

TITLE 77: PUBLIC HEALTH
CHAPTER I: DEPARTMENT OF PUBLIC HEALTH
SUBCHAPTER q: MOBILE HOMES

PART 860
MANUFACTURED HOME COMMUNITY CODE

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AUTHORITY: Implementing and authorized by the Mobile Home Park Act [210 ILCS 115].

SOURCE: Adopted March 2, 1973; amended at 4 Ill. Reg. 46, p. 1286, effective January 1, 1981; old rules repealed, new rules adopted and codified at 8 Ill. Reg. 17520, effective September 11, 1984; old Part repealed and new Part adopted at 22 Ill. Reg. 8863, effective May 8, 1998; emergency amendment at 29 Ill. Reg. 10305, effective July 1, 2005, for a maximum of 150 days; emergency expired November 27, 2005; amended at 30 Ill. Reg. 13419, effective July 28, 2006.

SUBPART A: DEFINITIONS AND INCORPORATED MATERIALS

Section 860.10 Definitions

In addition to the definitions contained in the Mobile Home Park Act, the following definitions shall apply.

"Act" means the Mobile Home Park Act [210 ILCS 115].

"Applicant" means any person making application for a license or permit.

"Community Public Water Supply System" means a system for the provision to the public of piped water for human consumption, if the system has at least 15 service connections or serves an average of at least 25 individuals daily at least 60 days per year. This includes any collection, treatment, storage and distribution facilities under control of the operator of such system and used primarily in connection with such system and any collection or pretreatment storage facilities not under such control which are used in connection with such system.

"Director" means the Director of the Illinois Department of Public Health.

"License" means a certificate issued by the Department allowing a person to operate and maintain a manufactured home community under the provisions of the Act and this Part.

"Licensee" means any person to whom a license or permit has been issued under the Act.

"Manufactured Home" means a structure, transportable in one or more sections, which while in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Any home defined in the Act as a "mobile home" is defined as a "manufactured home" for the purposes of this Part.

"Manufactured Home Community" means a tract of land or two or more contiguous tracts of land that contain sites with the necessary utilities for five or more independent manufactured homes for permanent habitation either free of charge or for revenue purposes, and shall include any building, structure, vehicle, or enclosure used or intended for use as a part of the equipment of such manufactured home community. Separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a manufactured home community if they are maintained and operated jointly. Neither an immobilized manufactured home nor a motorized recreational vehicle shall be construed as being part of a manufactured home community. Any community defined in the Act as a "mobile home park" is defined as a "manufactured home

community" for the purposes of this Part.

"Owner or Operator" means the licensee.

"Permit" means a certificate issued by the Department permitting the construction, alteration, or the reduction in number of sites of a manufactured home community under the provisions of the Act and this Part.

"Person" means any individual, group of individuals, association, trust, partnership, corporation, persons doing business under an assumed name, county, municipality, the State of Illinois, or any political subdivision or department thereof, or any other entity.

"Resident" means any person who occupies a manufactured home site for dwelling purposes.

"Service equipment" means the necessary electrical equipment, usually consisting of circuit breaker, or switch and fuses, and meter located near the point of entrance of supply conductors to the home and intended to constitute the main control and means of cutoff of the electrical supply.

"Special Flood Hazard Area" means an area that would be inundated by the base flood and shown as such on a Regulatory Flood Plain Map (published by the Illinois Department of Natural Resources, Division of Water Resources), a Flood Insurance Rate Map or a Flood Hazard Boundary Map, both published by the Federal Insurance Administration or the Federal Emergency Management Agency.

Section 860.20 Incorporated and Referenced Materials

The following standards of nationally recognized organizations and federal and State regulations are incorporated or referenced in this Part:

- a) The following materials are incorporated by reference and include no later amendments or editions:
 - 1) Standard Specifications for Water and Sewer Main Construction in Illinois, 1996 Edition published by:

Illinois Society of Professional Engineers
1304 South Lowell Avenue
Springfield, Illinois 62704
Referenced in Section 860.230.
 - 2) Flood Insurance Rate Map and Flood Hazard Boundary Map published by:

Federal Insurance Administration
Region V
300 Wacker Drive, 24th Floor
Chicago, Illinois 60606
Referenced in Section 860.130.

- 3) National Electrical Code, 1996 Edition (NFPA 70-96) published by:

National Fire Protection Association
1 Batterymarch Park
Quincy, Massachusetts 02269
Referenced in Section 860.250.

- 4) National Electrical Code, 2002 Edition (NFPA 70-02) published by:

National Fire Protection Association
1 Batterymarch Park
Quincy, Massachusetts 02269
Referenced in Section 860.250.

- 5) Installation of Oil Burning Equipment, 2001 Edition (NFPA 31-01)
published by:

National Fire Protection Association
1 Batterymarch Park
Quincy, Massachusetts 02269
Referenced in Section 860.260.

- 6) National Fuel Gas Code, 1999 Edition (NFPA 54-99) published by:

National Fire Protection Association
1 Batterymarch Park
Quincy, Massachusetts 02269
Referenced in Sections 860.160 and 860.260.

- 7) Storage and Handling of Liquefied Petroleum Gases, 1998 Edition (NFPA
58-98) published by:

National Fire Protection Association
1 Batterymarch Park
Quincy, Massachusetts 02269
Referenced in Section 860.260.

- 8) ASTM International (formerly American Society of Testing and Materials,
Standard Method for Test for Surface Burning Characteristics of Building
Materials), Standard E84-1998, published by:

ASTM International
100 Barr Harbor Drive
P.O. Box C 700
West Conshohocken, Pennsylvania 19248-2959
Referenced in Section 860.270.

- 9) Transportation of Natural and Other Gas by Pipeline: Minimum Federal Safety Standards (49 CFR 192), Revised October 1, 2003

United States Department of Transportation
Office of Pipeline Safety
400 7th Street S.W.
Washington, D.C. 20590
Referenced in Section 860.260.

