

Saline Valley Fire Protection District



1771 Springdale Blvd

Fenton, MO 63026

Business Hours

Monday - Friday - 8:00 - 4:30

Mobile Home Handout

This memorandum is a general, brief statement for the convenience of property owners, prospective buyers, real estate agents and all other interested persons; full provisions are declared to be the Fire Prevention Code

Application for Existing Mobile Home Occupancy Permit

1. An Existing Mobile Home Occupancy Permit must be obtained from the Fire Prevention Department and to be completely filled out.
2. Permit Fee's
 - a. All residential structures with a change of ownership; the permit fee is \$50.00.
 - b. All residential structures occupied as rental property; the permit fee is \$35.00.
3. All fees shall be paid prior to a permit being issued or inspection made. All monies must be paid either by mail, or in person and prior to the time of the inspection.
4. After the permit is paid for, a date and time for the inspections will be scheduled. A brochure about the inspection will be given to the applicant or agent.
5. The inspector will discuss observed code violations as the inspection is being conducted. A copy of the inspection will either be left at the time of the inspection or mailed.
6. The property owner has 30 days in which to repair all violations that were noted on the inspection report.
7. After all repairs have been made, the property owner or agent must contact the Fire Prevention Office to schedule a re-inspection. This should be done as soon as possible to allow time for this inspection to be completed. A minimum of 24 hours must be given on all inspections.
8. A re-inspection is done to assure that all cited violations that were noted have been repaired according to the Fire Prevention Code. If all violations have been corrected a Certificate of Occupancy will be issued.
9. This Certificate of Occupancy is good for six (6) months or until the mobile home changes owners or occupants.
10. Upon making an inspection and finding that the mobile home is being occupied without written knowledge from the Fire Marshal, Electric and Gas Service will be ordered turned off without any questions asked and remain off until all violation have been corrected.
11. It shall be unlawful for the owner of any mobile home to sell, transfer mortgage, rent, lease or otherwise dispose of such mobile home until an Existing Mobile Home Occupancy Permit is issued

Code Requirements

PM-106.4.1 Utilities Disconnect:

All utilities shall be ordered to be disconnected when a structure is found to be occupied without first having the required permits, inspections and the issuing of an Existing Residential Certificate of Compliance. This includes all single family dwelling, multifamily, apartments, and condominiums and modular homes.

PM-107.5 Transfer of ownership:

It shall be unlawful for the owner of any dwelling unit, single family dwelling, apartment, condominiums, mobile home, or some other type of structure to sell, transfer mortgage, rent, lease, or otherwise dispose of such dwelling unit or structure to another until an existing structures permit has been issued, inspections made, violations corrected and a existing structures occupancy permit has been issued, or furnished to the Fire Marshal a signed and notarized statement from the grantee, transferee, mortgage or lessee acknowledging the receipt of such notice of inspection or notice of violations and fully accepting the responsibility without condition for making the corrections or repairs required by such inspection notice or notice of violations, and agree that such violations will be corrected within the time limit as set forth by the Fire Marshal. After the structure transfers to the new owner, renter or occupant, the new occupant must apply for their occupancy permit.

PM-108.1.1 Unsafe structures:

An unsafe structure is one that is found to be dangerous to the life, property or safety or the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damage, decayed, dilapidated or of such faulty construction that partial or complete collapse is possible.

PM-108.1.2 Unsafe equipment:

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, property or safety of the public or occupants of the premises or structure

PM-108.1.3 Structure unfit for human occupancy

A structure is unfit for human occupancy whenever the Fire Marshal finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

R-4202.2.1 Existing Trailer Spacing Requirements: Diagram #1

Every trailer, mobile home or similar unit, deck, patio/auto cover or similar building or structure shall be installed so there is a clear space of not less than what was allowed when the home was originally installed. Any new covers, sheds or patios installed after the home is set must meet the requirements of R-4202.2.

R-4202.6 Requirements for Occupancy of New and Existing Mobile Homes, Trailers or similar Units or Structures:

1. Permit

The required permit must have been obtained from the Fire Marshal and the permit fee paid as required by the Fire Code.

2. Electrical

The mobile home, trailer or similar unit or structure must have the electrical service and other electrical system installed according to the **National Electrical Code, 2002 Edition**. Wiring in existing mobile homes if found to be minimum code compliant can be approved.

3. Smoke Detector: Diagram # 2

The mobile home, trailer, or similar unit or structure must have operating smoke detectors installed in each bedroom and in hallway outside of each bedroom. Single station smoke alarms shall be battery operated or shall receive their primary power from the building wiring provided that such wiring is served from a commercial source. When power is provided by the building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for over current protection. If an AC smoke alarm is replaced it must be replaced with an AC-DC smoke alarm. An AC-DC smoke alarm may only be replaced with another AC-DC smoke alarm.

4. Carbon Monoxide Detectors: Diagram # 2, 2A

A carbon monoxide detector shall be located outside each sleeping area on the ceiling or wall and within ten (10) feet of each bedroom door. When the smoke detectors are interconnected a combination smoke alarm and carbon monoxide detector could be installed in place of the smoke detector in the hallway.

Exceptions:

1. A home without any fuel fired appliances.
2. Appliances not requiring gas, as a fuel or other raw material to produce light and heat a carbon monoxide detector are not required.

