

Chapter 850: COMMUNITY LICENSING - STANDARDS

Summary: This chapter establishes licensing standards relating to minimum lot size, potable water, plumbing, fuel supplies, electrical connections, life and fire safety, streets, and nuisances.

1. Minimum Lot Size

Unless grandfathered pursuant to Section 10 of this chapter.

1. Public Sewage Utility

Each site that is served by a public sewage utility shall contain a minimum of 5,000 square feet, exclusive of roads.

2. Central Subsurface Sewer System

Each site that is served by a central subsurface sewer system shall contain a minimum of 5,000 square feet, exclusive of roads, provided that the entire community contains at least 20,000 square feet for each site in the community, inclusive of roads. The 20,000 square foot minimum authorized by this subsection may be increased by the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services, if necessitated by soil conditions, pursuant to Chapter 241 of the Rules of the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services entitled "Maine Subsurface Wastewater Disposal Rules."

3. Individual Sewage Systems

Each site that is not served by a central subsurface sewer system or a public sewage utility shall contain a minimum of 20,000 square feet, inclusive of roads.

2. Potable Water**Water Supply**

A manufactured housing community must have an adequate supply of potable water at all times. In the event of contamination or system failure, the community shall immediately procure an emergency supply of potable water via tanker or other means for drinking, cooking and sanitation purposes at its own expense.

3. Plumbing

Generally

A community shall comply at all times with Chapter 241 of the Rules of the Division of Environmental Health within the Center of Disease Control and Prevention, Department of Health and Human Services entitled "Maine Subsurface Wastewater Disposal Rules."

4. Fuel Supplies

1. Outside Oil Supply Tanks

The provisions of this subsection, "Outside Oil Supply Tanks," apply to new installations and replacement installations made on or after the effective date of this chapter.

- A. Oil supply tanks shall not be installed on wood or other combustible surfaces or supports.
- B. Outside oil supply tanks of 350 gallons or less shall be supported in accordance with Section 4(1)(C) or (D) of this chapter. Tanks larger than 350 gallons shall comply with all rules of the Maine Fuel Board.
- C. A horizontal oil supply tank shall be mounted on steel pipe legs, not exceeding 12 inches in height with floor flanges at the base of the steel legs, supported by four 4 x 8 x 16 inch solid cement blocks, or a one piece minimum 3 inches thick reinforced concrete pad not smaller than the tank dimensions. The four blocks or the concrete pad shall rest on a firm subgrade consisting of a bed of compacted, well-draining gravel (6 inch minimum), crushed stone (6 inch minimum), or some other subgrade approved by the Board. There must be a minimum of 4 inches of clearance under the tank from any surface. See Figure 12(a) below.
- D. An upright or vertical oil supply tank shall be mounted on steel pipe legs not exceeding 12 inches in height, with floor flanges at the base of the steel leg, and supported by a minimum 3 inches thick reinforced concrete pad. The reinforced concrete pad's width and length shall not be smaller than the tank dimensions. The concrete pad shall be of one piece construction. The concrete pad shall rest on a bed of compacted, well- draining gravel (6 inches minimum), crushed stone (6 inches minimum), or some other subgrade approved by the Board. There must be a minimum of 4 inches of clearance under the tank from any surface. See Figure 12(b) below.
- E. An outside oil supply tank servicing a manufactured home as defined in Chapter 820, Section 1(7)(B) of the Board 's rules may only be installed by a licensee of the Maine Fuel Board, including a manufactured housing mechanic or dealer who holds a limited license from the Maine Fuel Board to install outside oil tanks at manufactured housing pursuant to 10 M.R.S. §2401.

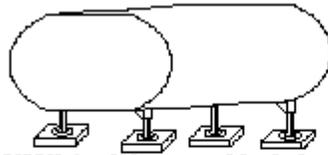


Figure 12 (a) Tank footing & support for horizontal tanks of 350 gallons or less outside of buildings.

- 1. Footing, one (1) 4X8X16 solid cement block for each leg. Blocks to rest on 6" of compacted, well draining gravel or 6" of crushed stone, or some other subgrade approved by the Board.**
- 2. Supports, maximum 12 inch legs with floor flanges.**
- 3. Leg brackets shall not be used for supports on blocks.**
- 4. Bottom of tank shall have a minimum of four (4) inch clearance from any surface.**

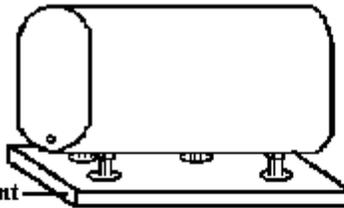


Figure 12 (b) Tank footing & support for upright or vertical tanks of 350 gallons or less outside of buildings.

