



ORDINANCE

CITY OF BERLIN

2023-02

In the year of our Lord Two Thousand Twenty-Three

AN ORDINANCE amending the Code of Ordinances of the City of Berlin, Chapter 17, ZONING, ARTICLE XII. Manufactured Housing, Section 17-122, 1 and 2, Manufactured Housing Standards; ARTICLE VXXI. Definitions, Section 17-222, Specific Definitions;

Be it ordained by the City Council of the City of Berlin as follows:

Sec. 17-122. Manufactured Housing Standards

1. Manufactured housing is allowed within the City of Berlin ~~only in manufactured housing subdivisions and manufactured housing parks.~~ on any lot that allows single family dwellings.
2. All manufactured housing units sited in the City of Berlin must comply with ~~BOCA and current FHA manufactured home standards~~ current HUD Manufactured Home Construction and Safety Standards and shall be affixed to a permanent foundation or slab in accordance with NH installation standards.

Sec 17-222. Definitions

~~Manufactured Housing: Manufactured housing means any structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. All manufactured housing units sited in the City of Berlin must comply with BOCA and current FHA manufactured home standards and shall not include presite built housing as defined in this Ordinance.~~

Manufactured homes are homes built as dwelling units of at least 320 square feet in size with a permanent chassis to assure the initial and continued transportability of the home. All transportable sections of manufactured homes built in the U.S. after June 15, 1976 must contain a certification label (commonly referred to as a HUD Tag) on the home. The label is the manufacturer's certification that the home section is built in accordance with HUD's Manufactured Home Construction and Safety Standards (the Standards). The Standards cover Body and Frame Requirements, Thermal Protection, Plumbing, Electrical, Fire Safety, and other aspects of the home. The Standards are published in the Code of Federal Regulations under 24 CFR Part 3280. (FROM HUD.GOV)

This Ordinance shall be in full force and effect from and after passage.

PASSED: _____
Date

APPROVED: _____
Paul Grenier, Mayor

ATTEST: _____
Shelli Fortin, City Clerk