- b) The following materials are referenced in this Part:

- 1) State of Illinois statutes
- A) Illinois Architectural Practice Act of 1989 [225 ILCS 305]
Referenced in Section 860.120.
 - B) Illinois Professional Engineering Act [225 ILCS 325]
Referenced in Section 860.120.
 - C) Illinois Vehicle Code [625 ILCS 5/4-203]
Referenced in Section 860.310 and Appendix C.
 - D) Mobile Home Park Landlord and Tenant Act [765 ILCS 745]
Referenced in Section 860.400.
 - E) Abandoned Mobile Home Act [210 ILCS 117]
Referenced in Section 860.310.
 - F) Private Sewage Disposal Licensing Act [225 ILCS 225]
Referenced in Section 860.240.
 - G) Smoke Detector Act [425 ILCS 60]
Referenced in Section 860.410.
 - H) Plumbing License Law [225 ILCS 320]
Referenced in Sections 860.230 and 860.240.
 - I) Swimming Pool and Bathing Beach Act [210 ILCS 125]
Referenced in Sections 860.120 and 860.290.

- J) Illinois Mobile Home Tiedown Act [210 ILCS 120]
Referenced in Section 860.400.
 - K) Illinois Municipal Code [65 ILCS 5/11-40-3]
Referenced in Appendix C.
 - L) Counties Code [55 ILCS 5/5-1092]
Referenced in Appendix C.
 - M) Townships Code [60 ILCS 1/30-130]
Referenced in Appendix C.
 - N) Manufactured Home Quality Assurance Act [430 ILCS 117]
Referenced in Section 860.210.
- 2) Department of Public Health regulations
- A) Illinois Swimming Pool and Bathing Beach Code (77 Ill. Adm. Code 820)
Referenced in Section 860.290.
 - B) Illinois Plumbing Code (77 Ill. Adm. Code 890)
Referenced in Sections 860.230, 860.240 and Appendix B.
 - C) Private Sewage Disposal Code (77 Ill. Adm. Code 905)
Referenced in Section 860.240.
 - D) Drinking Water Systems Code (77 Ill. Adm. Code 900)
Referenced in Section 860.230.
 - E) Illinois Water Well Construction Code (77 Ill. Adm. Code 920)
Referenced in Section 860.230.
 - F) Illinois Water Well Pump Installation Code (77 Ill. Adm. Code 925)
Referenced in Section 860.230.
 - G) Surface Source Water Treatment Code (77 Ill. Adm. Code 930)
Referenced in Section 860.230.
 - H) Public Area Sanitary Practice Code (77 Ill. Adm. Code 895)
Referenced in Section 860.230.
 - I) Manufactured Home Installation Code (77 Ill. Adm. Code 870)
Referenced in Sections 860.210, 860.360.

- J) Rules of Practice and Procedure in Administrative Hearings (77 Ill. Adm. Code 100)
Referenced in Section 860.510.
- 3) Illinois Pollution Control Board regulations
 - A) Public Water Supplies (35 Ill. Adm. Code Subtitle F)
Referenced in Section 860.230.
 - B) Waste Disposal (35 Ill. Adm. Code Subtitle G)
Referenced in Section 860.240.
 - C) Solid Waste and Special Waste Hauling (35 Ill. Adm. Code Subtitle G, Subchapter i)
Referenced in Section 860.300.
- 4) Illinois Environmental Protection Agency regulations
Illinois Recommended Standards for Sewage Works (35 Ill. Adm. Code 370)

Referenced in Section 860.240.
- 5) Materials of Other State Agencies
 - A) Regulatory Flood Plain Map published by:

Illinois Department of Natural Resources
Division of Water Resources
310 South Michigan, Room 1606
Chicago, Illinois 60604
Referenced in Section 860.130.
 - B) Statewide Permit Number 6, issued September 15, 1993 by:

Illinois Department of Transportation
Division of Water Resources
2300 South Dirksen Parkway
Springfield, Illinois 62764
Referenced in Section 860.130.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

SUBPART B: PERMITS

Section 860.100 Required Permits

Section 4 of the Act specifies the information required to obtain a permit for the construction of a new manufactured home community. Section 4.2 of the Act contains the information required to obtain a permit for the alteration of an existing manufactured home community. Permits shall expire three years from the date of issuance. One three year extension may be granted upon written request. Section 4.3 of the Act contains the information required for a permit to reduce sites in an existing manufactured home community. Alternations to an existing manufactured home site or community must be performed in accordance with the Act and this Part. A permit is not required for routine maintenance and repairs.

Section 860.110 Applications

All permit applications shall be submitted in triplicate to the Department on a form furnished by the Department. The application shall indicate the number and identification of existing sites, new sites to be constructed, licensed sites to be altered or eliminated and the new total number of proposed licensed sites.

Section 860.120 Plans

Section 4(d) of the Act specifies that, for a new manufactured home community, plans must be prepared and sealed by an architect licensed under the authority of the Illinois Architectural Practice Act of 1989 or an engineer licensed under the authority of the Illinois Professional Engineering Act. The plans shall be drawn to scale. Two copies of the plans shall be submitted to the Department. The plans and application material shall contain, at a minimum, an overall manufactured home community plan and a typical site plan as follows:

- a) The overall manufactured home community plan shall include the following details for all proposed construction:
 - 1) The location and dimension of each proposed site;
 - 2) The location, width, type of surface material and traffic flow of all streets;
 - 3) The locations of all sidewalks and parking areas;
 - 4) The existing and proposed contours of the area, including an indication of any area in a flood plain;
 - 5) The locations, types, sizes and identification numbers of all water pipes; details of any private or semi-private water sources, sufficient to indicate compliance, and if the manufactured home community is served by a community public water supply system, the name of the system;
 - 6) The locations, types, sizes and identification numbers of all sewage pipes, details of all private sewage disposal systems sufficient to indicate compliance, and, if the manufactured home community is served by a

public sewer system, the name of the system;

- 7) The locations, types and sizes of all electrical conductors and equipment;
 - 8) The types, sizes, heights and locations of all proposed manufactured home community lighting;
 - 9) The sizes, locations and types of all fuel pipes; the locations and sizes of all fuel storage tanks;
 - 10) The locations of all recreational equipment, beaches, swimming pools, parks, and community buildings (Swimming pools and bathing beaches are subject to a separate construction permit as required by the Swimming Pool and Bathing Beach Act.);
 - 11) The general locations of all existing manufactured home sites and a description of how proposed utility extensions for new sites will be connected;
 - 12) The types, sizes and locations of all garbage containers and the frequency of garbage collection;
 - 13) The types, sizes and locations of any storm drainage pipes;
 - 14) The locations of fire hydrants and holding ponds and the name of the fire department that serves the manufactured home community; and
 - 15) The locations of all easements.
- b) The typical manufactured home site plan shall include the following:
- 1) Size, type and location of the foundation system for the home;
 - 2) Details and locations of sewer, water and gas piping, showing the height of the risers, the distance between them, and any valves;
 - 3) For private sewage disposal systems, detailed drawings of the proposed system showing the distances between components of the system and potable water systems or bodies of water, soil type and/or percolation rates, depth of ground water table, and size of system components (When a permit for construction of a private sewage disposal system has been obtained or is pending from a unit of local government, a copy of the permit or permit application shall be submitted.); and
 - 4) Types, locations and ratings of electrical service equipment and conductors with indication of the method of grounding.

