

Jackson

- 2003 International Building Code
- 2003 International Existing Building Code
- 2003 International Fire Code
- 2003 International Fuel Gas Code
- 2003 International Mechanical Code
- 2003 International Plumbing Code
- 2003 International Property Maintenance Code
- 2003 International Residential Code

Municode:

ARTICLE XI. PROPERTY MAINTENANCE CODE

Sec. 26-511. Code adopted.

The International Property Maintenance Code, First Edition, 2003, as published by the Building Officials and Code Administrators International, Inc., the International Conference of Building Officials, and the Southern Building Code Congress International, Inc., is hereby adopted as the Property Maintenance Code of the City of Jackson, for the control of buildings and structures, as provided therein, and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 26-512 of this article.

(Ord. No. 1999-40(2), § 1, 7-13-99; Ord. No. 2003-47(2), § 1, 11-4-03)

Sec. 26-512. Same--Amendments.

The following sections are hereby revised:

Section 101.1 Insert (Name of jurisdiction) City of Jackson, Mississippi.

Section 103.5 Insert (Appropriate of schedule) See City of Jackson, Building Permit Fees.

Section 304.14 Insert (Dates in two locations) Twelve (12) months.

Section 602.3 Insert: (Dates in two locations) October to March.

Section 602.4 Insert: (Dates in two locations) October to March.

Chapter 8, Codes, Insert: (Names of Codes in three locations) ASME, SBCCI 1997, NEC 1999.

(Ord. No. 1999-40(2), § 2, 7-13-99; Ord. No. 2003-47(2), § 2, 11-4-03)

Sec. 26-513. Rights and liability.

Nothing in this article or the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or

ordinance hereby repealed as cited in section 26-512 of this article; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article. (Ord. No. 1999-40(2), § 3, 7-13-99; Ord. No. 2003-47(2), § 3, 11-4-03) Secs. 26-514--26-520. Reserved.

Chapter 82 MANUFACTURED HOMES AND TRAILERS*

***Editor's note:** Ord. No. 2003-59(6), adopted Dec. 2, 2003, amended ch. 82 in its entirety. Subsequently, Ord. No. 2003-52(5) amended ch. 82 in its entirety to read as herein set out. Formerly, said chapter pertained to similar subject matter as enacted by Code 1971; as amended. See the Code Comparative Table for a detailed analysis of inclusion.

Cross references: Buildings and building regulations, ch. 26; sign regulations, ch. 102; solid waste, ch. 106; streets, sidewalks and other public places, ch. 110; taxation, ch. 114; traffic and vehicles, ch. 118; utilities, ch. 122.

State law references: Trailers and towed vehicles, MCA 1972, §§ 63-5-17, 63-5-19; taxation of mobile homes, MCA 1972, § 27-53-1 et seq.

ARTICLE I. IN GENERAL

Secs. 82-1--82-40. Reserved.

ARTICLE II. USE, OCCUPANCY, LOCATION AND PLACEMENT

DIVISION 1. GENERALLY

Sec. 82-41. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory use: A structure on the same lot with, but incidental and subordinate to, the principal use or structure.

Existing mobile/manufactured dwelling means a mobile/manufactured dwelling that was used as permanent residence on a parcel of land prior to the effective date of this chapter. All such, unless in compliance with the provisions of this article, shall be considered as a non-conforming use.

Manufactured home/manufactured dwelling: A dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the National Manufactured Housing Construction and Safety Standards Act and is a movable residential dwelling designed for year-round occupancy with no foundation other than wheels, jacks, or skirtings, and capable of being moved, towed, or transported by another vehicle (i.e. built on a chassis). Removal of its wheels and placement upon permanent foundation shall not warrant re-classification to a conventional single-family dwelling.

Manufactured home park means an area in which spaces are provided on a rental basis or lease basis only for owner occupied manufactured homes, or in which both the space and the manufactured home are offered to the public on a rental or lease basis only.

Manufactured home subdivision means a tract of land in which spaces or lots for manufactured homes are offered for sale and in which the purchaser receives fee simple title to the space or lot.

Mobile/manufactured commercial building: A single commercial unit, designed and built in a factory and is a movable commercial unit designed for year-round occupancy with no foundation other than wheels, jacks, or skirtings, and capable of being moved, towed, or transported by another vehicle. Removal of its wheels and placement upon a permanent foundation shall not warrant re-classification to a conventional commercial building.

Modular commercial building: A combination of two or more buildings manufactured in whole or in part in an off-site manufacturing facility designed to be transported to a building site on their own wheels, attached to a chassis, or by a trailer, or other similar carrier. Modular commercial buildings may or may not be constructed with an integral chassis, permanent hitch, wheels, axles, or other device allowing transportation. Modular commercial buildings must meet current building codes.

Modular home dwelling: A residential dwelling manufactured in whole or in part in an off-site manufacturing facility designed to be transported to a building site by a trailer or other similar carrier which is not designed to be permanently attached to the dwelling or remain with it after the structure is placed on its permanent foundation. Modular homes are not constructed with an integral chassis, permanent hitch, wheels, axles, or other device allowing transportation. Modular homes must meet the Official Building Code of the City of Jackson and be approved by the building official.

Non-conforming structure: For the purposes of this chapter, any non-conforming structure which was lawful before the adoption of this chapter may continue to be used as long as it is adequately maintained and does not constitute a public hazard or nuisance, and provided that it is not expanded, extended, enlarged in floor area, or changed in basic structural design and integrity. Ownership and occupancy is nontransferable.

Retail stand or concession trailer: An accessory use which may be a structure or concession trailer, with or without wheels which offers merchandise, food, snacks, beverages, or food preparation out of the structure or trailer no greater than 300 square feet.

