

Chapter H 77

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MOBILE HOME PARKS AND TOURIST CAMPS

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H 77.01 Definitions. (1) A *mobile home* means any vehicle or structure intended for or capable of human habitation, or designed primarily for sleeping purposes, mounted upon wheels or jacks, and/or capable of being moved from place to place, either by its own power, or by power supplied by some vehicle used or to be used, excepting a device used exclusively upon stationary rails or tracks.

(2) A *mobile home park* means any park, court, camp, site, lot, parcel, or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than 2 mobile homes and shall include all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities. Mobile home park shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale.

(3) A *tourist camp*, within the meaning of these regulations, is defined to be a tract or parcel of land with or without buildings or other equipment, privately or municipally owned, open to the public and designated to the public as a tourist camp and set aside for free or pay camping purposes.

(4) A *unit* means a section of ground in a mobile home park or tourist camp of not less than 800 square feet of unoccupied space designated as the location for only one automobile and/or one mobile home, or one tent, or one other type sleeping quarters.

(5) The word *person* shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir, or assign.

(6) A *dependent mobile home* shall mean a mobile home which does not have a flush toilet, lavatory, bath and laundry facilities.

(7) A *nondependent mobile home* shall mean a mobile home equipped with complete bath, toilet and laundry facilities.

History: 1-2-56; am. (1), (2), (4); cr. (6) and (7), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.02 Location. (1) No mobile home shall be parked outside of an approved mobile home park previously defined unless permit for such parking has been obtained from the local health officer or other authority provided for by local ordinance. Not more than 2 mobile homes may be parked on any premises outside of an approved mobile home park. The parking of any unoccupied mobile home in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any business conducted in such mobile home while so parked or stored.

(2) It shall be the duty of any person intending to operate a mobile home park or tourist camp to report to the local board of health the following information: Name of mobile home park or tourist camp, name and address of owner, agent, or operator, number of persons that may be accommodated, and location of mobile home park or tourist camp.

History: 1-2-56; am. (1) and (2), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.03 Registration. Any occupant of any mobile home located at an approved mobile home park must register with the owner of a mobile home park, and pursuant to any applicable local ordinance.

History: 1-2-56; am. Register, December, 1961, No. 72, eff. 1-1-62.

H 77.04 Mobile home park or tourist camp plan. (1) Every mobile home, mobile home park, and tourist camp shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No mobile home, mobile home park, or tourist camp shall be located in any area that is situated so that drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

(2) Mobile home park or tourist camp units shall be clearly defined, and the mobile home park or tourist camp shall be so arranged that all units shall abut on a driveway of not less than 16 feet in width, giving easy access from all units to a public street. Such driveway shall be graveled or paved and maintained in good condition, having natural drainage, be well lighted at night and such driveway shall not be obstructed at any time.

(3) The tourist camp and the mobile home park housing dependent mobile homes shall be so laid out that no unit shall be located farther than 200 feet from a toilet or service building as required herein, and walkways to such buildings shall be graveled or paved and well lighted at night.

(4) No occupied mobile home shall be located less than 10 feet from any building or other mobile home, unless of same occupancy, or from the boundary line of the premises on which it is located.

History: 1-2-56; am. (1), (2), (3) and (4), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.05 Water supply. (1) An adequate supply of pure water with supply outlets located not more than 200 feet from any unit shall be furnished for drinking and domestic purposes in all mobile home parks and tourist camps. Where a public water supply is not available, the well or wells supplying the mobile home park and tourist camp shall comply with the Wisconsin well construction code, excepting that well pits or pump pits are not permitted. Supply outlets may be located in the service building, if separate from toilet, shower and laundry rooms.

(2) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.

History: 1-2-56; am. (1), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.06 Toilets. There shall be provided separate toilet rooms for each sex. Water-flush toilets shall be required in any community having a public sewer system. Privies or other acceptable type toilet units are permitted elsewhere. Such privy or other type toilet unit

shall be fly-tight and vermin-proof, and constructed with impervious floors and risers. No privy shall be located within 75 feet of a unit or other building used for human occupancy. Each toilet shall be enclosed in a separate compartment. Male toilet rooms shall also be provided with individual urinals. The number of toilet units shall conform to requirements set forth in subsection H 77.07 (7).✓

H 77.07 Service building. (1) Every mobile home park occupied wholly or in part by dependent mobile homes, and preferably every tourist camp, shall have erected thereon suitable building or buildings for housing toilets, lavatories, showers, slop sinks and laundry facilities pursuant to this regulation, such buildings to be known as "service buildings."