Section 860.130 Flood Plain Requirements

Prior to the issuance of a construction permit, the permit applicant shall submit with the application a completed "Special Flood Hazard Area Request Form" provided by the Department. If the site is within a Special Flood Hazard Area, the applicant shall forward the plans for the project to the Illinois Department of Natural Resources, Division of Water Resources. No project to be located in a Special Flood Hazard Area shall be issued a permit without a copy of a statement from the Division of Water Resources that the construction complies with the requirements of Executive Order 79-4, effective May 31, 1979. Construction of items such as water wells, septic tanks, underground utilities, light poles, pavilions, playground equipment, sidewalks and driveways as specified in Statewide Permit Number 6, issued by the Division of Water Resources, September 15, 1993, are exempt from the requirements of this Section.

Section 860.140 Occupancy of New Sites

No manufactured home shall be placed on a site that has not been licensed by the Department. Upon the completion of the construction of new sites, the Department's regional office shall be contacted (see Section 860.Appendix A) to arrange for an inspection. After approval is granted by the inspector, the fee for the license for the new site(s) shall be submitted before the new site(s) shall be licensed or occupied.

Section 860.150 Immobilization

Sites with immobilized manufactured homes are exempt from licensure by the Department. In order for a home to be considered immobilized, the following conditions must be met:

- a) The home shall be provided with individual utilities as defined in Section 2.8 of the Act.
- b) The wheels, tongue, and hitch shall be removed and the home shall be supported by a continuous perimeter foundation of material such as concrete, mortared concrete block, or mortared brick which extends below the established frost depth. The home shall be secured to the continuous perimeter foundation with 1/2 inch foundation bolts spaced every 6 feet and within one foot of the corners. The bolts shall be imbedded at least 7 inches into concrete foundations or 15 inches into block foundations.

Section 860.160 Deletion of Sites

Section 4.3 of the Act specifies the requirements that must be followed to reduce the number of licensed sites. In addition, the following conditions shall be met:

- a) The utilities shall be disconnected as follows:

- 1) The water service shall be shut off and capped below the frost depth and the riser shall be removed;
 - 2) The sewer pipe shall be cut below the ground level and sealed to prevent sewer gas from escaping;
 - 3) The electrical supply to the site shall be disconnected and the service equipment shall be removed;
 - 4) Any natural gas to the site shall be disconnected below grade and sealed in accordance with the National Fuel Gas Code; and
 - 5) Any propane tanks and the piping thereto shall be removed.
- b) The home shall be removed and the site shall be cleared of any debris or abandoned equipment.
- c) The deletion shall not commence until an application for a permit to alter has been submitted and written approval has been issued by the Department. Upon completion of the deletion, the Department's regional office shall be contacted to determine compliance with the requirements of this Section. Upon approval, the next year's license shall reflect the new number of sites. If the reduction results in fewer than five licensed sites, the manufactured home community is no longer subject to licensure and the existing license shall automatically become void upon approval of the reduction.

SUBPART C: REQUIREMENTS OF THE MANUFACTURED HOME COMMUNITY

Section 860.200 Layout of the Manufactured Home Community

- a) All areas of the manufactured home community shall be drained to prevent ponding of water. If necessary, a storm drainage system shall be installed.
- b) Section 9.3 of the Act specifies the minimum square footage of each site and the location of the homes on the site. (See Section 860. Illustrations A and B.) There shall be a minimum street frontage of 25 linear feet for each site.
- c) *No mobile home shall be parked closer than 5 feet to the side lot lines of a park, or closer than 10 feet to a public street, alley or building. Each individual site shall abut or face on a private or public street. All streets shall have unobstructed access to a public street. There shall be an open space of at least 10 feet adjacent to the sides of every mobile home and at least 5 feet adjacent to the ends of every mobile home.* [210 ILCS 115/9.3] Homes located on these sites shall not be closer to a private street than the previous home on that site.
- d) Manufactured homes located on sites constructed after July 1, 1998 shall be

located at least 10 feet from private streets or other manufactured homes, and shall not extend over a sidewalk.

- e) All portions of sheds, carports, garages, porches and similar structures constructed after July 1, 1998 shall be at least 3 feet from the manufactured home community property line, 5 feet from any other structure on adjacent sites, and 10 feet from all streets. For corner sites, sheds shall be at least 3 feet from all streets. Existing portions of sheds, carports, garages, porches, and similar structures may be replaced at the same location without complying with the requirements of this subsection (e).
- f) If any portion of a home, porch or step is within 5 feet of a private street, a speed limit of 10 miles per hour or less shall be posted for that street.
- g) When questions arise concerning the property lines of the manufactured home community, the licensee shall be responsible for identifying the legal location.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.210 Support Systems

- a) Sites on which homes were installed on or before July 1, 2005 shall have a support system in accordance with the requirements in effect at the time of the installation.
- b) Manufactured home sites constructed after July 1, 2005 shall comply with the Manufactured Housing Quality Assurance Act [430 ILCS 117] and the Manufactured Home Installation Code (77 Ill. Adm. Code 870).
- c) The owner or operator of a licensed manufactured home community must keep on file copies of the Installation Compliance Certificate required by the Manufactured Home Installation Code (77 Ill. Adm. Code 870). This information shall be made available by the owner or operator of the manufactured home community to the Department, the manufactured home owner and lessee, and the representative of the manufactured home owner and lessee.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.220 Streets and Parking

- a) All streets shall be maintained reasonably free of potholes, snow, and dust. Streets constructed after July 1, 1998 shall be constructed of rock and oil, asphalt or concrete.
- b) The minimum road width shall comply with Section 860. Table A.