5. Ground Fault Interrupter

Ground fault interrupter (GFI) receptacles, if required, must to be in good working order in all bathrooms, kitchens, unfinished basements, garages, and all outside receptacles.

6. Address

The Address must be on the street side of the trailer, mobile or modular home, or other home and visible numbers must be a minimum of three (3) inches in height, no script, ~~written, or stick on numbers must be permanently fixed. The color of numbers cannot be~~ gold, brass, or silver.

7. Egress Diagram # 3

Steps must be approved for all exits, permanently anchored. Handrails are required with two (2) or more steps. Risers shall be no higher than eight (8) inches. Steps must be maintained in good condition. All steps that have three (3) or more risers must have a landing with a dimension of thirty (30) inches by thirty (30) inches. The top of the landing shall not be more than eight (8) inches below the sill plate of the door. On existing porches and steps if the inspector deems them to be safe as is then they can be approved.

R-1006.1.1 Manufactured homes (Page 272) Add new sub-section:

All solid fuel burning appliances installed in manufactured homes (homes built in compliance with the Federal Manufactured Home Construction and Safety Standards - 24 CFR 3280) shall be listed for installation in manufactured homes and according to the manufacturer's installation instructions.

R-1006.1.3 Modular homes (Page 272) Add new sub-section:

All solid fuel burning appliances installed in modular homes (factory built homes) must be an approved stove and be tested by a testing laboratory.

PM-304.11 Chimneys and towers:

All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained safe and sound and in good repair. Upon any change in occupancy, a certified chimney inspector must inspect and approve all masonry chimneys and fireplaces and all previously operated pre-fabricated chimneys and fireplace(s). If the unit is found to be unsafe or inoperable, the unit must be repaired or permanently sealed, except as provided herein. At the Fire Marshal's discretion, an occupancy permit for non-rental property may be issued upon filing of form PM-304.11.3 showing acknowledgment of unsafe conditions or inoperable use. The unit shall not be used until such time as the conditions are corrected and a copy of the inspection form from a certified chimney inspector is filed with the Fire Marshal, or the unit is permanently sealed.

PM-304.11.1 Solid Fuel Burning Appliances:

All solid burning fuel appliances installed in one and two family dwellings shall be listed by a nationally recognized testing agency and shall be installed per the manufactures installation instructions. Without this listing unit must be removed.

PM-304.11.2 Certified Chimney Sweep

All chimney sweeps inspectors must be individually certified by the Chimney Safety Institute of America (CSIA). All chimney sweeps inspectors must submit a copy of their individual certification to this office prior to being added to the list of approved chimney sweeps inspectors.

PM-304.11.2.1 Approved chimney sweep inspection form

The Fire Marshal shall generate and maintain an approved inspection form for chimney sweep inspections. All inspections shall be conducted and recorded pursuant to this form.

**PM-304.11.3 Letter of Acknowledgment for unsafe conditions for
Fireplace/woodstove.**

A copy of this letter is available at the office of the Fire Marshal.

R-1004.4 Un-vented gas log heaters:

An un-vented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.

R-1006.1.5 Gas piping in Fire Place:

When gas piping is installed in the firebox the gas logs must also be installed at the same time and operational. If the piping is removed from the fire box the hole must be repaired or the side of the firebox must be replaced according to the manufactures instructions.

RG-2433 (603.1) Log Lighters:

Gas log lighters are not allowed.

RG-2426.5.5.3 (503.5.6.3) Unsafe chimneys:

Where inspection reveals that an existing chimney is not safe for the intended application, it shall be repaired, rebuilt, lined, relined, or replaced with a vent or chimney to conform to M1805 and Chapter 10, and it shall be suitable for the equipment to be vented or permanently sealed or removed from service.

G2426.5.7 (503.5.8) Support of chimneys:

All portions of chimneys shall be supported for the design and weight of the materials employed. Factory-built chimneys shall be supported and spaced in accordance with their listings and the manufacturer's instructions.

PM-603.6 Venting of Clothes Dryers: Diagram # 4

Clothes dryer exhaust shall be independent of all other systems and shall be vented to the exterior.

PM- 304.5 Handrails: Diagram # 5

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

PM-304.15 Doors: Diagram # 6

Double cylinder dead bolts are not approved to be used on any exterior door or the garage separation door.

PM-307.2 Disposal of rubbish:

Every occupant of a structure shall dispose of all rubbish in approved containers.

PM-602.2 Residential Occupancies:

Cooking appliances shall not be used to provide space heating.

~~**PM-603.3 Clearances:**~~

All required clearances to combustible materials shall be maintained as stated on the appliance or flue.

PM-603 4 Combustion air:

A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

PM-604.2.1 Panel Box:

Double lugging is not allowed within the panel box. Only one (1) wire per breaker or fuse is allowed. All breakers shall be sized to match the size of wire per 2002 National Electrical Code or as noted on the appliance.

- 15 amp breaker ----- #14 wire
- 20 amp breaker ----- #12 wire
- 30 amp breaker ----- #10 wire
- 40 amp breaker ----- # 8 wire

PM-604.3 Electrical system hazards Diagram #7

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects shall be corrected to eliminate the hazard. Covers on switches, receptacles, junction boxes are required.

