written approval of the manufactured home park final plans and specifications. The dimensions shown on the final plan shall be the only area

considered for approval. Any expansion of the area of a manufactured home park shall require a separate approval. The altered manufactured home park shall be considered as a whole unit and shall meet all applicable requirements.

## 2.2 Steps For Plan Approval

- (a) Manufactured home parks shall meet all applicable developmental requirements of the Wake County Zoning Ordinance or other appropriate zoning ordinances.
- (b) A preliminary plan for soils work is required for development or expansion of a manufactured home park with a central ground absorption sewage treatment and disposal system or with an individual septic tank system for each space. The plan shall include a detailed site map with delineation of property boundaries on the ground, a tax map with soil survey overlay, an aerial photo (200 scale), a topographic map and the payment of appropriate fees; all submitted for approval prior to any alteration, grading or installation at the site. An evaluation of the site shall then be made by the Department.
- (c) The North Carolina Division of Environmental Health shall review and approve plans and specifications for a ground absorption sewage treatment and disposal system serving a design unit with a design flow greater than 3,000 gallons per day.
- (d) The Public Water Supply Section of North Carolina Division of Environmental Health shall approve well sites and plans for a public or community water system.
- (e) Plans and specifications for the development or expansion of a

manufactured home park with an approved public or community sewage system shall be submitted for review to the Department.

(f) Following approval of preliminary plans, a final plan drawn to scale shall be submitted to the Department showing the following:

- (1) The location and boundaries of the tract of land.
- (2) The number, location and size of all manufactured home spaces and delineation of space boundaries on the ground.
- (3) The assigned number or address of each space in the manufactured home park.
- (4) The location and width of all roadways and walkways.
- (5) The source of water and type of sewage disposal including the plans and specifications locating and describing the water supply system and the sewage disposal system.
- (6) The plans and specifications showing water service connections, sewage disposal connections and all other facilities on and at each manufactured home space.
- (7) The location of service buildings, whether presently existing or to be constructed in the future and any other structures, along with their plans and specifications. (See special requirements for service buildings under Section X of this regulation.)
- (8) A sketch plan or written description of garbage and refuse disposal methods for the



park, including number of pick-ups per week.

### 2.3 Final Approval

- (a) Final approval for individual spaces to be served by individual septic tank systems may be obtained only when the Certificate of

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Completion has been approved and the Department has issued the park Operating Permit.

- (b) A park operating permit shall be issued by the Wake County Department of Health only after it *has* been determined that all health and environmental requirements have been satisfactorily fulfilled. No plan shall be considered for final approval until said plan has been approved by the Wake County Community Development Services or the appropriate planning and zoning agencies.

## SECTION III. SITE PLANNING MINIMUM REQUIREMENTS

### 3.1 Manufactured Home Stand, Space and Other Park Areas

The site development plan shall include a final grading plan that will prevent the ponding of water at the manufactured home stand, spaces or other manufactured home park areas.

### 3.2 Mobile Home Space Sizes

- (a) Each mobile home shall be located on an individual mobile home space. The term – shall be synonymous with the term “lot” for space sizing purposes. Spaces served by on-site septic

tank systems shall comply with the lot sizing requirements in Sections V and VI of the Regulations Governing Sanitary Sewage Collection, Treatment, and Disposal in Wake County, as amended from time to time.

- (b) The appropriate zoning agency shall determine the space size for manufactured home parks to be served by an approved public or community sewage system.

### 3.3 Roads, Parking Facilities and Walkways

The appropriate zoning agency shall determine the requirements for roads, parking facilities and walkways.

### 3.4 Recreation Areas

The appropriate zoning agency shall determine the requirements for recreational areas.

## SECTION IV. WATER SUPPLY

### 4.1 Quality and Quantity

- (a) A safe and adequate supply of potable water shall be provided to each manufactured home park space, either from an approved public supply or community water system or from a

water supply that meets the provisions of this regulation.