- c) At least two parking spaces shall be provided for each site constructed after July 1, 1998. At least one space shall be available for all other sites. Parking spaces on streets must be a minimum of 18 feet in length.

Section 860.230 Water

- a) Potable water shall be provided at each site. The source of the water shall be either a community public water supply system regulated by the Illinois Environmental Protection Agency (35 Ill. Adm. Code, Subtitle F) or a system regulated by the Department. Systems regulated by the Department shall comply with one of the following:
 - 1) The construction and water quality requirements of the Drinking Water Systems Code (77 Ill. Adm. Code 900) shall be met.
 - 2) Water wells shall be located and constructed in accordance with the Illinois Water Well Construction Code (77 Ill. Adm. Code 920) and water well pump installation shall comply with the Illinois Water Well Pump Installation Code (77 Ill. Adm. Code 925).
 - 3) Surface water supply systems shall be constructed and operated in accordance with the Surface Source Water Treatment Code (77 Ill. Adm. Code 930).
- b) The water distribution system shall be subject to the following requirements:
 - 1) If the system is connected to a community public water supply system and has one main water meter, the distribution system beyond the main meter shall be subject to the requirements of the Drinking Water Systems Code and the Illinois Plumbing Code and shall be installed and maintained by a licensed Illinois plumber in accordance with the Illinois Plumbing License Law.
 - 2) If the system is connected to a community public water supply system and the residents are billed by the manufactured home community owner for the water based on the readings from the meters at each site, the manufactured home community owner is considered a water supplier and is subject to the requirements of the Illinois Environmental Protection Agency. The distribution system up to the individual service line to each home shall be subject to the requirements of the Illinois Environmental Protection Agency.
 - 3) If the park is served by its own community public water supply system, or the manufactured home community is connected to a community public water supply without a main meter for the manufactured home community, the distribution system up to the individual service line to

each home shall be subject to the requirements of the Illinois Environmental Protection Agency.

- c) Water distribution systems not subject to the requirements of the Illinois Environmental Protection Agency shall be designed and constructed in compliance with the requirements of the Drinking Water Systems Code and the Illinois Plumbing Code and shall be installed and maintained by a licensed Illinois plumber in accordance with the Illinois Plumbing License Law.
- 1) The following additional requirements shall be met for all distribution systems:
 - A) The distribution system shall supply water to each site at a minimum pressure of 20 pounds per square inch during periods of peak usage. A pressure reducing valve shall be installed if the pressure exceeds 80 pounds per square inch. The distribution pipe shall be looped, whenever possible, and dead end mains shall be equipped with flush hydrants or equivalent.
 - B) All water lines under the home shall be protected from freezing. The manufactured home community rules (Section 860.410) shall address the resident's responsibility concerning protection of water lines from freezing. If heat tapes are used, they must be listed for use for manufactured homes and installed according to the manufacturer's instructions.
 - 2) The following requirements shall be met for distribution systems constructed after July 1, 1998:
 - A) The water main distribution pipe shall be sized in accordance with Table B and be of approved material listed in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 1996 Edition.
 - B) Water mains must include flush hydrants or equivalent at a minimum of every 600 feet and at dead ends of piping. Flushing hydrants shall be sized to provide flows that will give a mean velocity of at least 2 1/2 feet per second in the distribution piping being flushed.
 - C) Each site shall be served with a separate minimum 3/4 inch inside diameter service connection.
 - D) All water risers shall be at least 3/4 inch inside diameter, terminate at least 4 inches above the finished grade, and be separated at least 10 feet horizontally from the sewer riser.

- E) An approved shut-off valve shall be provided near the street or site line for installations after July 1, 1998.
- d) The manufactured home community owner shall be responsible for sampling of the water supply system as required by the Department. Routine water sampling will not be required by the Department for water supplies regulated by the Illinois Environmental Protection Agency.
- e) If the water distribution system is not regulated by the Illinois Environmental Protection Agency, the following requirements shall be met. When a break occurs in the manufactured home community's distribution system or the pressure in the water distribution system is below the minimum 20 pounds per square inch, the Department's regional office (see Section 860. Appendix A) shall be notified by telephone within 24 hours or the next business day. The affected residents shall be notified immediately by the manufactured home community management of the need to boil their water for three minutes before drinking it. A sign shall be posted at the entrance(s) of the manufactured home community. The Department shall advise the manufactured home community when the boil order can be lifted.
- f) All water leaks in the water distribution system, including those under the manufactured home, shall be repaired within 72 hours after notification from a resident or a Department representative.
- g) Notification of planned water supply interruptions for periods greater than one hour shall be provided by the manufactured home community management to the residents affected by the interruption.

Section 860.240 Sewage

- a) All sewage generated within a manufactured home community shall discharge into an approved sewage disposal system.
 - 1) A sewage disposal system designed to discharge below ground, or to the ground surface with a flow of less than 1,500 gallons per day, shall be regulated by the Department and must meet the requirements of the Private Sewage Disposal Code.
 - 2) A sewage disposal system or group of systems installed after July 1, 1998 designed to discharge 1,500 or more gallons per day to the ground surface shall meet the requirements of the Illinois Pollution Control Board (35 Ill. Adm. Code 309.102(a) and (b)).
- b) A sewage collection system shall meet the following requirements:
 - 1) A minimum 4 inch inside diameter sewer riser extending at least 4 inches

above the finished grade level shall be provided at each site. The material for the building drain and sewer riser must be approved building drainage pipe material as specified in Section 890.Table A of the Illinois Plumbing Code and shall be installed by an Illinois licensed plumber. The connection between the riser and the manufactured home sewer pipe shall be watertight and odor tight. A watertight and odor tight cap or plug shall be installed on all sewer risers that are not in use. Provisions shall be included to allow for vertical movement due to frost heave if the home is not supported below the frost depth. (See Section 860.Illustration D.)