3" reinforced cement slab.

- 1. Footing, must be 3" reinforced cement slab (one piece construction) and rest on 6" of compacted, well draining gravel or 6" of crushed stone, or some other subgrade approved by the Board.**
- 2. Supports, maximum 12 inch legs with floor flanges.**
- 3. Leg brackets shall not be used for supports on blocks.**
- 4. Bottom of tanks shall have a minimum of four (4) inch clearance from any surface.**

- F. Outside tanks and piping must be located such that they are not subject to falling snow or ice. To meet this requirement, the tank and outdoor piping must be installed with a protective cover over the tank valve, oil filter and other piping without structural support or not attached to the side of the building.
- G. All oil supply lines shall be protected from physical damage or corrosion.

2. Supply Connections/Oil Shut-off Valves

- A. A listed lever or wheel, thermally operated oil shut-off valve designed to shut off the oil supply in case of fire, shall be installed at the burner, at the supply tank, and where the oil supply line enters (inside) the building when outside tanks are used.
- B. Whenever the oil supply is taken from the top of an oil tank, whether the oil tank is outside or inside, a thermally operated wheel or lever type shut-off valve shall be installed at the tank and at the burner for control of the fuel. A check valve may be used in the supply line, but no valve or obstruction shall be placed in a return line connected to a burner or pump. A thermally operated valve is required on supply lines from outside tanks at the entrance inside the building and shall be located just inside of the structure wall.

3. **Storage of Liquefied Petroleum Gas (Propane) Cylinders**

- A. Cylinders having water capacities greater than 2.7 lb. (1.2 kg) and connected for use shall stand on a firm and substantially level surface. If necessary, they shall be secured in an upright position. Department of Transportation cylinders in permanent installations must rest on noncombustible materials.
- B. Cylinders not in use shall be removed from the community. The provisions of this paragraph are applicable to cylinders of 1000 lb (454 kg) water capacity, or less, that are not connected for use, whether filled, partially filled, or empty (if they have been in LP-Gas service).

5. **Electrical**

A community shall comply at all times with NFPA 70, *2014 National Electrical Code*, as adopted for Maine in Chapter 120 of the rules of the Electricians' Examining Board.

[**Note:** A list of code provisions commonly violated is attached to this chapter as Appendix A. This is not a substitute for the entire *National Electrical Code*.]

6. **Life and Fire Safety**

1. **Identification**

Each home in a community shall be clearly marked for identification in a uniform manner that is clearly visible from the street serving the site.

2. **Fire Prevention**

All areas and individual sites within a community shall be maintained so as to be free of debris that could contribute to the spread of fire within the site or community.

3. **Firebreaks**

No portion of a manufactured home, excluding the hitch, shall be located closer than 10 feet (3 meters) side to side, 8 feet (2.4 meters) end to side, or 6 feet (1.8 meters) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a 1 hour fire-resistance rating or the structures are separated by a 1 hour fire-rated barrier.

7. **Streets**

1. **Construction Standards**

Community streets shall meet the Street Construction Standard for Manufactured Housing Communities contained in Appendix B to this chapter.

2. **Setback**

No manufactured home or any part thereof shall be installed within 5 feet of any traveled way.

3. **Access by Emergency Vehicles and Essential Services**

All streets within a community shall be constructed and maintained so as to afford adequate access by emergency vehicles and essential services.

4. **Drainage**

All streets within a community shall be constructed and maintained so as to provide adequate drainage from and adjacent to the roadway.

8. Pads

1. **Grade**

Grades shall slope away from all pads to adequate outfall. There shall be no standing water on the surface underneath a home.

2. **General Construction**

Pads shall be constructed so that homes which are installed in accordance with the Board's Manufactured Housing Installation Standards shall maintain plumbing trap seals, experience no buildup of solid waste in drain piping, and maintain egress doors and egress windows.