(2) Lavatories supplied with hot and cold running water shall be provided for each sex, such lavatories to be located in the toilet rooms where water-flush toilets are provided or in a separate wash room in the service building when such toilets are not provided.

(3) Separate shower bathing facilities with hot and cold running water shall be provided for each sex. Each shower unit shall be enclosed in a separate compartment at least 3½ feet square. Each shower compartment for women should preferably be supplemented by an individual dressing compartment at least 10 square feet in area.

(4) Slop sinks for disposal of liquid wastes originating at the mobile home park units shall be provided in a separate room in each service building, or at suitable locations in tourist camps.

(5) Laundry facilities consisting of double tray laundry units, equipped with hot and cold running water, shall be provided in each service building.

(6) Floors of toilets, showers, and the laundry shall be of concrete, tile, or similar material impervious to water and easily cleaned, and pitched to a floor drain.

(7) The number of toilets, urinals, lavatories, showers, slop sinks and laundry trays required shall be established by the maximum number of dependent mobile homes using the following table. For mobile home parks accommodating a larger number of dependent mobile homes one additional fixture, except slop sinks, shall be provided for each 20 mobile homes or fraction thereof.

Number Units	Number Toilets Each Sex	Number Urinals	Number Lavatories Each Sex	Number Showers		Number Laundry Trays	Number Slop Sinks
				Women	Men		
1 to 8.....	1	1	1	1	1	1	1
9 to 18.....	2	1	1	1	2	2	1
19 to 30.....	3	2	2	2	3	3	1
31 to 44.....	4	2	2	2	4	4	2
45 to 60.....	5	3	3	3	5	5	2
61 to 75.....	6	3	3	3	6	6	2
76 to 98.....	7	4	4	4	7	7	2

History: 1-2-56; am. (1), and (4) and r. and rec. (7), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.08 Waste disposal. (1) All liquid waste from showers, water-flush toilets, laundries, faucets and lavatories shall be discharged into a sewer system connected with the public sewer system, if available, or into a septic tank system approved by the state board of health.

(2) All sanitary facilities in any mobile home which are not connected with a public or mobile home park sewer system by means of rigid pipe connections shall be sealed and their use prohibited.

(3) Substantial fly-tight metal garbage depositories, from which the contents shall be removed and disposed of in a sanitary manner by the mobile home park custodian at least twice weekly between May 1 and October 15, and otherwise weekly, shall be provided for each two mobile home units, and for each 10 tourist camp units.

(4) Each mobile home unit shall be provided with a water-tight metal container for collection of liquid wastes originating in the mobile home, unless such mobile home is connected to the sewer system. Such containers shall be emptied daily into the service building slop sink.

History: 1-2-56; am. (2), (3) and (4), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.09 Management. (1) In every mobile home park there shall be located the office of the person in charge of said mobile home park.

(2) It is the duty of the mobile home park owner or operator, together with any attendants or persons in charge of a mobile home park, to:

(a) Keep a register of all occupants of mobile homes, to be open at all times to inspection by federal, state and local officials.

(b) Maintain the mobile home park in a clean, orderly and sanitary condition at all times.

(c) Report to the local health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

(d) Post copies of these regulations in one or more conspicuous places in the mobile home park where they can be easily seen by the mobile home park personnel and visitors.

History: 1-2-56; am. (1), (2) intro. par. (2) (a), (2) (b) and (2) (d), Register, December, 1961, No. 72, eff. 1-1-62.

H 77.10 Inspection. All mobile homes, mobile home parks, and tourist camps shall be open to inspection at all reasonable hours by representatives of the local and state board of health.

History: 1-2-56; am. Register, December, 1961, No. 72, eff. 1-1-62.

H 77.11 Penalty. Any violation of these regulations shall be punishable by a fine of not less than ten nor more than one hundred dollars for each offense. (Section 140.05 (3), Wis. Stats.)

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