- 2) The building sewer piping must be approved building sewer material as specified in Section 890.Table A of the Illinois Plumbing Code and meet the requirements of Section 860.Table C.
 - 3) The construction and installation of the sewer mains and lift stations must meet the requirements of the Illinois Environmental Protection Agency (35 Ill. Adm. Code 370, Illinois Recommended Standards for Sewage Works) for construction after July 1, 1998. Manholes shall be provided at every change in direction or grade of every main sewer line, at the upper end of every main sewer line, at every junction of two or more branch sewers, and at intervals of not more than 400 feet. Cleanouts extending to grade level may be used instead of manholes on sewer lines less than 8 inches in diameter, and shall be at intervals of not more than 100 feet.
- c) Malfunctioning sewage disposal systems shall be repaired and maintained in compliance with the requirements specified in subsection (a) of this Section. Within 48 hours after notification from a resident or a Department representative, untreated sewage on the ground as a result of a malfunction shall be removed to the extent possible and the contaminated ground surface shall be covered with lime or similar material.

Section 860.250 Electrical

- a) New Installations
 - 1) All electrical distribution systems constructed or replaced after July 1, 1998 and before July 1, 2005 shall be designed and constructed to conform to the requirements of the National Electrical Code, 1996 Edition. Article 550-C of the National Electrical Code contains specific requirements for manufactured home communities. After July 1, 2005, design, construction, and replacement of electrical distribution systems shall be in accordance with the 2002 Edition of the National Electrical Code.
 - 2) For homes installed after July 1, 1998, the manufactured home community licensee shall be responsible for providing electrical service equipment at

least equivalent to the amperage capacity of the home which it serves.

b) Existing Installations

The following minimum requirements shall apply to electrical systems installed prior to July 1, 1998:

- 1) The electrical distribution system to the manufactured home sites shall be single phase, 120/240 volts nominal.
- 2) The type, size, installation and location of all conductors shall comply with their approved use as indicated in the edition of the National Electrical Code in effect at the time of construction.
- 3) The service equipment shall not be attached to the home, located under the home, or located anywhere that is not readily accessible. Obstructions such as bushes shall not be located within three feet of the front of the service equipment.
- 4) All electrical equipment installed outdoors shall be the weatherproof type. Equipment located under the home shall be protected from the weather.
- 5) The service equipment and any other electrical devices shall be at least 12 inches above grade and secured to prevent any movement.
- 6) The manufactured home feeder conductor shall be either a cord which meets the requirements of the manufacturer of the home or a permanently installed feeder as specified by the National Electrical Code in effect at the time of installation.
- 7) All circuits at the service equipment shall be protected by over-current protection as required by the National Electrical Code in effect at the time of installation.
- 8) Overhead conductors shall provide an 18 feet vertical clearance over all streets, a 12 feet clearance over driveways, and a 10 feet clearance above grade in all other areas. Electrical conductors emerging from the ground shall be protected by enclosures or raceways for direct buried cable or to the approved buried depth for protected conductors and up to a point 8 feet above grade. Acceptable protection shall be rigid metal, intermediate metal or Schedule 80 non-metallic conduit or channel. Manufactured home power supply cords need not be enclosed in conduit or raceways.

c) Maintenance of All Systems

All electrical systems shall be maintained in a safe condition. All damaged or defective equipment shall be repaired or replaced, all loose equipment shall be secured, all faceplates and panel fronts shall be in place and all live parts shall be

covered to prevent accidental contact. Dead tree branches which overhang distribution wiring shall be removed. All components of the manufactured home community electrical system shall be inspected by the manufactured home community management and it shall be the responsibility of the licensee to have any defects corrected.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.260 Fuel Supply

The distribution, storage, and use of natural gas, liquefied petroleum gas, fuel oil, or other fuels shall be in accordance with the following:

- a) The National Fire Protection Association's Installation of Oil Burning Equipment, 2001 Edition.
- b) The National Fire Protection Association's National Fuel Gas Code, 1999 Edition.
- c) The National Fire Protection Association's Storage and Handling of Liquefied Petroleum Gases, 1998 Edition.
- d) The United States Department of Transportation's Pipeline Safety Regulations.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.270 Fire Safety

- a) Bales of straw or other flammable materials that do not meet the requirements of subsection (b) of this Section shall not be used for skirting or insulation of the manufactured home.
- b) Garages, carports, porches, awnings, sheds, skirting and other similar appurtenances shall be constructed of material designed for exterior use that meets the flame spread rating of 200 or less in accordance with the American Society of Testing and Materials, Standard Method of Test for Surface Burning Characteristics of Building Materials (Standard E84).
- c) Fire Hydrants
 - 1) If a manufactured home community has fire hydrants, the fire hydrant valves shall be tested annually and the flow rates documented annually by the local fire department, water department or other entity capable of analyzing the available flow from the hydrants. Such test results shall be available to the Department upon request.

- 2) The licensee shall provide notification in writing to the local fire department of the hydrants that have been deemed unsatisfactory, which includes an agreement to either remove the hydrants, reverse the top of the hydrant or provide some other identification acceptable to the fire department to indicate that the hydrant is not acceptable, or install a system that meets the requirements of subsection (d).
 - 3) The residents of the manufactured home community shall be advised in writing by the licensee within 30 days when a manufactured home community licensee becomes aware that one or more hydrants in the community is inadequate. The location of these fire hydrants shall be specified in writing, along with a plan to correct the situation and an anticipated date for completion. A copy of the notification shall be provided to the Department's Springfield office.
- d) Manufactured home communities constructed after July 1, 2005 must be located in an area protected by a fire department or fire protection district and provided with fire hydrants within 500 feet of any structure in the manufactured home community. As an alternative to fire hydrants, a holding pond or other source of water of 100,000 gallons or more accessible to the fire department or fire protection district may be used, if the fire department or fire protection district is capable of pumping from the body of water. The minimum size water main for providing fire protection shall be six inches in diameter. The system shall be designed to maintain a minimum pressure of 20 psi at all points in the distribution system under normal conditions of flow. (See Table B.)
 - e) Flammable liquids and gasoline-powered equipment other than motorized vehicles shall not be stored within five feet of a manufactured home, except when stored in a shed or garage.
 - f) All intended means of egress shall not be obstructed.

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.280 Lighting

Communities constructed after July 1, 1998 shall have an average illumination level of at least 0.6 foot candles and a minimum illumination level of 0.3 foot candles maintained for all streets in the manufactured home community. To achieve this level of illumination, the following are acceptable:

- a) The use of a 175 watt mercury or sodium vapor lamp or a 600 watt tungsten lamp, at an elevation of 25 feet, every 250 feet.
- b) Yard lights, at each site, having an average equivalent illumination of a 100 watt electric light bulb.

