



REGULATIONS CONCERNING TRAILER PARKS COBB PUBLIC HEALTH

Pursuant to the authority of O.C.G.A. 31-3-6 and for the purpose of proper sanitation and safety in and around trailer parks, the Cobb County Board of Health, to be applicable in the entire County of Cobb, adopts the following regulations.

Part 1. Definitions. Amended.

The following definitions shall apply in the interpretation and enforcement of these regulations:

- a) "Cobb County Board of Health" means the Cobb County Board of Health established by the Georgia Health Code (O.C.G.A., Sec. 31-3-1) or its representatives.
- b) "Fees for Services" means a schedule of fees for services adopted and subject to periodic revision by the Cobb County Board of Health under the provisions and authority of O.C.G.A. Annotated, Section 31-3-4(a)(6). A current schedule of fees may be obtained from the Cobb Public Health, Center for Environmental Health.
- b) "Operator" means the person who has the duty and responsibility of overall management of the trailer park or his representative.
- d) "Person" means any individual, partnership, corporation and association and may be extended and be applied to bodies, politic and corporate.
- e) "Trailer" means any house trailer, trailer coach, mobile home, motor home or other similar unit so designed or constructed as to permit occupancy for dwelling or sleeping purposes.
- f) "Trailer Park" means any property where two or more trailers are parked for any residential purposes.
- g) "Dependent Trailer" means a trailer that is dependent upon a service building housing toilet facilities.
- h) "Independent Trailer" means a trailer that has its own holding tank for waste and/or can be connected directly to a sewer connection.
- i) "Trailer Space" means a plot of ground within a trailer park designated for the accommodation of one trailer.
- j) "Department" means the Cobb County Board of Health or its authorized representative(s).

Part 2 Provisions. Amended.

- a) Permit required. Any person operating a trailer park shall possess and display prominently a valid permit issued by the Cobb County Board of Health.
- b) To be eligible for a permit, the trailer park shall be in satisfactory compliance with these regulations and any laws, ordinances or regulations applicable to trailer parks but the enforcement of which is the responsibility of a government agency other than the Cobb County Board of Health.
- c) A permit shall not be transferable with respect to person, or location.

- d) The permit shall be the property of the Cobb County Board of Health and shall be returned within seven days to the Cobb County Board of Health when the trailer park ceases to operate, changes ownership, or moves to another location.
- e) All fees for services must be paid in full before a trailer park operational permit is issued. Annual fees for permitted trailer parks must be remitted to the department within thirty (30) days from the receipt of the annual invoice. For any trailer park that is in operation without a valid operational permit, all applicable fees shall be doubled, in accordance with the current fee schedule.
- f) Where local, State or Federal rules and regulations apply which are deemed more stringent, they shall apply in lieu of the applicable section(s) herein.

Part 3

Procedures. Amended.

- a) All trailer parks shall be subject to inspection at reasonable hours no less than once annually and as often as is deemed necessary by the department to ensure compliance with provisions of these regulations.
- b) The operator may accompany the department representative during the inspection and shall be given the opportunity to sign the completed inspection report. The operator shall receive a copy of the inspection report.
- c) Upon completion of the inspection, the department representative shall have the operator sign the inspection report form. The operator's signature shall not necessarily indicate agreement with the findings noted on the inspection.
- d) The report of inspection shall be recorded on a form provided by the department. This report will show violations found, corrective actions necessary for compliance with this regulation, date of inspection, signature of the person conducting the inspection and the date when it is anticipated corrections will be completed. A copy of the inspection report shall be posted in a conspicuous location in the trailer park's office. If an office is not located at the trailer park, the inspection shall be made available upon request to current or prospective new tenants.
- e) When a re-inspection is conducted, the department shall review all previously noted violations, and on the basis of corrective measures taken, shall determine any follow-up action is deemed necessary to assure compliance with these regulations.

Part 4

Water Supply. Amended

- a) The water supply shall comply with all Federal, State, and local laws and/or ordinances related to safe drinking water.
- b) The water supply shall be adequately protected to preclude the possibility of back siphonage. Below grade stop and wastes cocks or hose bibs shall not be used.
- c) Hoses used for filling trailer water tanks shall be stored under sanitary conditions, used for no other purpose and be so handled that back siphonage cannot occur and that contaminants will not be introduced into the trailer's water tank.
- d) Drinking fountains shall be constructed of impervious material and have an angle-jet nozzle above the overflow rim of the bowl. The nozzle shall be protected by a non-oxidizing guard and the bowl shall be constructed of an easily cleanable material.

Part 5 Toilet Facilities. Amended.

- a) Where dependent trailers are located, central toilet facilities shall be provided for each ten trailer spaces or major fraction thereof, and for each ten dwelling units of non-permanent structure, or major fraction thereof, with not less than one commode, one lavatory and one tub or showerhead for each sex. In addition, at least one urinal shall be provided in each central toilet designated for men. It is not required for independent trailer sites to have access to central toilet facilities.
- b) Central toilets shall be plainly marked, separate for each sex, lighted and located within two hundred feet (200') of the dwelling units or trailer spaces served.