Service Entrance Conductors

Diagram # 8,9

Table 310-15(B) (6) 3 wire, Single-Phase Dwelling Services and Feeders:

120/240 Volt, 3 wire single phase

	Copper	-----	Aluminum
100 amp service	#4	-----	#2
125 amp service	#2	-----	#1/0
200 amp service	#2/0	-----	#4/0

Table 250-66 Grounding Electrode Conductor

Size of Largest Ungrounded

Service-Entrance Conductor Or Equivalent Area for Parallel Conductors		Size of Grounding Electrode Conductor	
Copper	Aluminum	Copper	Aluminum
2 or smaller	1/0 or smaller	8	6
1 or 1/0	2/0 or 3/0	6	4
2/0 or 3/0	4/0 or 250	4	2

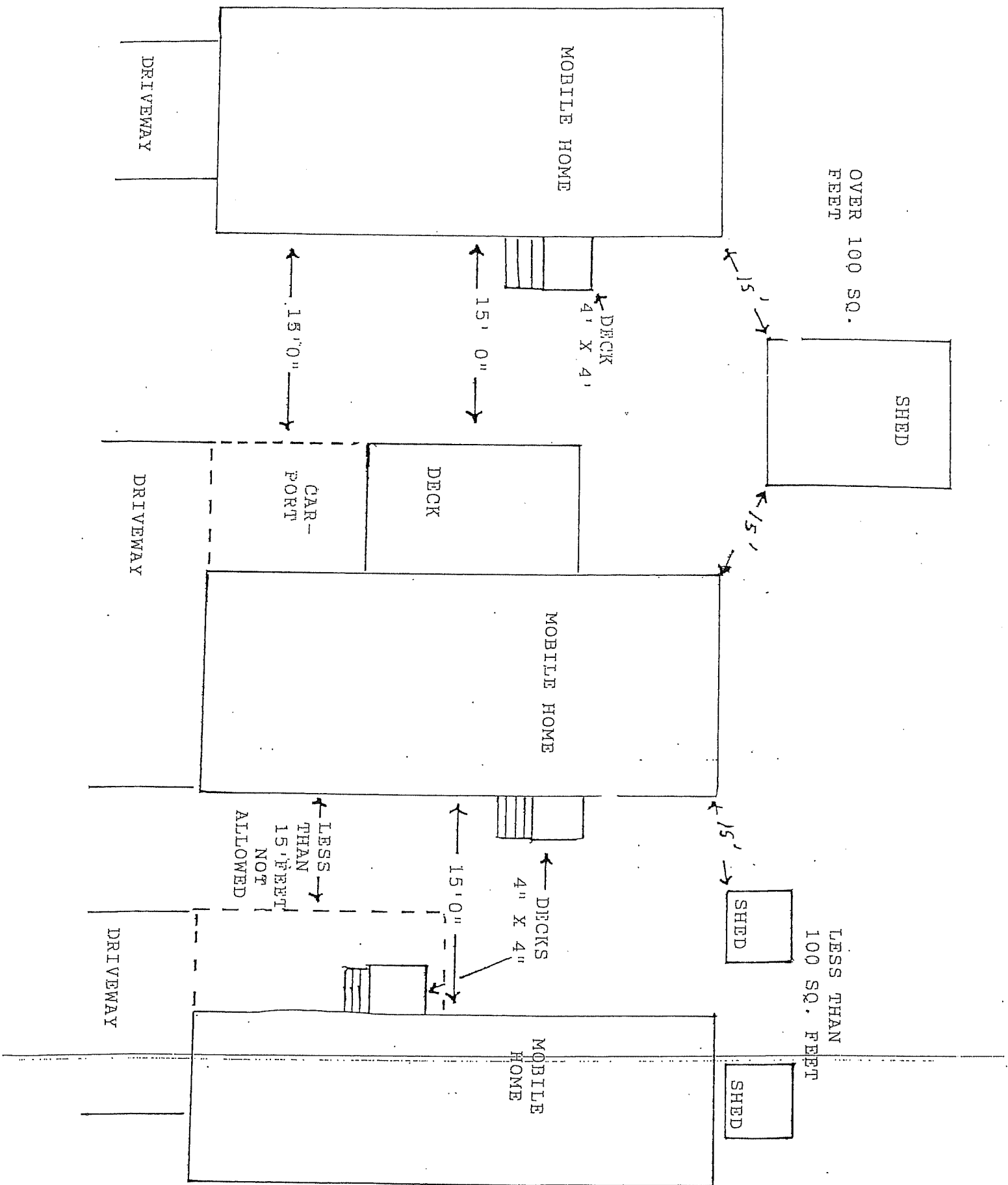
Table 250-122 Equipment Grounding Conductors

Table 250.122 Minimum Size Equipment Grounding Conductors for Grounding Raceway and Equipment

