

CHAPTER 4630, CAMPS AND MOBILE HOME PARKS

Minnesota Department of Health

4630.0200 LOCATION.

No mobile home park or recreational camping area shall be so located that drainage from the park or camp area will endanger any water supply. All such parks and camps shall be well drained and no portion of the park or camp shall be located in an area subject to flooding. No waste water from mobile homes or recreational camping vehicles shall be deposited on the surface of the ground.

Statutory Authority:

MS s 327.10 to 327.28

4630.0300 CARETAKER.

A responsible attendant or caretaker shall be in charge of every mobile home park or recreational camping area at all times and the duty of said attendant or caretaker shall be to maintain the park, its facilities, and equipment in a clean, orderly, and sanitary condition. The caretaker or attendant shall be the owner or operator of the park or camping area, or that person's appointed representative.

Statutory Authority:

MS s 327.10 to 327.28

4630.0400 MOBILE HOME AND RECREATIONAL CAMPING VEHICLE SPACING.

No mobile home shall be parked closer than three feet to the side lot lines of a mobile home park if the abutting property is improved property or closer than ten feet to a public street or alley. Each individual mobile home site shall abut or face on a driveway or clear unoccupied space of not less than 16 feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least ten feet between the sides of adjacent mobile homes including their attachments, and at least three feet between mobile homes when parked end to end. The space between mobile homes may be used for parking of motor vehicles or other property provided such vehicle or other property be parked at least ten feet from the nearest adjacent mobile home position.

All new mobile home parks constructed after July 1, 1970, and additions to existing mobile home parks constructed after July 1, 1970, shall allot the following

minimum site sizes for each mobile home: 4,000 square feet if sewage from the park is discharged into a soil absorption system; 2,800 square feet if any other acceptable method of sewage disposal is used.

In recreational camping areas, recreational camping vehicles shall be separated from each other and from other structures by at least ten feet. Any accessory structure such as attached awnings, car ports, or individual storage facilities, shall, for the purpose of this separation requirement, be considered to be part of the recreational camping vehicle. A minimum site size of 2,000 square feet shall be provided for each recreational camping vehicle in camping areas constructed after July 1, 1970. All recreational camping vehicles shall be located at least 25 feet from any camping area property boundary line abutting upon a public street or highway and at least ten feet from other park property boundary lines.

Statutory Authority:

MS s 327.10 to 327.28

4630.0500 DOMESTIC ANIMALS.

No domestic animals or house pets shall be allowed to run at large or commit any nuisances within the limits of a mobile home park or recreational camping area. Any kennels, pens, or other facilities provided for such pets shall be maintained in a sanitary condition at all times.

Statutory Authority:

MS s 327.10 to 327.28

4630.0600 WATER SUPPLY.

Subpart 1.

Requirement.

An adequate supply of water of safe, sanitary, and potable quality shall be provided in each mobile home park and recreational camping area. Water supplies must meet the requirements of chapter 4720 for public water supplies, or chapter 4725 for wells.

Subp. 2.

Minimum supply.

In mobile home parks, the water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home, and in recreational camping areas, the water supply shall be capable of supplying 50 gallons per site per day for

all sites lacking individual water connections, and 100 gallons per site per day for all spaces provided with individual water connections.

Subp. 3.

Location.

In recreational camping areas, water from the drinking water supply shall be available within at least 400 feet of every campsite.

Subp. 4.

Design.

All water storage reservoirs shall be covered, watertight, and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with covers which will prevent the entrance of foreign material. The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch under normal operating conditions at service buildings and other locations requiring a potable water supply. In mobile home parks and on recreational camping sites provided with individual water service connections, riser pipes shall be so located and constructed that they will not be damaged by the parking of mobile homes or recreational camping vehicles. Water riser pipes shall extend at least four inches above the ground elevation and the minimum pipe size shall be three-fourths inch. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes. If underground stop and waste valves are installed, they shall be at least ten feet from the nearest buried portion of the sewage system. Water risers on unoccupied sites shall be valved off. There shall be a horizontal distance of at least ten feet between water and sewer riser pipes; provided, that where the sewer riser is constructed of cast iron pipe and the water riser is constructed of copper pipe, the distance between may be less than ten feet. The commissioner shall grant a variance to subparts 2 to 4 only according to the procedures and criteria specified in parts 4717.7000 to 4717.7050.