Section 860.290 Pools and Beaches

Swimming pools and bathing beaches, if provided, shall be constructed and operated in accordance with the Illinois Swimming Pool and Bathing Beach Code. Separate construction permits and licenses are required in accordance with the Swimming Pool and Bathing Beach Act.

Section 860.300 Solid and Landscape Waste

- a) All garbage and refuse shall be stored and disposed of so as not to create a nuisance or a health threat.
 - 1) Garbage must be stored in rust resistant, watertight and fly-proof containers with the lids closed.
 - 2) Garbage containers must be stored at least 6 inches off the ground surface or on an impervious surface.
 - 3) Garbage containers must be emptied at least once a week.
 - 4) A minimum capacity of 40 gallons per occupied site per week shall be provided, according to the manufactured home community rules in Section 860.410. Sealed bags can be utilized to supplement the required containers on the day of garbage collection only. A single 20 gallon container is acceptable if emptied twice a week.
 - 5) Individual containers shall be available at each site or bulk containers shall be located within 250 feet of any home. Upon request, the Department shall grant a variance, under the provisions of Section 850.500, to allow bulk containers to be located more than 250 feet from a home, provided that the Department receives written assurance that the location of the containers is acceptable to the residents whose homes will be more than 250 feet from the containers. There is no distance limitation for bulk containers used by the manufactured home community management to empty individual containers.
 - 6) Garbage and refuse shall be disposed of in accordance with the requirements of the Illinois Pollution Control Board (35 Ill. Adm. Code Subtitle G).
- b) Landscape waste (leaves, brush, and grass) shall be stored separately from garbage in cans or bags if required by local authorities. Large branches do not need to be placed in a container prior to disposal. If landscape waste burning is permitted by the local jurisdiction, all fires must be located at least 30 feet from any structure.

Section 860.310 Manufactured Home Community Appearance

- a) Household furniture and appliances, auto parts including tires and batteries, building materials, abandoned equipment and similar items shall not be stored within the manufactured home community except in sheds or garages with doors. If the above items are to be discarded, they must be removed from the manufactured home community within 7 days. Precautions shall be taken to prevent entrapment of children in or under any appliance that is being discarded.
- b) Abandoned homes as defined in the Abandoned Mobile Home Act shall be removed from the manufactured home community. Damaged homes shall be repaired or removed within 60 days after the date damaged. The manufactured home community owner shall advise the Department's regional office in writing if removal cannot be accomplished within 60 days, the reason for the delay and the expected date of compliance.
- c) Trees and bushes shall not interfere with normal pedestrian and vehicular traffic. Branches shall not touch the roofs of any structure. Dead trees and branches shall be removed.
- d) Any abandoned or unused automobile or piece of equipment having the appearance of being abandoned shall be removed from the manufactured home community. All automobiles, trailers and similar vehicles subject to licensure by the Secretary of State shall have current licenses displayed. The Illinois Vehicle Code specifies the penalty for abandoning automobiles and the provisions for their removal by the manufactured home community management. (See Section 860.Appendix C.)
- e) All open excavations must be barricaded to prevent access.

Section 860.320 Identification of Sites

All sites shall be identified with a legible reflective or contrasting number or letter a minimum of three inches in height. This identification shall be at the same location for each site and visible from the street. There shall be a logical order for the identification of the sites. Previous addresses on homes relocated to the manufactured home community shall be removed. Street signs shall identify all streets that have names. The licensee shall maintain a plan of the manufactured home community indicating the labeling system, a copy of which shall be available to the Department upon request. All electric and natural gas meters must be identified for the site for which they serve. If there is no identification for a vacant site, a temporary identification shall be provided.

Section 860.330 Vector Control

The management of the manufactured home community shall take the following measures to prevent insects and rodents in the manufactured home community in addition to requirements

specified in other Sections of this Part:

- a) Areas of ponding water and items which hold water such as tires shall be eliminated;
- b) Grass and weeds shall not exceed six inches in height;
- c) Firewood shall be stacked at least six inches above the ground or on an impervious surface such as concrete; and
- d) The manufactured home community shall be cleared daily of animal excrement.

Section 860.340 Fences

Fences on individual lots, if permitted by the manufactured home community owner and the local jurisdiction, shall meet the following provisions:

- a) Fences shall not exceed six feet in height.
- b) Fences shall be sturdy and not present a safety hazard.

Section 860.350 Inspection Doors

If manufactured home skirting is provided, a sliding or hinged inspection door at least 24 inches wide and the approximate height of the skirting shall be provided near the utility connections to the home. Interlocking skirting with panels removable without the use of tools is acceptable. For homes installed prior to July 1, 1998 and not provided with an inspection door, the manufactured home community management, upon request from a Department representative, shall remove the skirting to allow for an inspection under the home.

Section 860.360 Recreational Vehicles

- a) If approved by the manufactured home community owner, a non-motorized recreational vehicle that meets the following criteria may be located in a manufactured home community as a residence:
 - 1) The vehicle contains toilet and bathing facilities;
 - 2) The vehicle is connected to the required utilities in a permanent fashion as prescribed in this Part;
 - 3) The vehicle is intended to be occupied by the same person or persons for at least two consecutive months at one location; and
 - 4) If larger than 8 feet by 32 feet, the vehicle shall be secured as specified in the Mobile Home Tiedown Code (77 Ill. Adm. Code 870).

- b) Motorized recreational vehicles shall not be located in a manufactured home community as a residence.

Section 860.370 Animal Control

All animals must be confined in a fenced area or on a cable or similar restraint at all times the animals are outdoors.

Section 860.380 Vacant Sites

When a home is moved from a site, the sewer riser shall be capped or plugged with a watertight and odor-tight fitting. The water shall be shut off and the water line plugged or capped. In freezing weather, the water line must be drained or insulated to prevent breakage. All lines for natural gas, propane and other fuels shall be shut off and plugged or capped. Section 860.160 contains the requirements for deletion of sites.

Section 860.390 Duplex Units

Duplex manufactured homes located in a manufactured home community must have separate water, sewer and electrical services for each resident and a one-hour, fire-rated assembly shall separate the units. Sites with a duplex unit shall be considered as two sites for licensure purposes.