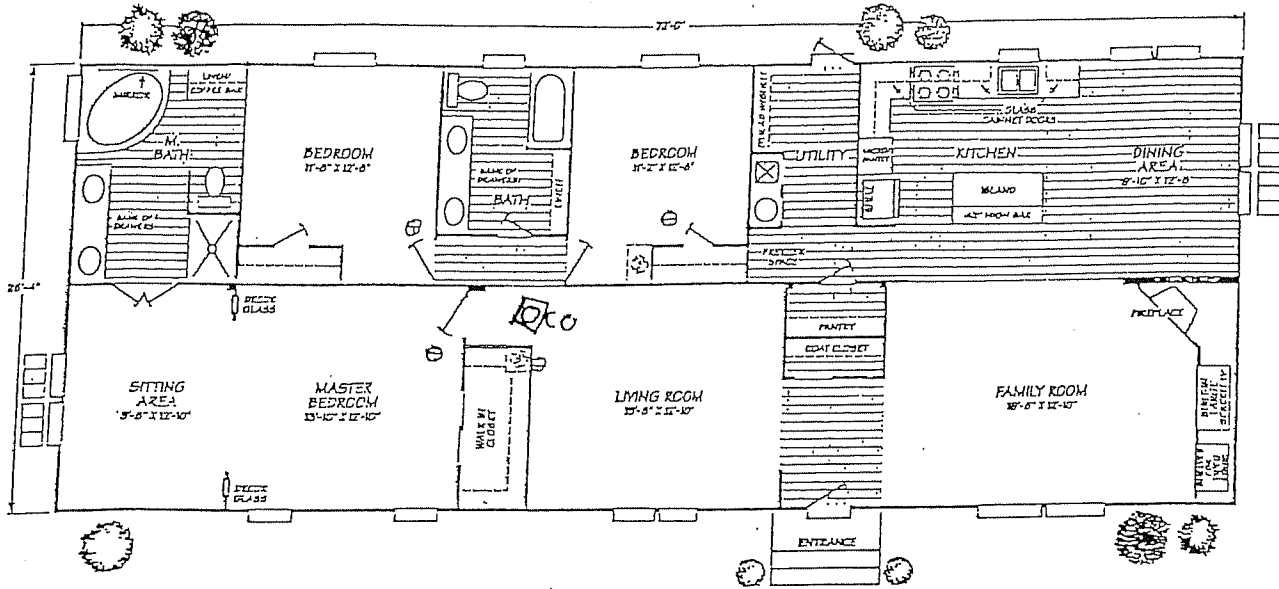
Rating or Setting of Automatic Over-current Device in Circuit Ahead of Equipment, Conduit, etc., Not Exceeding (Amperes) Size (AWG or kcmil)

Amp	Copper	Aluminum or Copper-Clad Aluminum*
15	14	12
20	12	10
30	10	8
40	10	8
60	10	8
100	8	6
200	6	4

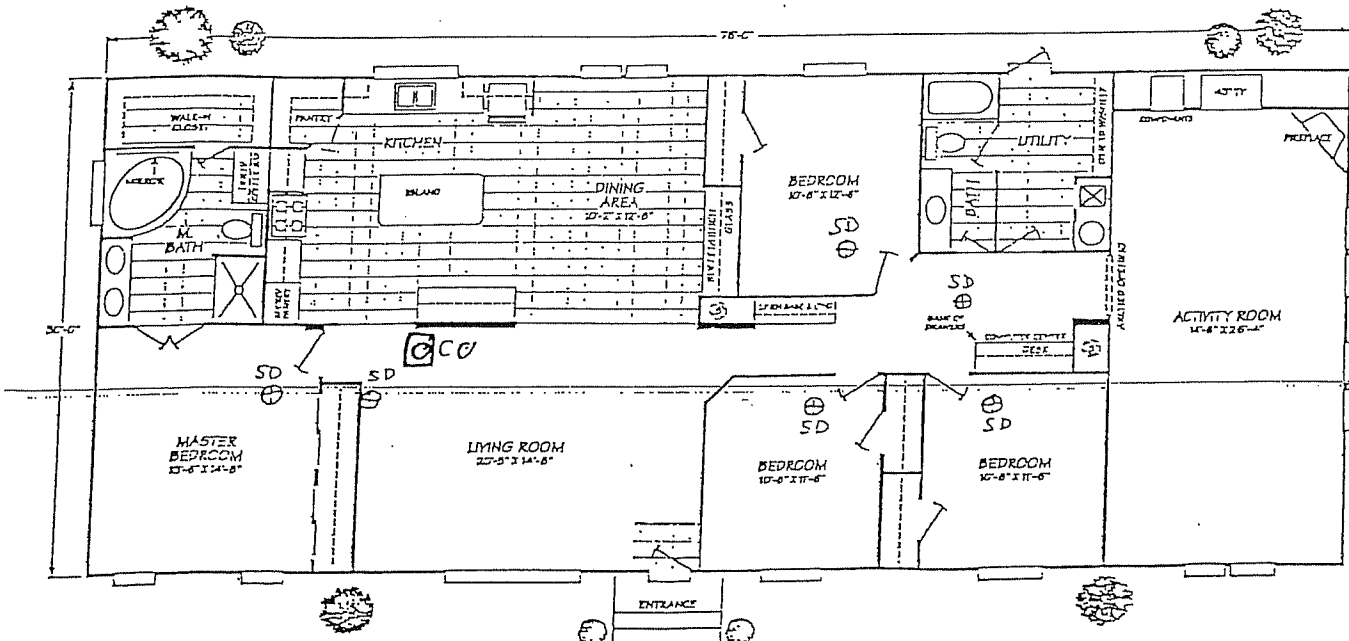
DIAGRAM # 1



LOCATION OF SMOKE DETECTORS



LOCATION OF SMOKE DETECTORS



UNDERSTANDING CARBON MONOXIDE

Carbon Monoxide is an odorless, tasteless, colorless gas that is DEADLY. It is a by-product of a fuel burning process. It can cause symptoms that can mimic the flu, render a person unconscious, and cause death. Many appliances around the home are capable of producing carbon monoxide when a faulty or unusual condition exists. Since the source may be transient in nature, the source may not always be detectable.