Statutory Authority:

MS s 103I.101; 103I.221; 103I.301; 103I.621; 144.05; 144.12; 144.383; 157.04; 157.08; 157.09; 157.13; 327.10 to 327.28

4630.0700 PLUMBING.

All systems of plumbing in mobile home parks and recreational camping areas shall be installed in accordance with the rules of the commissioner of health and the provisions of chapter 4715, the Minnesota Plumbing Code.

Statutory Authority:

MS s 327.10 to 327.28

4630.0800 SEWAGE DISPOSAL.

Subpart 1.

Discharge.

All sewage and other water carried wastes shall be discharged into a municipal sewage system which is being operated under a permit issued by the Minnesota Pollution Control Agency whenever such a system is available. When such a system is not available, a sewage disposal system acceptable to the commissioner of health and the Minnesota Pollution Control Agency shall be provided. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system by at least ten feet, unless special acceptable construction of sewer lines is provided.

Subp. 2.

Location and construction of sewer lines.

All sewer lines shall be constructed of materials approved by the commissioner of health, shall be adequately vented, and shall have water tight joints. Individual site sewer connections shall be at least a four-inch diameter sewer riser pipe. The sewer connections shall consist of one pipe line only without any branch fittings. All joints shall be water tight. All materials used for sewer connections shall be corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth. Provisions shall be made for capping the sewer riser pipe when a mobile home or recreational camping vehicle does not occupy the site. Surface drainage shall be directed away from the riser; the rim of the riser pipe shall extend at least 4 inches above ground elevation.

Subp. 3.

Compliance with Pollution Control Agency standards.

Systems of sewage disposal utilizing the discharge of effluents to bodies of surface water must receive the approval and comply with the water quality and effluent standards and system design criteria established by the Minnesota Pollution Control Agency. All systems utilizing soil absorption for final disposal of effluent shall comply with and receive the approval of the commissioner of health. No soil absorption system shall be installed in soil which has a percolation rate of less than one inch in 60 minutes, or where the groundwater table rises to within

four feet of the bottom of a proposed absorption pit or trench, or where such system shall adversely affect the ground water used for potable water supplies. All buried portions of a sewage disposal system shall be located at least 50 feet horizontally from the ordinary high water level of any body of surface water.

Statutory Authority:

MS s 327.10 to 327.28

4630.0900 TOILET, BATHING, AND LAUNDRY FACILITIES.

In dependent mobile home parks and recreational camping areas which harbor mobile homes and recreational camping vehicles which are not equipped with toilet and bathing facilities, one or more central buildings shall be provided equipped with such facilities. The number of fixtures shall be in accordance with the following schedule:

Number of Dependent Sites	Toilets		Urinals	Lavatories		Showers	
	Men	Women	Men	Men	Women	Men	Women
1-15	1	1	1	1	1	1	1
16-30	1	2	1	2	2	1	1
31-45	2	2	1	3	3	1	1
46-60	2	3	2	3	3	2	2
61-80	3	4	2	4	4	2	2
81-100	3	4	2	4	4	2	2
101-130	4	5	3	5	5	3	3
131-160	5	6	3	6	6	4	4
161-190	6	7	3	7	7	4	4
191-220	7	8	4	8	8	5	5
221-250	8	9	4	9	9	5	5
251-280	9	10	4	10	10	6	6
281-310	10	11	5	11	11	6	6
311-340	11	12	5	12	12	7	7
341-370	12	13	5	13	13	7	7
371-400	13	14	6	14	14	8	8

Provided, that in primitive recreational camping areas only, the toilet facilities shall be required in the above ratio.

Privies and other toilets not connected to water-carried systems may be used in recreational camping areas when approved by the commissioner of health.

In recreational camping areas or dependent mobile home parks where laundry and bathing facilities are provided, such facilities shall be in buildings which are well constructed with adequate heating and ventilation, good lighting, and floors of

impervious material sloped to drain. Walls shall be of washable material. There shall be no exposed studs or rafters.

Toilet facilities shall not be more than 400 feet from the furthest site to be served and shall be plainly marked according to sex. In conjunction with bathing facilities, there shall be provided a dressing area or dressing compartment, the floor of which shall be impervious and well drained. Mats, grids, and walkways made of cloth or other absorbent material shall not be used, provided that single-service mats may be used. Where clothes drying lines are provided, they shall be located in areas out of regular pedestrian traffic patterns and where they will generally not be a hazard to the safety to the occupants of the camping area. No laundry trays, washing machines, dryers, or extractors shall be located in any toilet, bath, or dressing room.