SUBPART D: ADDITIONAL RESPONSIBILITIES OF THE LICENSEE

Section 860.400 Required Documents

- a) Upon initial admittance to the manufactured home community, a new resident shall be provided a copy of the manufactured home community rules (Section 860.410).
- b) The manufactured home community owner or manager shall provide a resident of each site with a copy of the Department's publication "Living in a Manufactured Home Community", which contains information regarding the tiedown of homes, safety tips in the event of a tornado, and a copy of the Mobile Home Landlord and Tenants Rights Act.
- c) A copy of the Mobile Home Park Act and the Manufactured Home Community Code shall be available from the manufactured home community owner or manager for inspection by manufactured home community residents. Copies may be obtained from any of the Department's offices indicated in Section 860.Appendix A.
- d) The name, address, and telephone number of the manufactured home community manager whom residents are to notify of a problem within the manufactured home

community shall be provided to each resident. An answering machine shall be connected to the manufactured home community manager's phone if someone is not normally available to answer the calls.

Section 860.410 Manufactured Home Community Rules

The manufactured home community owner shall establish and enforce rules governing the resident's responsibilities for maintaining the manufactured home community. The rules established by the manufactured home community owner shall include the control of pets, the storage of garbage, the disposal of abandoned equipment and appliances, the construction of auxiliary structures and fences, the necessity of keeping all vehicles currently licensed, the policy for performing vehicle repairs, the control of the growth of weeds and grass, the storage of firewood, the control of insects and rodents, the need to provide access under the home, the protection of water pipes from freezing, the repair of the residents' water and sewage leaks, the maintenance of the electrical equipment, the maintenance of homes and auxiliary structures, the requirement for the resident to provide fire extinguishers in the home as required by Section 9 of the Act, the requirements for compliance with the Smoke Detector Act, and all other rules necessary to maintain the manufactured home community in compliance with the Act and this Part. Provisions shall be included in the manufactured home community rules to inform residents that the park management will correct violations that have not been corrected by the resident.

Section 860.420 Register

A manufactured home community register shall be maintained by the manufactured home community manager as specified in Section 13 of the Act. The register shall contain acknowledgment by the resident that the information required in Section 860.400 was provided. (See Section 860.Illustration E.)

Section 860.430 Inspections by Manufactured Home Community Management

The manufactured home community owner or manager shall inspect the manufactured home community at least weekly to determine the occurrence of any violations of the Department's requirements in the Act and this Part. The residents shall be required to correct any violations that are their responsibility. If the residents fail to make the corrections, the management shall be responsible for correcting the violations or initiating action against the resident to get the violation(s) corrected. If this is not possible, the manufactured home community manager shall advise the Department in writing of the action initiated against the resident and the anticipated date of correction of the violations.

SUBPART E: ADMINISTRATIVE ACTION BY THE DEPARTMENT

Section 860.500 Variance Procedures

The Department may grant a variance to a specific provision of this Part when the owner of a manufactured home community submits a written request for such variance to the Department, with drawings, specifications, documents, data, or calculations showing that the alternative

methods or designs proposed will provide protection equivalent to compliance with the requirements of this Part. The capability of the proposed deviation to ensure protection equivalent to compliance with the requirements of this Part shall be the basis for approval or denial of a variance. The Department shall notify the applicant in writing of its decision to either grant or deny the variance within 60 days after receipt of the request. A variance must be requested and approved before the proposed activity may be implemented.

Section 860.510 Enforcement Action

Prior to the suspension, denial or revocation of a manufactured home community license or the denial of a request for a construction permit, the Department shall offer the person the right to request an administrative hearing. The Department's Rules of Practice and Procedure in Administrative Hearings (77 Ill. Adm. Code 100) shall apply to all proceedings conducted under this Part.

Section 860.520 Common Operation

Section 2.5 of the Act states that *separate ownership of contiguous tracts of land shall not preclude the tracts of land from common licensure as a manufactured home community if they are maintained and operated jointly*. Common maintenance and operation shall include any of the following:

- a) A common name for the properties;
- b) A continuous numbering system for the sites;
- c) Common maintenance of the manufactured home community's roads, grass, and utilities; or
- d) Property rents paid to one individual or entity.

Section 860.530 Existing Communities

For existing communities, alterations shall not be required on items that were previously accepted by the Department, unless such items create a significant health or safety problem. A significant health or safety problem may include conditions such as improper sewage disposal, contaminated drinking water, unsafe electrical systems, or the location of existing auxiliary structures.

Section 860.APPENDIX B Explanation of the 1996 National Electrical Code Requirements for Manufactured Home Communities (Repealed)

(Source: Repealed at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860.APPENDIX C Unlicensed Motor Vehicles

Section 860.310(d) of the Manufactured Home Community Code prohibits unlicensed vehicles in manufactured home community. This includes cars, trucks, motorcycles and trailers. While it is the manufactured home community owner's responsibility to assure compliance with this requirement, the manufactured home community owner may have legal difficulties in getting an unlicensed vehicle either licensed or removed within the time period allotted by the Department (usually 30 days). The Department recognizes this problem and encourages an investigation into the following possibilities.

1. The rules of the particular manufactured home community should prohibit unlicensed vehicles from being located in the manufactured home community and contain language that allows the manufactured home community owner to have unlicensed vehicles towed at the owner's expense after seven days written notice is provided. The resident should sign an acknowledgment and agreement to the rules.
2. Effective January 1, 1988, the local governmental jurisdiction has the authority to adopt an ordinance to permit it to tow inoperable motor vehicles and their parts after seven days written notification to the owner. Manufactured home community owners should encourage local jurisdictions to adopt such an ordinance and then advise the authorities when enforcement action needs to be initiated by the local authorities. The language describing this authority is contained in three particular laws for municipalities [65 ILCS 5/11-40-3], for counties [55 ILCS 5/5-1092] and for townships [60 ILCS 1/30-130]. This pertains only to inoperable vehicles but includes those on both public and private property.
3. Section 4-203 of the Illinois Vehicle Code [625 ILCS 5/4-203] contains provisions that allow a manufactured home community owner to immediately tow an unlicensed vehicle if the owner has a sign posted as specified in the Illinois Vehicle Code.
4. The American Lung Association has a Vehicle Donation Program. For more information contact the American Lung Association, Vehicle Donation Program, #1 Christmas Seal Drive, P.O. Box 2576, Springfield, Illinois 62708-2576, or call 1-800-583-4425.
5. The National Kidney Foundation of Illinois, Inc. has a car donation program. Call 1-800-488-CARS for details.