Part 6 Sewers. Amended.

- a) Sewers shall be designed in accordance with recognized engineering practices for the estimated sewage flow and shall be laid with watertight joints to a grade that will ensure a self-cleaning velocity. Sewers shall be constructed of durable materials, be properly vented and shall be installed at a sufficient depth or other equally suitable means of protection to withstand anticipated loads and protect the pipe.
- b) Suitable fittings shall be provided at each sewer connection to assure that a watertight junction is made with the trailer's sewer outlet. Each sewer connection shall be constructed so that it can be closed. Sewer connections that are not in use shall be capped to prevent the escape of odors.

Part 7 Sewage Disposal. Amended

- a) Connection shall be made to a public sewer whenever possible and feasible as determined by the department or other appropriate governmental agency.
- b) Where public sewers are not available, as determined by the local governing agency, sewage disposal shall be provided to effectively dispose of all waste water in a sanitary manner. No sewage waste water or other liquid effluent shall be discharged in such manner as to enter surface or subsurface water except following a treatment process approved prior to construction and installed in conformity with existing State and local laws. Such sewage disposal systems shall be constructed and maintained in a manner that prevents the creation of unsanitary conditions. Existing private sewage disposal systems giving satisfactory service may be approved by the department.

Part 8 Plumbing. Amended.

All plumbing in trailer parks shall comply with State and local laws, ordinances or regulations, and be in good repair. In the absence of State and local laws, ordinances or regulations, the provisions of the "Georgia State Minimum Standard Plumbing Code" shall prevail.

Part 9 Garbage and Refuse Disposal. Amended.

- a) All outside refuse or garbage storage containers shall be constructed of durable metal or other approved types of materials, which do not leak and do not absorb liquids and shall be provided with tight-fitting lids or covers and shall, unless kept in a special vermin proof room or enclosure, be kept covered when stored. Each container shall be located within one hundred feet (100') of trailer spaces or in a location approved by the department and shall be cleaned at such frequency as to prevent a nuisance or odor.
- b) Refuse shall be collected in accordance with municipal practices where available. Where such services are not available, the trailer park shall dispose of the refuse in a manner that is compliant with all Federal, State, local laws and/or ordinances.

Part 10 Insect and Rodent Control. Amended.

Effective department approved measures shall be utilized to control the presence of rodents, flies, roaches, and other vermin on the premises. The premises shall be kept in such condition as to prevent the harborage or feeding of insects or rodents.

Part 11 Swimming Pools. Amended.

Regulations of the department shall be applicable in the design, construction, operation and maintenance of swimming pools operated in conjunction with a trailer park.

Part 12 Laundry Rooms. Amended.

Where laundry facilities are provided, they shall be separate from other facilities, of sound construction, well lighted, and shall be kept clean and in good repair. Laundry equipment shall be provided with hot and cold water under pressure. Dryers shall be vented to the outside.

Part 13 Grounds. Amended.

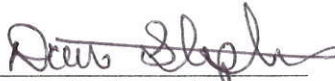
- a) The grounds of a trailer park shall be graded to drain. Serviceable walks and driveways shall be provided.
- b) Grounds shall be kept clean and free of litter. Space beneath trailers shall be kept clean.
- c) There shall be not less than fifteen feet (15') clear space between trailers, nor less than ten feet (10') between trailers and internal driveways within the trailer park.
- d) Each trailer space shall be marked with a corresponding lot number that is clearly visible from the adjacent public thoroughfare. Trailer spaces shall abut on a well-defined and maintained all-weather driveway. The driveway shall have no less than twenty feet (20') of unobstructed width and shall have clear access to a public thoroughfare.
- e) Grounded and weatherproof electrical outlets supplying at least 115 volts shall be provided at each trailer space. Power lines shall be located underground or suspended at least eighteen feet (18') above ground. All electrical work and materials shall comply with State and local laws, ordinances or regulations.

Part 14 Administration and Enforcement. Amended.

- a) The administration and enforcement of these regulations shall be as prescribed in the Official Code of Georgia Annotated Chapter 31-5.
- b) All regulations and parts of regulations in conflict with this regulation are hereby repealed, and this regulation shall be in full force and effect thirty (30) days after its adoption.
- c) Should any section, paragraph, sentence, clause or phrase of this regulation be declared unconstitutional or invalid for any reason, the remainder of said regulation shall not be affected thereby.



John D. Kennedy, M.D.
Executive Officer
Cobb County Board of Health



Dan B. Stephens, M.D.
Chairman
Cobb County Board of Health

Date Approved By Board of Health: June 21, 2012

These Rules and Regulations to become effective thirty (30) days after date of approval by the Cobb County Board of Health.