Recreational camping areas accommodating recreational camping vehicles having a self contained liquid waste system with a waste reservoir shall provide a sanitary station for the disposal of waste water. Such sanitary stations shall be equipped with a four-inch sewer riser pipe, surrounded at the inlet by a concrete apron sloped towards the inlet drain, and provided with a suitable hinged cover. A water outlet, with the necessary appurtenances connected to the camp water supply system, shall be provided to permit periodic washdown of the immediate adjacent areas. Each recreational camping area accommodating self-contained recreational camping vehicles shall provide sanitary stations in the ratio of one for every 100 recreational camping vehicle sites or fraction thereof. Sanitary dumping stations shall be screened from other activities by visual barriers such as fences, walls, or natural growth and shall be separated from any recreational camping vehicle site by a distance of at least 50 feet. Final disposal of sewage from such dumping stations shall be by a method acceptable to the commissioner of health and Minnesota Pollution Control Agency.

Statutory Authority:

MS s 327.10 to 327.28

4630.1000 BARBECUE PITS, FIREPLACES, STOVES, AND INCINERATORS.

In mobile home parks and recreational camping areas, cooking shelter, barbecue pits, fireplaces, wood-burning stoves, and incinerators shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. Incinerators shall be of a type acceptable to the Minnesota Pollution Control Agency. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or no material burned which emits dense smoke or objectionable odors.

Statutory Authority:

MS s 327.10 to 327.28

4630.1100 HANDLING AND DISPOSAL OF GARBAGE AND REFUSE.

The storage, collection, and disposal of refuse and garbage in the mobile home parks and recreational camping areas shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse and garbage shall be stored in fly-tight, watertight, rodent-proof containers which shall be located convenient to any mobile home site. In recreational camping areas, garbage and refuse containers shall be provided on the ratio of at least one for every four sites.

Refuse and garbage collection shall be made at least twice each week and more often where necessary to prevent nuisance conditions. Final disposal of refuse and garbage by landfill methods shall be accomplished in accordance with the criteria and standards established by the Minnesota Pollution Control Agency.

Statutory Authority:

MS s 327.10 to 327.28

4630.1200 INSECT AND RODENT HARBORAGE AND INFESTATION CONTROL.

Mobile home parks and recreational camping areas shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building materials shall be stored at least one foot above the ground. Areas shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health.

Statutory Authority:

MS s 327.10 to 327.28

4630.1300 NIGHT LIGHTING.

The walkways, drives, and other used portions of mobile home parks shall be lighted during the hours of darkness.

Statutory Authority:

MS s 327.10 to 327.28

4630.1400 COMMUNITY KITCHEN AND DINING ROOMS.

When community kitchens and dining rooms are provided, such facilities and equipment shall be maintained in a clean and sanitary condition at all times, and shall be constructed and equipped in compliance with state laws and rules applicable to food-handling establishments.

Statutory Authority:

MS s 327.10 to 327.28

4630.1500 BOTTLED GAS.

Where bottled gas is used, the container shall be firmly connected to the appliance by tubing of copper or other suitable metallic material. Cylinders containing bottled gas shall not be located within five feet of any mobile home or recreational camping vehicle door. The container shall not be installed or stored even temporarily inside any mobile home or recreational camping vehicle. No container may be permitted to stand free, but must be firmly mounted in an upright position.

Statutory Authority:

MS s 327.10 to 327.28

4630.1600 FUEL OIL SUPPLY SYSTEMS.

All piping from outside fuel storage tanks or cylinders to mobile homes or recreational camping vehicles shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or recreational camping vehicle or less than five feet from any mobile home or recreational camping vehicle exit. All fuel oil containers shall be mounted upon a stand or rack constructed of a noncombustible material.

Statutory Authority:

MS s 327.10 to 327.28

4630.1700 FIRE PROTECTION.

Fire protection shall be provided in accordance with the requirements of the state fire marshal.

Statutory Authority:

MS s 327.10 to 327.28

4630.1800

[Repealed, 15 SR 1597]

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4630.1801 VARIANCE TO RULES RELATING TO MOBILE HOME PARKS AND RECREATIONAL CAMPING AREAS.

The commissioner shall grant a variance to parts 4630.0400; 4630.0600, subparts 2 to 4; and 4630.0900 to 4630.1700 only according to the procedures and criteria specified in parts 4717.7000 to 4717.7050.

