



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 schedule of fees may be obtained from the Cobb County Board of 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 Department of Human Resources of the State of Georgia.

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 department or agency of government 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 or is moved to another location.
- e) 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 Cobb County Board of Health to insure compliance with provisions of these regulations.
- b) The operator may accompany the Cobb County Board of Health representative on tours of inspection, shall be given the opportunity to sign the completed inspection report and retain a copy for the trailer parks file.
- c) The signature of the operator shall not mean his agreement with all of the findings recorded thereon, but shall mean his receipt of the report and the notification of alleged non-compliances with the regulations.
- d) The report of inspection shall be recorded on a form provided by the Cobb County Board of Health. This report will show violations found, corrective actions necessary for compliance with this regulation, date of inspection, signature of person making inspection and the date when it is anticipated corrections will be completed.
- e) The Cobb County Board of Health shall review all reports on re-inspection and on the basis of corrective measures taken shall institute such action as is deemed proper in accordance 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) Hose 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 founts 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 fraction thereof, and for each ten dwelling units of non-permanent structure, or 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 at night and located within 200 feet 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 properly vented and shall be installed at sufficient depth to withstand anticipated loads or other equally suitable means for protection of the pipe shall be used.
- b) Suitable fittings shall be provided at each sewer connection to permit a watertight junction to be made with the trailer outlet. Each sewer connection shall be so constructed that it can be closed and when not in use shall be capped to prevent 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 Cobb County Board of Health 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 water carried wastes 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 in conformity with existing State and local laws. Such sewage disposal systems shall be constructed and maintained in a manner to prevent the creation of unsanitary conditions. Existing private sewage disposal systems giving satisfactory service as determined by the Cobb County Board of Health may be approved by said Board of Health.

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 current "Southern Plumbing Code" as published by the American Society of Mechanical Engineers 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 100 feet of trailer spaces or in a location approved by the Cobb County Board of Health 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 compliance with all Federal, State, local laws and/or ordinances.

Part 10 Insect and Rodent Control. Amended.

Effective measures, approved by the Cobb County Board of Health, intended to eliminate the presence of rodents and flies, roaches and other insects on the premises shall be utilized. 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 and/or Cobb County Board of Health (whichever is applicable) 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 and shall be kept clean and in good repair. Laundry equipment shall be provided with hot and cold water under pressure and well lighted. 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 15 feet clear space between trailers, nor less than 10 feet between trailers and internal driveways within the trailer park.
- d) Each trailer space shall be distinctly marked. Trailer spaces shall abut on a well-defined all-weather driveway of not less than 20 feet of unobstructed width and such driveway 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 18 feet above ground. All electrical work and materials shall comply with State and local laws, ordinances or regulations, the provisions of appropriate sections of the "Southern Standard Building Code" as published by the Southern Standards Building Codes Conference shall prevail.

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.

Date Approved By Board of Health – June 17, 1999