Carbon Monoxide, like oxygen enters the body through the lungs during the normal breathing process. However, CO competes with oxygen and combines with the red blood cells, replaces oxygen in the bloodstream and prevents the flow of oxygen to the heart, brain, and other vital organs. Once CO enters the bloodstream, it is not easy to remove. It is not as easily displaced as oxygen and can continue to block out oxygen over a period of time. In high enough concentrations, CO can kill in minutes.

WHAT DOES CARBON MONOXIDE COME FROM?

Carbon Monoxide is produced when any type of fuel is incompletely burned or exposed to heat (usually in the form of fire). These fuels would include:

* wood * coal * charcoal * oil
* gas * propane * kerosene * gasoline

Fuel burning appliances that we rely on, such as the:

*furnace *space heater * grill *fireplace *automobile
*stove (& pilot lights) *dryer *water heater

are often the main source of CO, and when they malfunction or are not properly vented (ie. cracked heat exchanger, blocked air passages), CO levels rise swiftly.

>9	ppm	An above normal reading according to EPA ambient indoor air quality.
35	ppm	the maximum allowable concentration for continuous exposure in any 8 hour period according to OSHA standard.
100	ppm	In an average healthy person the blood level will not reach a level higher than 10% Carboxyhemoglobin within 90 minutes. Which means it will have little or no affect on the average healthy person.
200	ppm	Slight headache, tiredness, dizziness, nausea after 2 to 3 hour exposure.
200	ppm	MAXIMUM carbon monoxide concentration for exposure at any time as perscribed by OSHA.
400	ppm	Frontal headaches within 1 to 2 hour exposure. Life threatening after 3 hours.
800	ppm	Dizziness, nausea & convulsions, within 45 minutes. Unconsciousness within 2 hours, DEATH within 3 hours.
1600	ppm	Headache, nausea, dizziness within 20 minutes. DEATH within 1 hour.
3200	ppm	Headache, nausea, dizziness within 5-10 minutes. DEATH within 30 minutes.
6400	ppm	Headache, nausea, dizziness within 1-2 minutes. DEATH within 10-15 minutes.
12,800	ppm	DEATH within 1 to 3 minutes.

NOTE: A car can produce as much as 100,000 ppm carbon monoxide per minute during start-up and warm-up periods. This level is reduced once the engine is at normal temperatures.

PPM = Parts Per Million in the atmosphere.

1% CO in the atmosphere equals approximately 10,000 ppm

DIAGRAM #3

Must have a 30" x 30" Landing Min.