- (b) A minimum of two hundred and fifty (250) gallons per day of potable water shall be available for each manufactured home space and maximum demand should be anticipated.
- (c) Water distribution systems not designed for fire flows shall have the capacity to maintain a pressure of at least 30 pounds per square inch (gauge) throughout the system during peak periods of flow.
- (d) Service lines to individual spaces shall be protected at all times from contamination, whether in or out of use.

#### 4.2 Construction Requirements

- (a) Water supply systems shall be located, installed, maintained and operated in accordance with the requirements of the North Carolina Division of Environmental Health and/or the Wake County Department of Health.
- (b) Water supplies at manufactured home parks that are not connected to a public or community water system shall comply with Regulations Governing the Permitting, Construction, Repair, Inspection, Sampling and Abandonment of Private and Semi-Public Water Supply Wells

in Wake County, as amended from time to time. additionally, if the

water supply is to have more than three (3) connections the following

shall be required and shown on plan specifications to be reviewed and

approved by the Department:

- (1) Sample tap, approved vent, pressure gauge and blow off valve at well head, and installation and location of readily accessible valves for flushing and separating the distribution system for repairs or other needs.
  - (2) A well site or sites located so that the area within 100 feet of the site is owned or controlled by the person that will supply the water; and that the well site is located at least 100 feet from potential sources of pollution.
  - (3) All plumbing work and pipe material for potable water to meet or exceed American Water Works Association (AWWA) and National Sanitation Foundation (NSF) standards or approved equal standards, and installed as required by state and local plumbing codes.
  - (4) All distribution mains shall be at least two (2) inches minimum in diameter, and all service connections shall be at least three-quarters (3/4) of an inch in diameter.
  - (5) Skirting or other methods deemed adequate for protecting distribution system from freezing.
- (c) All water lines, sewer lines or septic tank systems shall be
- installed and kept at least a horizontal distance of ten (10) feet

apart, except as otherwise permitted by the Health Director.

#### 4.3 Water Sampling

- (a) A bacteriological water sample shall be taken by the Wake County Department of Health at least annually at parks with community

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water Systems; and at least semi-annually at parks without public or community, water Systems.

- (b) Sampling for inorganic and organic chemicals, radium and other possible water supply contaminants at parks not connected to a public or community water system shall be done as the need dictates in accordance with instructions from the Health Director.
- (c) Operators of manufactured home parks with semi-public water supplies that are not public or community water systems, and that do not meet bacteriological standards of the regulations governing semi-public water supplies in Wake County, shall notify the park residents in accordance with instructions from the Health Director.
- (d) Maximum contaminant levels for inorganic and organic chemicals, radium and other contaminants found in water supplies that are not public or community water systems, shall be the same as those in North Carolina's Division of Environmental Health's Rules Governing Public Water Systems, has amended from time to time, or in accordance with instructions from the Health Director.

## SECTION V. WASTE DISPOSAL

### 5.2. Availability as required by G.S. 1JOA-337 (c).

- (a) Every manufactured home park shall provide for an adequate sewage disposal system, either by connection to an approved public or community sewage system, or by connection to a ground absorption sewage treatment and disposal system that is properly designed, installed, operated, and maintained according to the Regulations Governing Sanitary Sewage Collection, Treatment and Disposal in Wake County, as amended from time to time.

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- (b) Public or community sewage systems shall conform to construction regulations and standards of the North Carolina Division of Environmental Management.

### 5.2 Connection of. Manufactured Home to Se~Jage Disposal System All water borne wastes from each manufactured home shall be carried

through water-tight, self-draining, no collapsible pipe, which is a minimum of three (3) inches in diameter.

### 5.3 Sewer Connections

Each manufactured home space shall be provided with a sewer connection which extends above ground level and leads to the sewage collector. The sewer connection shall be protected by an approved means. Such sewer connection, when not in use, shall be provided with an air tight cap,

and when in use, shall fit so as to prevent leakage of waste water.

#### 5.4 Sewer Collection Lines

The minimum size drain pipe from the manufactured home sewer connection to the manufactured home park sewage system shall be four (4) inches in diameter.