Temporary: A time limit not to exceed one (1) year under the terms of this chapter.

Trailer. See manufactured home.

Transient trailer park means a commercial operation where space and service accommodations for transient manufactured homes, trailers or portable buildings are provided for a fee or charge on an overnight and/or daily basis.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-42. Exceptions.

Existing mobile/manufactured dwellings will be grandfathered in and considered a legal non-conforming structure.

Mobile/manufactured dwellings located in R-6 Mobile Home Subdivision Residential Districts or R-7 Mobile Home Park Residential Districts, as defined by the City of Jackson Zoning Ordinance.

Modular commercial buildings, as defined herein.

As temporary sales office for the sale of mobile/manufactured dwellings or commercial buildings on land, which is zoned for, said purpose, as defined by the City of Jackson Zoning Ordinance.

Temporary use, as needed for the day to day operation of federal, state, county, or city government, including public school systems, such uses could include, police precincts and substations, and public health services.

Temporary classroom space in conjunction with a church or private or parochial school.

Temporary construction offices on construction sites.

Temporary use, as an accessory use, which offers merchandise, food, snacks, beverages, or food preparation.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-43. Administration of article.

The provisions of this article shall be administered by the city zoning administrator, with review and approval by the city council.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-44. Penalty for violation of article.

Any person who violates, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this article, shall, on conviction, be fined not more than \$300.00 for each offense, or imprisonment. Each day that a violation is permitted to exist shall constitute a separate offense. In addition to such penalty, the city may obtain an injunction for the purpose of enforcing the terms of this article.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-45. Location of mobile/manufactured dwellings, mobile/manufactured commercial buildings, retail stands, and concession trailers, except for those provided exceptions in article II.

It shall be unlawful to place mobile/manufactured dwellings, mobile/manufactured commercial buildings, retail stands, and concession trailers on any property in the city except for those provided exceptions in article II and for temporary use in the following instances with a permit:

- (1) For temporary housing associated with redevelopment projects as determined by the city council, such as in times of natural disaster.
- (2) For temporary use by hospitals.
- (3) For temporary housing associated with the provision of security in conjunction with commercial, industrial, and institutional uses.
- (4) For temporary sales office in conjunction with a new or used automobile or truck dealership.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-46. Placement on city streets.

Manufactured homes or trailers shall not be allowed on any city street or right-of-way for a period of more than 48 hours.

(Ord. No. 2003-52(5), 12-16-03)

Secs. 82-47--82-105. Reserved.

DIVISION 2. PERMITS

Sec. 82-106. Permit requirements.

(a) *Applications.* Permits shall be required for all mobile/manufactured dwellings, mobile/manufactured commercial buildings, retail stands, and concession trailers as provided for in article V. Permit applications shall be obtained from the department of planning and development, and a recommendation based on staff findings shall be forwarded to the city council for action.

(b) *Signs on proposed lots.* A sign shall be erected on any lot, which is the subject of an application filed pursuant to this section. This sign shall be erected facing the street and visible and readable from the street for a period of at least 15 days prior to the city council considering the application.

(c) *[Notification.]* Applicants shall notify, by certified mail, all property owners within 160 feet of the subject property and all neighborhood organizations within 1,000 feet, exclusive of streets and rights-of-way, informing them of the date, time, and place when the application will be considered by the city council. The notice shall be mailed at least 15 days prior to the city council considering the application.

(d) *Validity.* Permits issued under this section shall be valid for a period of one year from the date of issuance to the specific name and approved location only.

(e) *Renewal.* The city council may, at its discretion, after having determined where there is a need and in the best interest of the city and where such renewal will not have an adverse effect on surrounding land uses, renew such permit for an additional one year.

Application procedure. All applications submitted under this section shall be accompanied by a detailed site plan drawn at a scale to allow adequate review. Site plans shall include the following:

- Property boundary lines and dimensions, available utilities, and location of easements, underground petroleum storage tanks and aboveground dispensing facilities, where applicable, roadways, rail lines, and public rights-of-way crossing adjacent to the subject property.
- The location of any existing buildings or structures on the site.
- Mobile/manufactured dwellings or mobile/manufactured commercial buildings placed under this section must have proper utilities and sewage connections before the unit is occupied. Upon failure to actually make such connections within 24 hours of the placement, the building inspector is authorized to cancel the permit and institute proceedings for the removal of such unit.

(Ord. No. 2003-52(5), 12-16-03)

Sec. 82-107. Fees.

All applications under this division shall be accompanied by a certified check or money order in the amount of \$200.00. Fees charged are applicable to manufactured homes,

trailers or portable buildings for domestic, commercial or industrial projects except in connection with construction projects which have a valid building permit from the city. A six-month renewal fee for manufactured homes, trailers, or portable buildings shall be \$100.00.

(Ord. No. 2003-52(5), 12-16-03; Ord. No. 2006-56(2), 9-13-06)

Note: However, when consulting the Official City of Jackson, Mississippi Website, the Codes and Ordinances are listed as such:

<http://www.jacksonms.gov/business/development/codes>

I assume, however, that the 2003 codes supersede.

Codes and Ordinances

The following "Codes" and "Ordinances" are currently being enforced by the City of Jackson's Permit Department:

Adopted Codes

Building Code	1997 Southern Building Code
Electrical Code	1997 National Electrical Code
Mechanical Code	1997 Standard Mechanical Code
Plumbing Code	1997 Standard Plumbing Code
Gas Code	1997 Standard Gas Code
Fire Code	1997 Standard Fire Code

No Building Code Department listed on city page. Possible starting contact sources:

Land Development Division
610-960-2037

Development Specialist
Phone: 601-960-2155

Information about Building Permits
Phone: 601-960-1159 or 1167