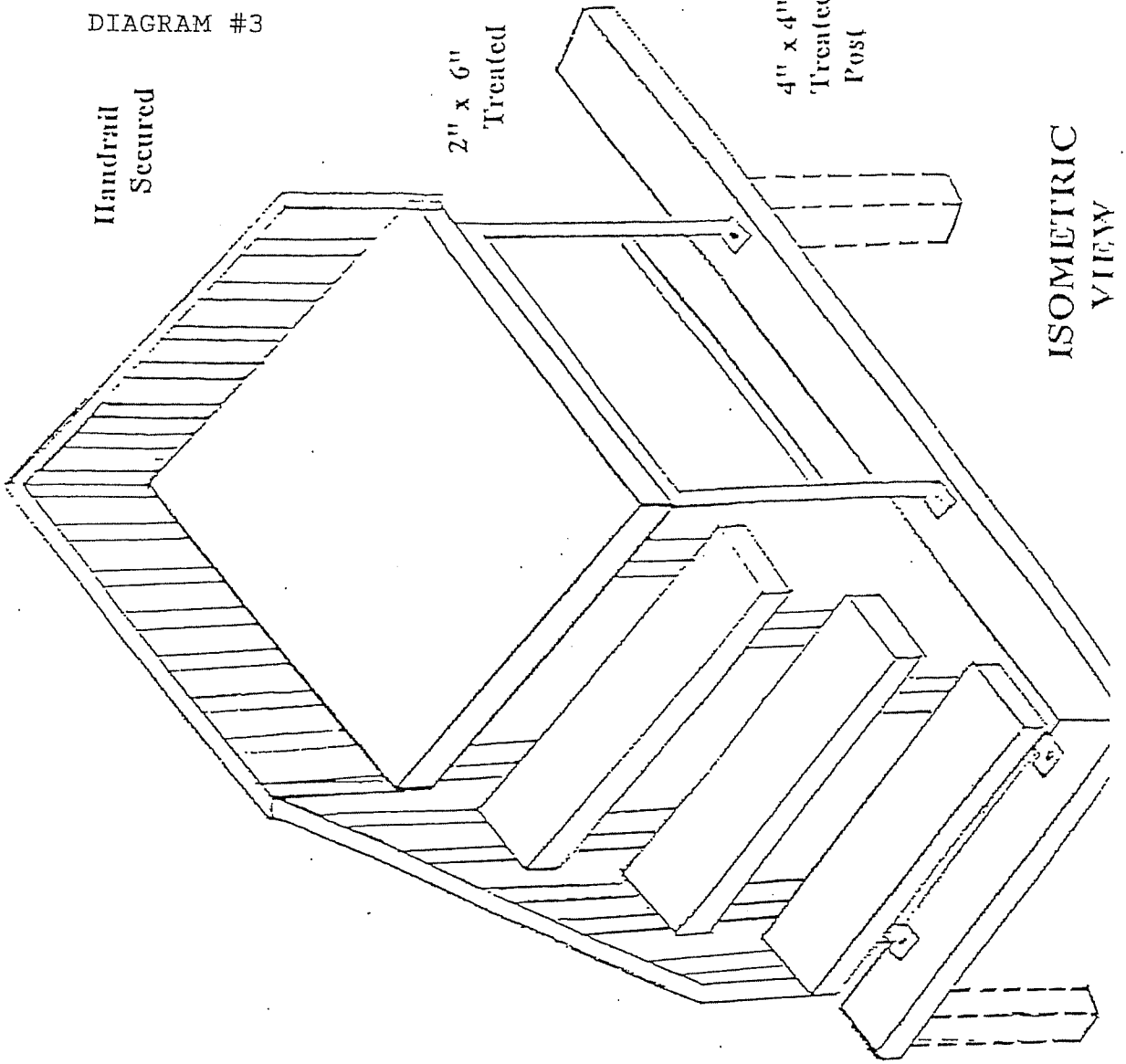
Prefab Steps

Handrail Secured

2" x 6" Treated

4" x 4" Treated Post

ISOMETRIC VIEW

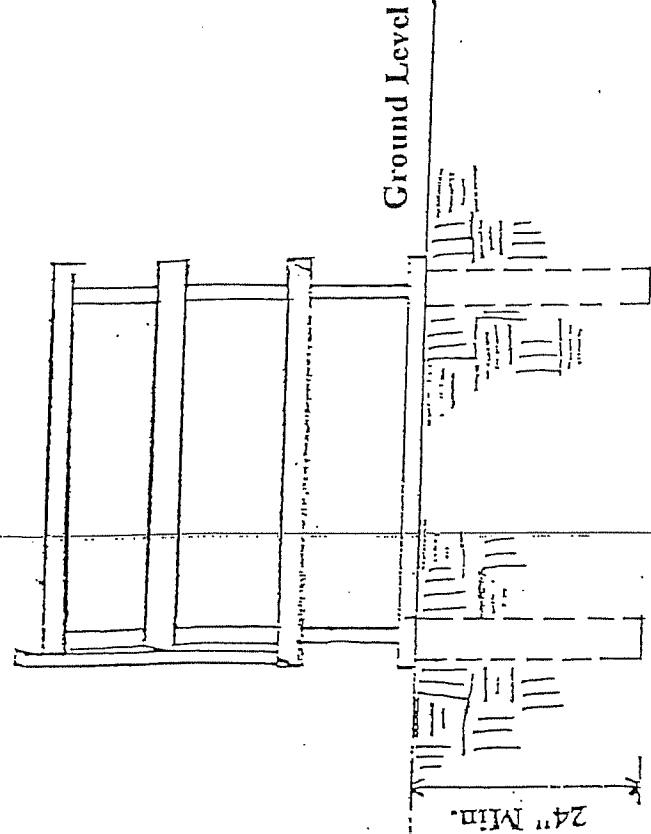


Ground Level

FRONT VIEW

Leg Screw

4" x 4" Treated Posts

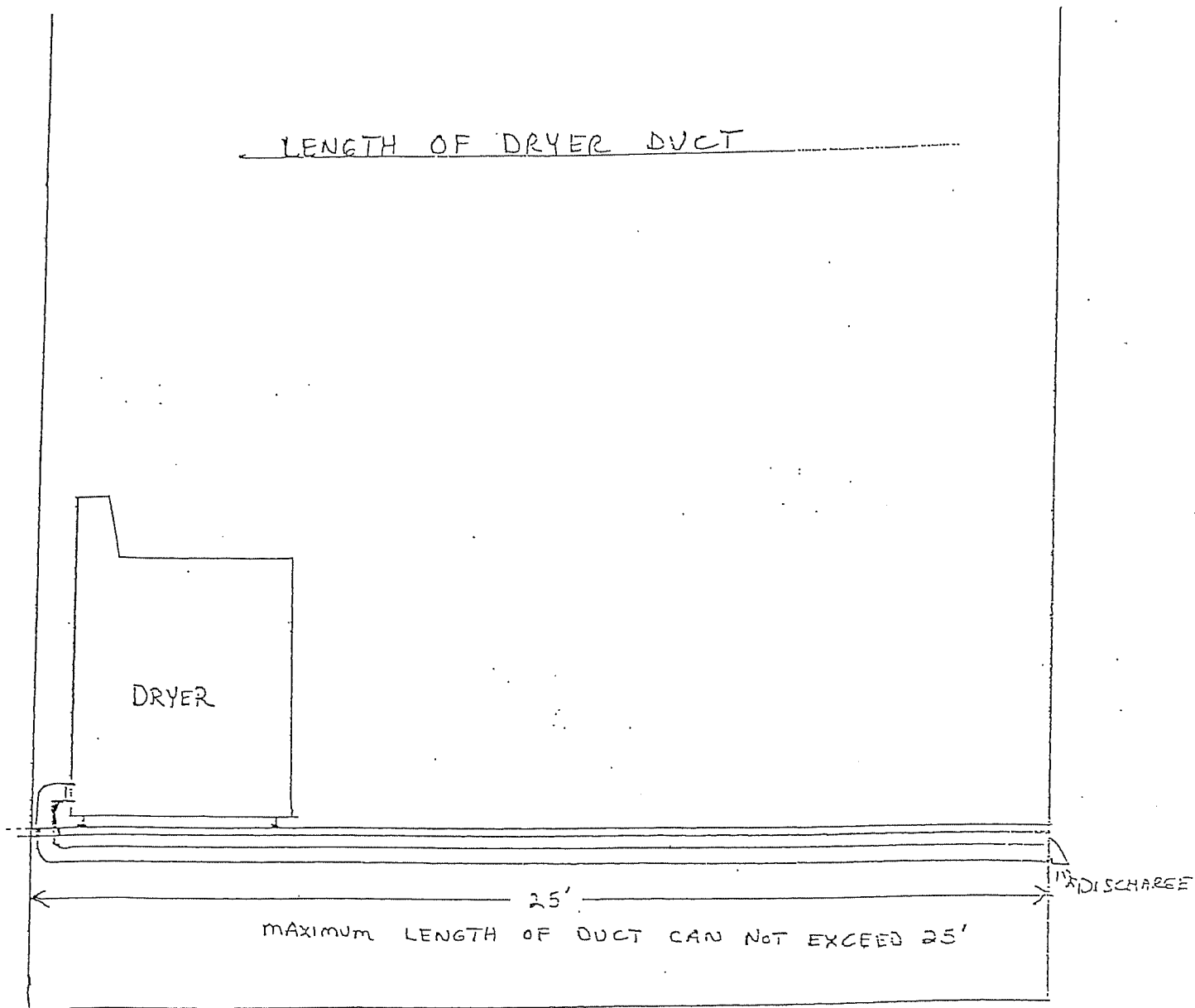


Note:

This is a Requirement. However, patio block, under legs or sitting in dirt is not acceptable, Steps Must Be Secured. Steps must have handrails