#### 5.5 Garbage Grinders

Garbage grinders shall not be used in any manufactured home connected to a ground absorption sewage treatment and disposal system, but may be permitted in those manufactured home parks connected to approved public or community sewage systems.

#### 5.6 Maintenance of Ground Absorption, Sewage Treatment and Disposal System

Park operators and park owners shall maintain any ground absorption sewage treatment and disposal systems at their manufactured home parks according to the Regulations Governing Sanitary Sewage Collection, Treatment and Disposal in Wake County, as amended from time to

time; and shall immediately inform the Department if the system or systems are malfunctioning.

## SECTION VI. REFUSE AND GARBAGE DISPOSAL

## 6.1 Storage

All refuse and garbage shall be stored in rodent-proof and fly-proof containers of durable material and shall be tightly covered at all times. When individual receptacles are used at least one container shall be provided by the manufactured home park operator for each manufactured home space. It shall be the occupant's responsibility to supply additional containers, if needed. If multi-family type receptacles are used, they shall be conveniently located, not more than 150 feet from any manufactured home space, and of adequate capacity. All containers and receptacles shall be kept in a clean and sanitary condition. Liners in containers are recommended, especially during later summer months.

## 6.2 Collection

- (a) It shall be the manufactured home park operator's responsibility to provide or arrange for refuse and garbage collection, and it shall be his further responsibility to insure that all materials which attract flies or rodents are not allowed to accumulate or remain on the premises.
- (b) Refuse and garbage collections shall be made at least once weekly. Rubbish, debris and junk collections shall be made if and when needed. Two (2) garbage and refuse collections shall be required if once a week collection proves to be inadequate; two collections are recommended each week during the months of June, July, August, and September.



## SECTION VII. VECTORBORNE DISEASE CONTROLS AND HEALTH AND SAFETY HAZARDS

### 7.1 Vectorborne Disease Controls

- (a) All manufactured home parks shall be kept clean and free of heavy growths .of weeds or other undergrowth and of accumulations of rubbish, such as, cans, jars, buckets, tires, or other objects which may hold water and breed mosquitoes or provide harborage for rodents.
- (b) Outside storage items shall be stored on storage racks with slatted bottoms and shall hold storage items at least twelve (12) inches off the ground.
- (c) It shall be the responsibility of the manufactured home park operator to take whatever action is required to reduce infestations of mosquitoes, flies, rodents, fleas, ticks, and other insects or animals that may spread vectorborne diseases.
- (d) Grassed areas at the manufactured home park, especially play areas and all manufactured home spaces, shall be mowed weekly, or more often, if needed, during the peak tick and mosquito season of June through August.
- (e) All depressions at the manufactured home pad or space in which water may collect shall be drained and filled to eliminate potential mosquito breeding areas or other problems caused by standing water.

### 7.2 Health and Safety Hazards

- (a) Motor vehicles abandoned, junked or left unsafely stored, shall not be allowed at manufactured home parks since they may constitute a hazard to the health, safety and well-

being of the park residents.

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- (b) Conditions or situations at the park that have been determined by the department to be Potential health and safety hazards to the park residents shall be corrected in a timely manner.
- (a) Other health and safety hazards found at the park that constitute a public health nuisance shall be abated in accordance with Chapter 130A-19 of the North Carolina General Statutes.

## SECTION VIII. ANIMALS AND COMMUNICABLE DISEASE CONTROL

### 8.1 Animals

- (a) No animals shall be permitted to run at large at a manufactured home park. All animals shall be kept under restraint of a competent person.

RESTRAINT: An animal is under restraint if it is 1) controlled by means of a chain, leash, or other like device; 2) on or within a vehicle being driven or parked; 3) within a secure enclosure; or 4) within the dwelling house of the owner or keeper. The park operator shall inform any new tenant that all dogs and cats must be inoculated against rabies in accordance

with the Wake County Animal Control Ordinance, as amended from time to time.

- (b) Animals within the manufactured home park that create a public health nuisance as defined in the Wake County Animal Control Ordinance, as amended from time to time, are subject to the penalties and fines described therein.

