
CHAPTER 1428
Manufactured Dwellings and Park Trailers

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CROSS REFERENCES

- Mobile homes, trailers and recreational vehicles; specialty code - see ORS 446.185, 455.010
 Ordinances - see ORS 446.200
 Mobile home accessory buildings; compliance with State Building Code - see ORS 446.240
 Inspection certification or authority; revocation - see ORS 446.255
 Manufactured Structures and Parks Advisory Board - see ORS 466.280
 Inspection of mobile homes and parks; enforcement of regulations - see ORS 446.430
 Self-issuing oversize and/or overweight vehicle permits - see TRAF. Ch. 430
 Systems development charge - see B. & H. 1420.06; H. & S. 1860.06
 Building permits see - B. & H. 1420.05, Ch. 1448

1428.01 ADOPTION OF STATE REGULATIONS.

(a) This chapter is enacted to enable the Jackson County Building Official to promulgate the following Oregon Administrative Regulations: OAR 918-500 Manufactured Dwelling and OAR 918-530 Park Trailer and Cabana Installation Standards as County law and where necessary and, permissible, to enact rules providing for local administration of OAR's which, all together is intended to govern installation of manufactured dwellings, park trailers and cabanas.

(b) The rules adopted and published pursuant to this chapter shall be at the direction and under the authority of the Building Official in full compliance with the state building code pursuant to ORS 455.010 *et seq* and ORS 446.020 *et seq* and related administrative rules and once adopted by the Building Official and ratified by order of the Board of Commissioners, will be county law and enforced as such.

(c) The regulations adopted in subsection (a) and (b) hereof, together with the provisions of this chapter, shall be referred to as the Jackson County Mobile Home Code (J.C.M.H.C.).

(Ord. 92-7. Passed 7-1-92; Ord. 2007-12. Passed. 3-28-07.)

1428.02 VIOLATIONS.

No person shall inhabit or occupy, or permit the inhabitation or occupancy of, any premises, including dwellings, other buildings or land, unless all permits required for such premises under any prevailing law have been obtained and are in force. No person shall violate or fail to comply with any of the provisions of OAR 918-500 and 918-530, as adopted in Section 1428.01, or a stop-work order issued pursuant to such regulations.

(Ord. 92-7. Passed 7-1-92; Ord. 2007-12. Passed. 3-28-07.)

1428.03 VALIDITY, EXPIRATION AND SUSPENSION OR REVOCATION OF PERMITS.

Except as provided in subsection (d) hereof, the validity, expiration and suspension or revocation of any permit or approval issued pursuant to this Mobile Home Code shall be governed by the following rules:

(a) Validity of Permits. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Mobile Home Code. No permit presuming to give authority to violate or cancel any of the provisions of this Mobile Home Code shall be valid.

(b) Expiration. Every permit issued by the County under this Mobile Home Code shall expire by limitation and become null and void if the use or work authorized by such permit is not commenced within 180 days from the date of issuance of such permit, or if the use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such use or work can be recommenced, a new permit shall first be obtained to do so and the fee therefor shall be one-half the amount required for a new permit for such use or work, provided that no changes have been made or will be made in the original plans and specifications for such work, and provided, further, that such suspension or abandonment has not exceeded one year. Any permittee holding an unexpired permit may apply for an extension of the time within which he or she may commence a use or work under that permit when he or she is unable to commence such use or work within the time required by this subsection for good and satisfactory reasons. The County may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

(c) Suspension or Revocation. The County may, in writing, suspend or revoke a permit issued under this Mobile Home Code whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Mobile Home Code.

(d) Parallel Provisions. This section does not apply where the validity, expiration, suspension, revocation or expiration of a permit or approval is otherwise provided for in the ordinance under which such permit or approval is issued.

(e) Effective Date. Any permit governed by this section, and issued prior to the effective date of this section, shall be treated, for purposes of this section, only as having been issued on such effective date.

1428.04 SYSTEMS DEVELOPMENT CHARGE.

There is hereby imposed a systems development charge pursuant to the intergovernmental supplemental agreement, dated December 28, 1979. No permit shall be issued for development under this Manufactured Dwelling Code until such charge is collected.

(Ord. 2007-12. Passed. 3-28-07.)

1428.95 INVESTIGATIVE FEE.

In addition to the penalty set forth in Section 202.99 of these Codified Ordinances, regardless if a citation has been issued for a violation of any of the provisions of this chapter, where a permit is then required in order to correct the condition, there shall be imposed an investigative fee for the issuance of the permit required by the ordinance under which the violation was charged. The investigative fee shall be equivalent to the permit fee but shall not exceed \$1,000. The payment of such fee by way of a penalty shall not relieve any person from fully complying with the requirements of any County code, nor from any other penalties prescribed therein. If the Building Official finds that the offender committed the violation as the result of good faith reliance upon some written assurance given by the Development Services Department, he or she may excuse the additional investigative fee provided in this Section.

(Ord. 2017-22. Passed. 11-08-17.)

1428.99 PENALTY.

(a) Citations for Violations of Stop-Work Orders. A citation may be issued for a violation of a stop-work order issued pursuant to any of the provisions of this chapter or pursuant to any other County ordinance or law.

(b) Violations as Nuisances; Injunction. A violation of any of the provisions of this chapter shall constitute a nuisance and may be enjoined by appropriate proceedings in a court of competent jurisdiction or may be the subject of any other civil remedy provided by law.

(Ord. 2003-4. Passed 1-22-03; Ord. 2007-2. Passed 1-31-07; Ord. 2017-22. Passed 11-08-17.)

EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.

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