on one side or both sides, depending on door swing & mounting of steps.

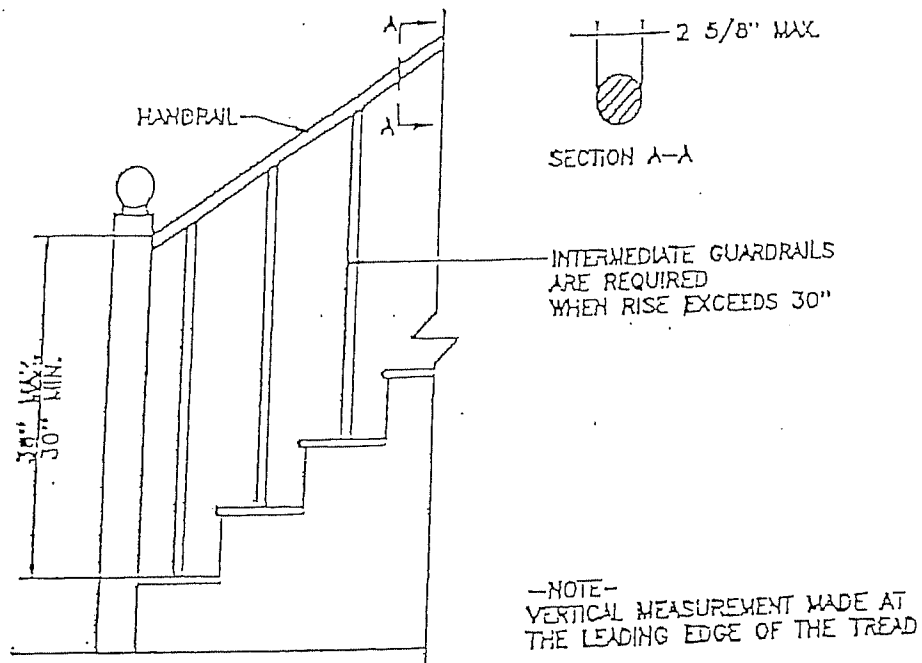
DIAGRAM #4

LENGTH OF DRYER DUCT



NOTE: EVERY 45 DEGREE BEND REDUCES RUN 2.5 FT.
EVERY 90 DEGREE BEND REDUCES RUN 5 FT.

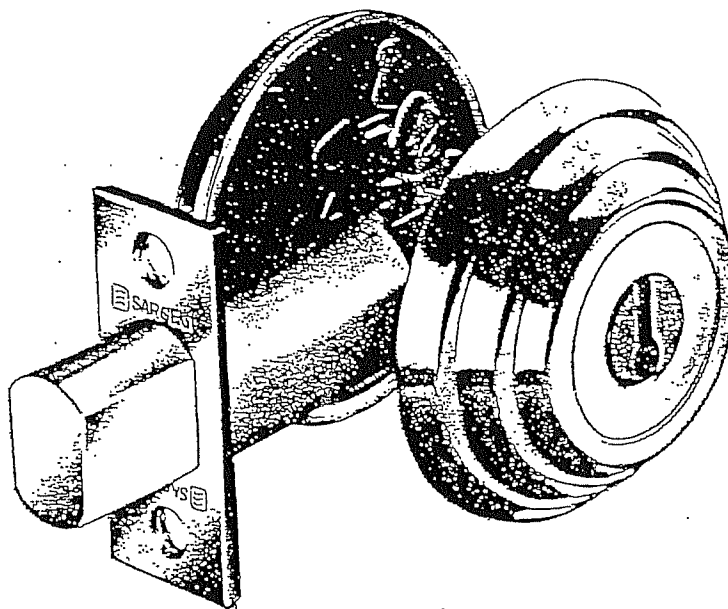
DIAGRAM #5



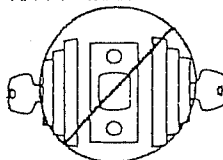
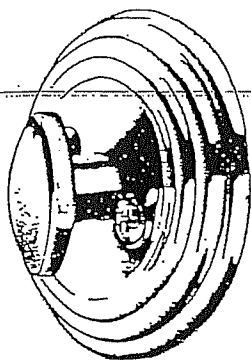
Handrail required with two (2) or more steps