## 8.2 Reportable Communicable Disease

If a known, or suspected, case of a reportable communicable disease comes to the attention of the manufactured home park operator, he shall notify the Health Director immediately. Disposition of positive cases of a reportable communicable disease shall be made in accordance with policies

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of the Health Director and Article 6, “Communicable Disease,” N.C.G.S. 130A-133 through 130A-148, as amended from time to time.

## SECTION IX. OPERATOR, OPERATING PERMIT AND INSPECTIONS

### 9.1 Operator

A full-time, competent manufactured home park operator shall be available to the manufactured home park residents at all times. The park operator shall at a minimum reside within a reasonable driving distance of the park.

## 9.2 Operating Permit

- (a) No person shall operate, manage, or maintain a manufactured home park unless he holds a valid manufactured home park operating permit from the Health Director.
- (b) A manufactured home park operating permit shall be 'issued at the first of each year and shall be valid from January 1 through December 31 unless suspended or revoked by the Health Director.
- (a) Manufactured home park operators shall pay an annual user fee for all services rendered by the Department. The fee shall be paid upon receiving a bill the first of each year. The operating permit for a manufactured home park may be revoked if the annual user fee is not paid as required.
- (d) When. an inspection of a manufactured home park discloses a condition or practice that is in violation of the provisions of these regulations, and if the violation is not corrected within the time allowed, the Health Director shall give notice in writing to the park operator that the operating permit has been suspended and the park has been placed on "hold" status. This means that certificates of occupancy to replace manufactured homes in the park

shall not be issued until the violation is corrected. However, the permit may be suspended immediately if a violation or situation at the park has been determined to be an imminent hazard to park residents. A violation must be corrected in a timely manner or the park operating permit may be revoked. Appeals concerning this Section may be taken in accordance with the provisions in Section XV.

- (e) The Wake County Community Development Services or another appropriate zoning agency in the county that is required to issue a certificate of occupancy for a manufactured home to occupy a space in a manufactured home park shall determine that the operating permit has not been suspended, or that the park has not been placed on “hold” status, prior to issuing the said certificate of occupancy.
- (f) Repeated violations or undue delay in correction of violations of the provisions of these regulations shall be cause for permanent revocation of the manufactured home park operating permit.
- (g) Any manufactured home park operator whose operating permit has been revoked shall notify all occupants in writing within 48 hours and must cease operation of the manufactured home park within ninety (90) days of such revocation.
- (h) The responsibilities of landlords and tenants at parks are outlined in N.C.G.S. 42-42 (landlord), and N.C.G.S. 42-43 (tenant).

### 9.3 Inspections

- (a) The Health Director shall make inspections, surveys and studies of manufactured home parks semi-annually or as necessary to determine satisfactory compliance with these regulations. These inspections shall normally consist of two (2) general inspections and two (2) compliance inspections per year at parks that are

served with subsurface sewage treatment and disposal systems; and one (1) general inspection and one (1) compliance inspection per year at all other parks.

- (b) The Health Director shall have the power and authority to enter upon the grounds and spaces of every manufactured home park at all reasonable times for the purpose of determining compliance with these regulations. It shall be unlawful for any person to deny entry, detain, obstruct, or otherwise interfere with the Health Director while he is engaged in the performance of his duties as implied and specified by these regulations.
- (c) The Health Director shall have the power and authority to collect such samples and specimens of water or other substances from manufactured home parks and manufactured homes as he may deem necessary to determine compliance with these regulations.
- (d) It shall be the duty of every manufactured home park operator and of every employee to furnish such records and information as the Health Director deems necessary to determine compliance with these regulations. These records shall include but not be limited to the number of occupants of each manufactured home, the name of each head of household, the number of occupied and vacant spaces, and the occupancy records.
- (e) Every manufactured home space in a manufactured home park should display a space number. This number should not be used more than once at the same park. Once a number has been assigned to a space any change should be reported to the Department. The space number or address should be clearly discernible from the access street and be at least three (3) inches in height to facilitate emergency locations.