9. Nuisances

No community shall cause, tolerate or permit any of the following hazards or conditions within the community:

1. Storage of trash in other than designated areas;
2. Storage of trash in inadequate, insecure or overflowing containers;
3. Unsecured vacant homes;
4. Missing or insecure manhole or septic system covers;
5. Trees that have been certified as hazardous by a licensed arborist;
6. An abandoned or discarded chest, closet, piece of furniture, refrigerator, freezer or other article having a compartment capacity of 11/2 cubic feet or more;

7. Any activity, structure, object or land use prosecutable as a public nuisance pursuant to 17 M.R.S. §2802 as it relates to manufactured housing communities; and
8. Any dangerous, unsanitary or unhealthful condition that threatens the safety or welfare of the community.

10. Grandfathered Exceptions

Any site licensed prior to September 23, 1983 that is not in compliance with the provisions of this chapter listed below shall be deemed acceptable if, in the judgment of the Board, the community is operated in a safe and sanitary manner. A repair, replacement or installation may perpetuate a nonconformity, but may not exacerbate it.

- Section 1 (Minimum Lot Size)
 - Section 6(3) (Life and Fire Safety; Firebreaks)
 - Section 7(1) (Streets; Construction Standards)
 - Section 7(2) (Streets; Setback)
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STATUTORY AUTHORITY: 10 M.R.S.A. §9085

EFFECTIVE DATE:

April 1, 1984

AMENDED:

August 25, 1984

April 28, 1986

February 23, 1987

August 17, 1988

March 14, 1990

EFFECTIVE DATE (ELECTRONIC CONVERSION):

January 11, 1997

AMENDED:

March 5, 1997 - Sec. I (A)

March 5, 1997 - Appendix. A & B

NON-SUBSTANTIVE CORRECTIONS:

August 6, 1997 -

"nitrite" inserted in Appendix A(II)(1), and "Speed" inserted in Appendix B Intersections (B), both in accordance with the March 5, 1997 amendment; minor spelling and punctuation.

REPEALED AND REPLACED:

November 8, 2003 - filing 2003-403

NON-SUBSTANTIVE CORRECTIONS:

March 3, 2004 - renumbering in Appendix C (page 15)

AMENDED:

August 30, 2015 – filing 2015-161

Appendix A to Chapter 850**COMMONLY-VIOLATED PROVISIONS
OF THE NATIONAL ELECTRICAL CODE®**

(code provisions not reproduced verbatim)

1. Minimum depth for direct-buried service or feeder cable [Table 300.5]
 - 24" under park roads
 - 18" from the service equipment location to the home served (applies when service equipment is within 30' of the exterior wall of the home)
 - 24" for all other locations
2. Minimum depth for buried PVC conduit enclosing service or feeder conductors [Table 300.5]
 - 24" under park roads
 - 18" from the service equipment location to the home served (applies when service equipment is within 30' of the exterior wall of the home)
 - 18" for all other locations
3. Protection from damage for direct-buried service and feeder cables emerging from grade [Table 300.5 (D)(1)]

PVC or other approved electrical raceway shall be installed continuous from the electrical service equipment to 18" below grade. Where metal raceways are used, a bushing shall be installed at the base of the conduit to prevent damage to the conductors.
4. Unused openings in electrical equipment [110.12(A)]

Unused cable or conduit openings in meter sockets, disconnects, and other electrical equipment shall be effectively closed to provide protection that is equivalent to the wall of the equipment.
5. Mounting of electrical equipment [110.13(A)]

Electrical equipment shall be firmly secured to the surface on which it is mounted. Also, the mounting surface must be solidly supported.
6. Enclosing energized parts [230.62(A)]

The interior cover of service disconnects must be installed to avoid accidental contact with live parts.
7. Ground movement [300.5(J)]

Where direct-buried conductors or underground raceways are subject to movement from frost action, provision shall be made to protect the conductors and equipment from damage. "S" loops in underground direct burial to conduit transitions, and expansion fittings in vertical conduits are usually effective.
8. Securing the grounding electrode conductor [250.64(B)]

The conductor from the service equipment to the ground rod shall be securely fastened to the surface on which it is carried.
9. Methods of grounding to ground rods [250.70]

The grounding conductor must be solidly connected to the ground rod by the use of an approved clamp, listed for direct soil burial.

Note: Direct buried conductors and cables emerging from grade and specified in Column 1 and 4 of Table 300.5 shall be protected by enclosures or raceways extending from the minimum cover distance below grade required by 300.5 (A) to a point at least 8' above finish grade.

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FIRE PROTECTION ASSOCIATION.