HANDRAILS

DIAGRAM #6

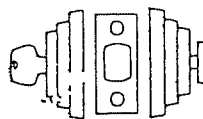


functions



DEAD LOCK

Dead bolt by key from either side.



DEAD LOCK

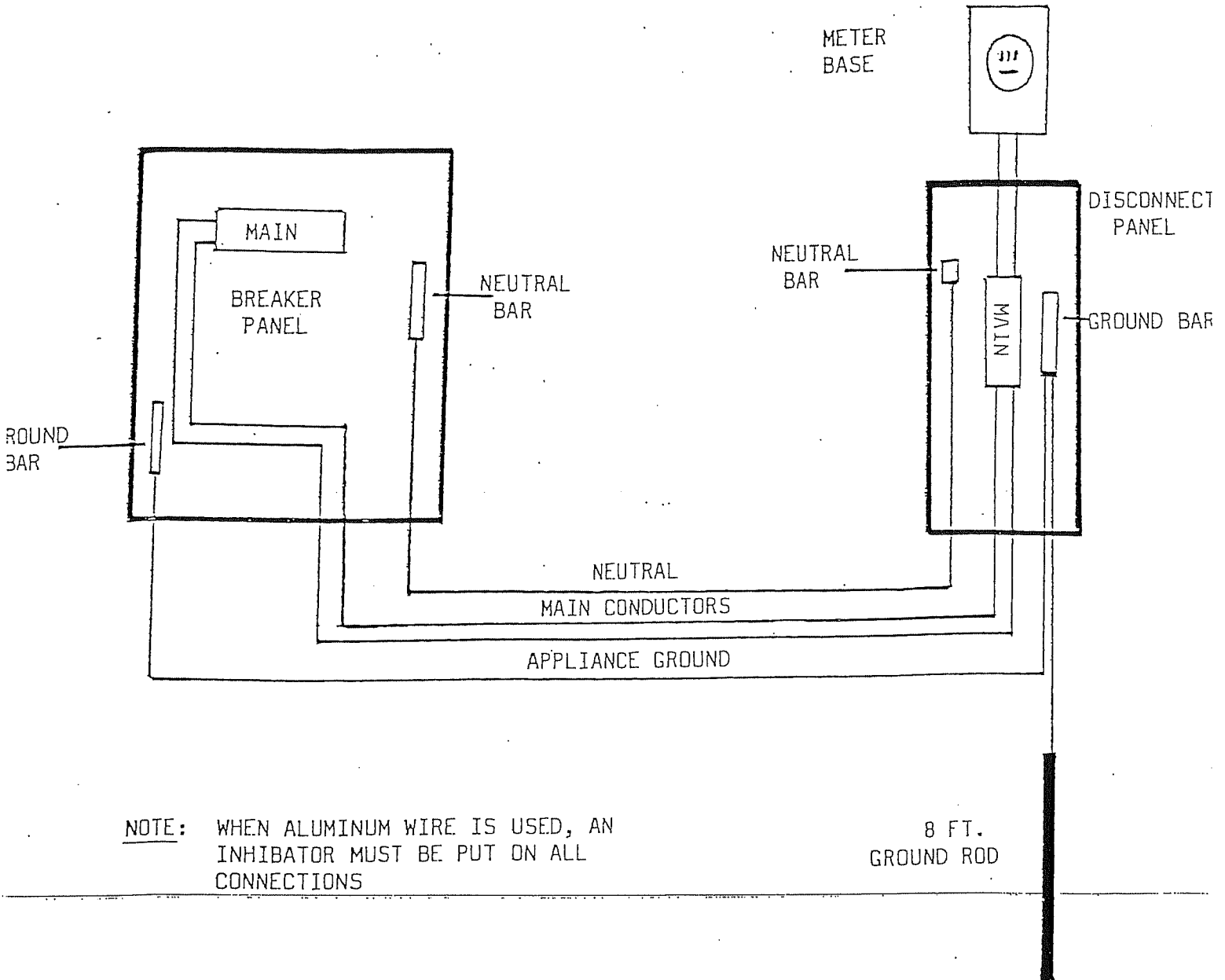
Dead bolt by key from outside and by turn lever from inside.

DIAGRAM #8

ELECTRICAL NAMEPLATES MUST BE LOCATED ON THE OUTSIDE ON THE MOBILE HOME.

THIS PLATE WILL SAY 120/240 VOLT 3 POLE 3 WIRE OR 3 POLE 4 WIRE.

IF THE PLATE SAYS 3 POLE 4 WIRE, THE FOLLOWING SHALL APPLY:



NOTE: WHEN ALUMINUM WIRE IS USED, AN INHIBITOR MUST BE PUT ON ALL CONNECTIONS