- (f) All manufactured home parks shall display the park name at the park entrance. it j.s the park owner's responsibility to comply with any sign ordinance that may exist.
- (q) All manufactured home park operators shall provide the Department a legible map of the park showing assigned space numbers, space sizes, location of manufactured homes at the spaces, water supply sites, access roads and streets, other buildings or dwellings within park boundaries, other land and its uses within park boundaries, and the total acreage of the park.

#### SECTION X. RECREATIONAL VEHICLE CAMPGROUNDS

All provisions of this regulation shall apply to recreational vehicle campgrounds with the following exceptions and additions:

- (a) Space Size and Parking Time
  - (1) If a centralized ground absorption sewage treatment and disposal system is requested and approved according to the Regulations Governing Sanitary Sewage Collection, Treatment and Disposal in Wake County, as amended from time to time, recreational vehicle campground space size may be reduced to sixteen hundred and eighty (1680) square feet (i.e., 60'x28'). The intent of this space size is that there shall be a minimum of fifteen (15) feet between recreational vehicle units when set-up on the spaces at a campground.
  - (2) The parking time at a campground for recreational vehicles should be for a period of

two (2) weeks or less.

(b) Service Buildings

- (1) A recreational vehicle campground that provides parking for dependent recreational vehicles shall provide a service building

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within three hundred (300) feet of the dependent vehicles containing facilities provided in the following ratio for each fifteen (15) spaces or fraction thereof:

- (A) One (1) commode, one (1) urinal, one (1) lavatory, and one (1) shower for male toilets;
- (B) Two (2) commodes, one (1) lavatory, and one (1) shower for females toilets;
- (C) One (1) flush rim service sink, and one (1) laundry sink for the campground.
- (2) When a recreational vehicle campground is designed for and exclusively limited to use by self-contained recreational vehicles, each one-hundred (100) spaces shall be provided a service building or comfort station which shall contain at least two (2) commodes, two (2) lavatories, and one (1) urinal for males; at least three (3) commodes and two (2) lavatories for females; and at least one (1) flush rim service sink and one (1) laundry sink for the campground.
- (3) All appropriate fixtures shall be provided with hot and cold running water.



(4) The service building plans and sanitary maintenance procedures shall be submitted to the Department for approval prior to any construction at a site.

(5) Service buildings shall be kept in good working order and in a clean and sanitary condition.

(c) Sewer Connection

Each full service recreational vehicle campground space shall provide for a sewer connection device, extended at least four (4) inches above the ground level and protected by a concrete collar

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(slab) at least four (4) inches thick and extending twelve (12) inches in all directions, by which a recreational vehicle can make an air tight connection leading to the sewage collector.

(d) Sanitary Dump Station

Each recreational vehicle campground shall provide a sanitary dump station for sewage effluent dumping in the ratio of one (1) for every one hundred (100) recreational vehicle spaces or fraction thereof. The design plan and sanitary maintenance procedures of this station shall be submitted to the Wake County Department of Health for approval prior to any construction at a site. The design shall be adequate to prevent spillage of sewage on the ground, to permit periodic wash down of the immediately adjacent areas, and shall be at least fifty (50) feet from any recreational vehicle space and at least one hundred (100) feet from any public or community well.

(e) Water Station

Each recreational vehicle campground shall provide for one (1) or more easily accessible water

supply outlets for filling vehicle water storage tanks in the ratio of one (1) for every one-hundred (100) full service recreational vehicle spaces or fraction thereof. This water supply shall be from an approved public or an approved semi—public supply that also complies with Section IV 4.2(b) of this regulation. A back flow preventer that is approved for use by public water supply systems shall be installed on the discharge side of the manual control valve of such water supply outlets.

(f) General Planning Guide

The U.S. Public Health Service standards, specifications and recommendations should be used as a guide for planning recreational

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vehicle campgrounds in Wake county. A source for this information is the third edition of Environmental Engineering and Sanitation, by Joseph A. Salvato, P.E. which is available for review at the Department.