Appendix B to Chapter 850**STREET CONSTRUCTION STANDARDS FOR
MANUFACTURED HOUSING COMMUNITIES****Roadways**

- A. Minimum thickness of material after compaction

| Street Materials | Minimum Requirements |
|---|-----------------------------|
| Aggregate sub-base course (Max sized stone 4") | 12 inches ¹ |
| Crush aggregate base course | 3 inches |

- B. Before clearing has started on a community street, the center and side lines of the new street shall be staked or flagged at fifty foot intervals.
- C. It is recommended that before grading is started, the entire community street shall be cleared of all stumps, roots, brush, and other objectionable material. All ledge, large boulders and tree stumps shall be removed from the community street.
- D. All organic materials shall be removed to a depth of two feet below the subgrade of the street. Rocks and boulders shall also be removed to a depth of two feet below the subgrade of the roadway. On soils which have been identified as not suitable for roadways, the subsoil shall be removed from the street site to a depth of two feet below the subgrade and replaced with material meeting the specifications for gravel aggregate sub-base below. The subgrade shall be sloped to provide proper drainage.
- E. Except in a ledge cut, set slope shall be no steeper than a slope of three feet horizontal to one foot vertical, and shall be graded, loomed, limed, fertilized, and seeded according to the specifications of the erosion and sedimentation control plan.
- F. It is suggested, when possible, that all underground utilities be placed behind the homes, however, those installed under streets shall be installed prior to paving to avoid cuts in the pavement. It is recommended that building sewers and water service connections shall be installed to the edge of the community street prior to paving.
- G. The aggregate sub-base course shall be sand or gravel of hard durable particles free from vegetation matter, lumps or balls of clay and other deleterious substances. The gradation of the part that passes a 4 inch square mesh sieve shall meet the following grading requirements:

| Sieve Designation | Percentage by Weight Passing Square Mesh Sieves |
|--------------------------|--|
| 1/4 inch | 25-70% |
| No. 40 | 2-30% |
| No. 200 | 1-7% |

- H. Aggregate for the sub-base shall contain no particles of rock exceeding four inches in any dimension.

- I. The aggregate base course shall be sand or gravel of hard durable particles free from vegetative matter, lumps or balls of clay and other deleterious substances. The gradation of the part that passes a 3 inch square mesh sieve shall meet the following grading requirements:

| Sieve Designation | Percentage by Weight Passing Square Mesh Sieves |
|-------------------|--|
| 1/2 inch | 45-70% |
| 1/4 inch | 30-55% |
| No. 40 | 5-20% |
| No. 200 | 1-5% |

- J. Aggregate for the base shall contain no particles of rock exceeding three inches in any dimension.
- K. Pavement joints. Where pavement is used and joins an existing pavement, the existing pavement shall be cut along a smooth line and form a neat, even, vertical joint.
- L. Pavements. It is recommended, if pavement is used, that minimum standards for the base layer of pavement shall be the Maine Department of Transportation specifications for plant mix grade B with an aggregate size no more than 1 inch maximum. It is recommended that minimum standards for the surface layer of pavement shall meet the MDOT specifications for plant mix grade C with an aggregate size no more than 3/4 inch maximum.
- M. Roadway Width and Grade. The traveled width of a one-way street shall be a minimum of 12 feet. The traveled width of a two-way street shall be a minimum of 18 feet. If the road is paved, there shall be adequate shoulders to support the pavement. The roadway grade shall not exceed 10%.

Footnote: (1) The 12" aggregate base is in most instances not acceptable for municipal streets. If your long range plan is to have your community streets accepted as public ways, you should check with your municipality. Most municipalities require at least 18" aggregate subbase.

Intersections

- A. Grades of all streets shall conform to the terrain so that cut and fill are minimized.
- B. Where community streets intersect with public roads, recommended sight distances, as measured along the public way which traffic will be entering, and based upon the legal speed limit, are as follows:

| | | | | | | | |
|-------------------------|-----|-----|-----|-----|-----|-----|-----|
| Legal Speed Limit (mph) | 25 | 30 | 35 | 40 | 45 | 50 | 55 |
| Sight distance (feet) | 250 | 300 | 350 | 400 | 450 | 500 | 550 |

- C. Sight distances shall be measured from the driver's seat of a vehicle standing on that portion of the exit with the front of the vehicle at the stop line of the community street, with the height of the eye 3 1/2 feet, to the top of an object 4 1/2 feet above the pavement.
- D. When necessary, corner lots shall be cleared of all growth and sight obstructions, including ground excavation, to achieve the required visibility.