Statutory Authority:

MS s 14.05; 103I.101; 103I.221; 103I.301; 103I.621; 144.05; 144.12; 144.383; 157.04; 157.08; 157.09; 157.13

4630.1900 LICENSING; DEFINITIONS.

Subpart 1.

Scope.

The following definitions apply to parts 4630.1900 to 4630.2210.

Subp. 1a.

Category A site.

"Category A site" means any manufactured home park or recreational camping area that meets one or more of the following conditions:

A.

has a public swimming pool;

B.

draws its drinking water from a surface water supply; or

C.

has 50 or more sites.

Subp. 1b.

Category B site.

"Category B site" means any manufactured home park or recreational camping area that is not a category A site.

Subp. 2.

Primary license.

"Primary license" means the initial license issued to the first person, firm, partnership, corporation, or other business association to establish and maintain, conduct, or operate a mobile home park or recreational camping area at any one location.

Subp. 3.

Renewal license.

"Renewal license" means a license issued to the person, firm, partnership, corporation, or other business association operating a previously licensed mobile home park or recreational camping area.

Statutory Authority:

MS s 144.05; 144.12; 144.122; 157.045; 327.10 to 327.28

4630.2000 FEE SCHEDULE FOR LICENSES.

Subpart 1.

General.

The application for a primary license, or for a renewal license to operate a manufactured home park or recreational camping area, as defined in Minnesota Statutes, section 327.14, must be accompanied by the fees specified in this part.

Subp. 2.

Primary license fee.

A primary (initial) license fee must accompany all new applications for sites or when sites are added. The fee for the initial license is \$75 for each ten sites or fraction thereof. The fee for additional sites proposed after a primary license has been issued shall be \$75 for each ten sites or fraction thereof.

Subp. 3.

Renewal fee for category A sites.

The renewal fee for category A sites, beginning January 1, 1991, shall be a \$25 base fee plus \$2.75 for each site, up to 500 sites, except as provided for in subpart 5. A person, firm, or corporation who is licensed under Minnesota Statutes, section 157.03, as a hotel, motel, or resort shall pay only the per site fee.

Subp. 4.

Renewal fee for category B sites.

Beginning January 1, 1991, the renewal fee for any manufactured home park or recreational camping area which operates as a category B site shall be a \$25 base fee plus \$1.50 per site, up to 500 sites, except as provided for in subpart 5. A person, firm, or corporation who is licensed under Minnesota Statutes, section 157.03, as a hotel, motel, or resort shall pay only the per site fee.

Subp. 5.

Increase fee for late renewal.

For year-round operations, the fee will be increased by \$20 if the renewal application and fee are not submitted by January 15 of the year for which application for license is made. For seasonal operations, those that operate for a continuous period of six months (183) days or less during a calendar year, the fee will be increased by \$20 if the renewal application and fee are not submitted within 15 calendar days after the establishment opens.

Statutory Authority:

MS s 144.05; 144.12; 144.122; 157.045; 327.16

4630.2100 EXPIRATION DATES FOR LICENSES.

Subpart 1.

Primary license.

Primary mobile home park and recreational camping area licenses shall be issued for the calendar year for which application is made and shall expire on December 31 of such year.

Subp. 2.

Renewal license for year-round establishments.

Renewal licenses for mobile home parks and recreational camping areas which operate on a year-round basis (in excess of six months (183 days a year)) shall be issued for the calendar year for which application is made and shall expire on December 31 of such year.

Subp. 3.

Renewal license for seasonal establishments.

Renewal licenses for mobile home parks and recreational camping areas which operate for a continuous period of six months (183 days) or less shall be issued effective the first day of the establishment's operation in the calendar year for which the license is issued. Such renewal license shall expire after the 183rd day from the effective date of the license or on December 31 of the year in which the license was issued, whichever occurs first.

Statutory Authority:

MS s 327.10 to 327.28

4630.2200 LICENSE RENEWALS.

License renewals shall be obtained on an annual or semiannual basis. All license renewal applications shall be submitted to the commissioner of health on forms provided by it no later than December 31 of the year preceding the year for which application is made.

Statutory Authority:

MS s 327.10 to 327.28

History:

L 1977 c 305 s 39

4630.2210 INSPECTION FREQUENCY.

Category A sites must be inspected at least once a year. Category B sites must be inspected at least once every two years.

Statutory Authority:

MS s 144.05; 144.12; 144.122; 157.045; 327.16