## SECTION XI. SCOPE OF REGULATIONS

### 11.1 Scope of Regulations

The scope of these regulations is as implied and specified by the provisions herewith adopted by the Wake County Board of Health for the protection and promotion of public health.

### 11.2 Compliance with Regulations

Compliance with these regulations is the responsibility of the manufactured home park owner operator and developer, as applicable. Compliance with rules, regulations, and applicable

standards of any other agency having jurisdiction is also the responsibility of the manufactured park owner, operator and developer, as applicable; and prescribed procedures shall be followed in every instance to develop, operate, and maintain a manufactured home park in accordance with all laws, rules, regulations, and standards of Wake county and the State of North Carolina.

### 11.3 Existing Manufactured Home Parks

- (a) The intent of these regulations is the improvement of conditions at existing manufactured home parks that may be or become a public health concern to residents at such parks.
- (b) On the effective date of this regulation, existing manufactured home parks that do not comply with sections of the regulation concerned with new park construction are not required to conform to all parts of such sections; however, if it is determined by the

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department that existing construction or conditions are or may become a public health concern, the operator shall make any necessary corrections in accordance with instructions from the Health Director.

- (c) The water supply at existing manufactured home parks not connected to an approved public or community water system shall be adequate and of a safe, sanitary quality. Section .1720 of 15A NCAC 18A, entitled “Protection of Water Supplies” shall be used as a guide to upgrade these supplies.
- (d) The water supply at existing manufactured home parks with public or community water systems shall comply with the requirements set forth by the North Carolina Division of Environmental Health.

## SECTION XII. VARIANCES

The Health Director may grant a variance upon a finding that compliance with the provisions of these regulations is impractical because of conditions beyond the control of the manufactured home park owner or operator, or because compliance would result in unreasonable or unnecessary hardship to the manufactured home park owner or operator. Requests for variances must be in writing and addressed to the Health Director. A variance may be issued at the sole discretion of the Health Director and may be conditioned upon the submission of periodic progress reports. It may be revoked or modified after thirty (30) days notice to the persons affected by the revocation or modification, and it may be extended from one date certain to another if circumstances warrant such extension. Application for renewal of a variance must be made at least thirty (30) days prior to the expiration of an existing variance.

## SECTION XIII. ENFORCEMENT AND PENALTIES

If any person Violates any part of these regulations or willfully fails to perform any acts required by these regulations, he shall be guilty of a misdemeanor and shall be subject to sanctions as provided in N.C.G.S. 130A25; additionally, he may have any permit issued pursuant to these regulations suspended or revoked. Such enforcement procedures shall be in addition to and not to the exclusion of any other civil enforcement mechanisms available under law.

## SECTION XIV. INJUNCTIONS

If any person violates any of these regulations or if any person hinders or interferes with the proper

performance of duty by the Health Director, the Health Director may institute an action in the Superior Court of Wake County for injunctive relief as provided in N.C.G.S. 130A-18.

#### SECTION XV. APPEAL PROCEDURE

Appeals concerning the interpretation and enforcement of these regulations shall be conducted in accordance with H.D. -1000, et. seq., Wake County Health Department Rules, Appeals, and in compliance with N.C.G.S. 130A-24.

#### SECTION XVI. SEVERABILITY

If any provision or clause of these regulations or the application thereof. shall be declared invalid by a court of competent jurisdiction, such declaration shall not invalidate any other provision, clause,, or application of these regulation.

#### SECTION XVII. PRIOR REGULATIONS REPEALED

All regulations heretofore adopted by the Wake County Board of Health governing manufactured home parks and recreational vehicle campgrounds in Wake County, which are in conflict with these

regulations are hereby repealed.

SECTION XVIII. EFFECTIVE DATE

These rules and regulations were adopted by the Wake County Board of Health on this the 10th day of February, 1992 and shall be in full force and effect on and after February 10, 1992.

SIGNED:

CHAIRMAN

WAKE COUNTY BOARD OF HEALTH

SIGNED.

**DIRECTOR**

WAKE COUNTY BOARD OF HEALTH