Section 860.APPENDIX D Home Rule Units

Section 26 of the Mobile Home Park Act exempts home rule units. All of Cook County and municipalities with a population of more than 25,000 are home rule units unless a specific referendum was passed. The following is a list of home rule units in Illinois as of November 1, 1997.

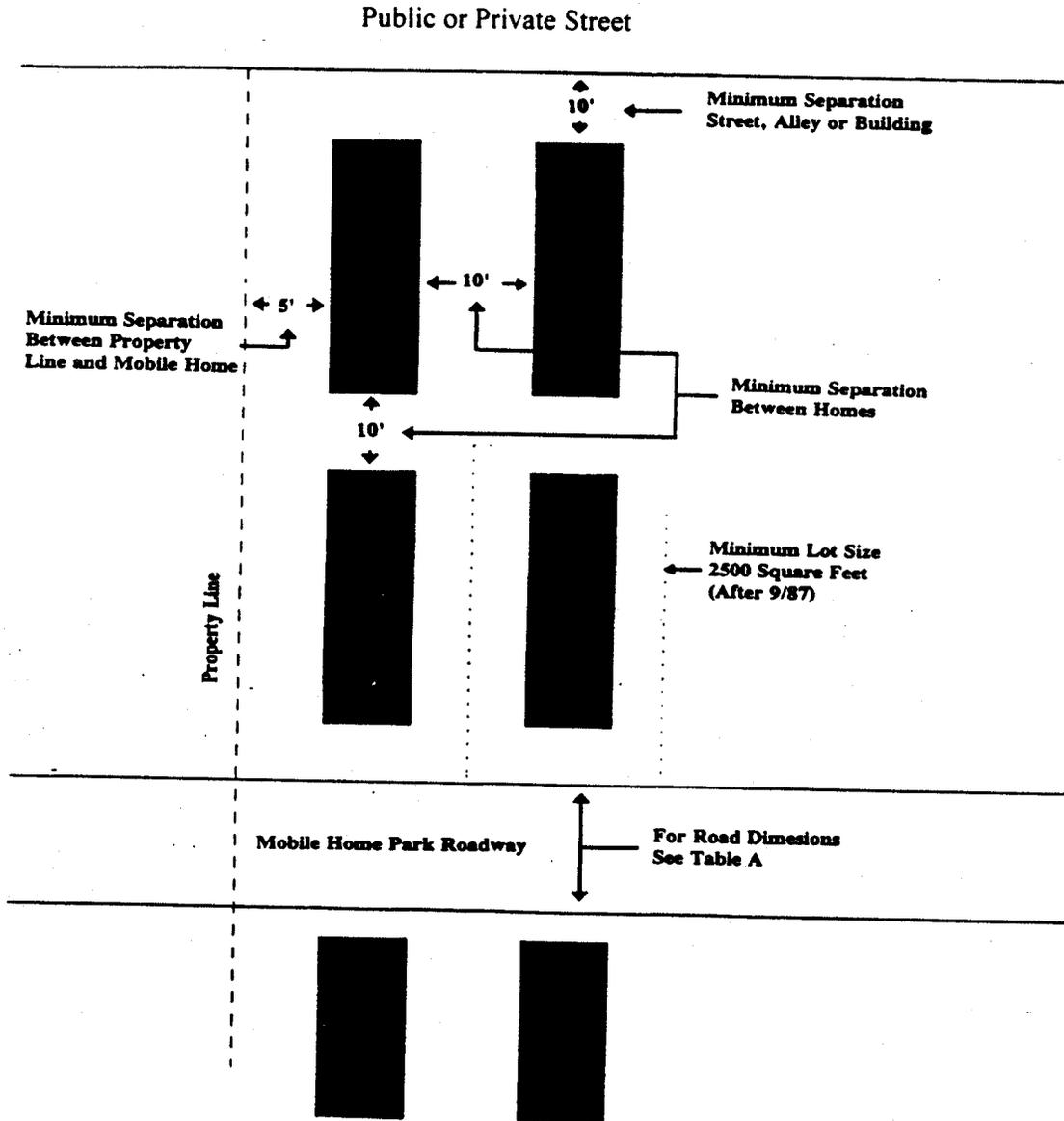
Addison	Flora	Park City
Alsip	Freeport	Park Forest
Alton	Galesburg	Park Ridge
Arlington Heights	Glendale Heights	Pekin
Aurora	Glen Ellyn	Peoria
Barrington Hills	Glenview	Peoria Heights
Bartlett	Glenwood	Peru
Bedford Park	Golf	Quincy
Belleville	Granite City	Rantoul
Berwyn	Hanover Park	Rockdale
Bloomington	Harvey	Rock Island
Bloomington	Harwood Heights	Rolling Meadows
Bolingbrook	Highland Park	Rosemont
Bryant	Hoffman Estates	Sauget
Buffalo Grove	Joliet	Schaumburg
Burbank	Kankakee	Schiller Park
Burnham	Lake Barrington	Sesser
Cahokia	Lansing	Skokie
Calumet City	Lincolnshire	South Barrington
Calumet Park	Lincolnwood	South Holland
Carbondale	Manhattan	Springfield
Carpentersville	Marion	St. Charles
Carol Stream	Mascoutah	Standard
Champaign	Maywood	Stickney
Channahon	Mettawa	Stone Park
Chicago	McCook	Streamwood
Chicago Heights	Moline	Sycamore
Chicago Ridge	Monee	Thornton
Cicero	Morton Grove	Tinley Park
Countryside	Mound City	University Park
Crystal Lake	Mount Prospect	Urbana
Danville	Mt. Vernon	Valmeyer
Decatur	Muddy	Watseka
Deerfield	Mundelein	Waukegan
DeKalb	Murphysboro	West Dundee
Des Plaines	Naperville	Wheaton
Dolton	Naples	Wheeling
Downers Grove	National City	Wilmette

East Hazel Crest
East St. Louis
Elgin
Elk Grove Village
Elmhurst
Elmwood Park
Elwood
Evanston
Evergreen Park

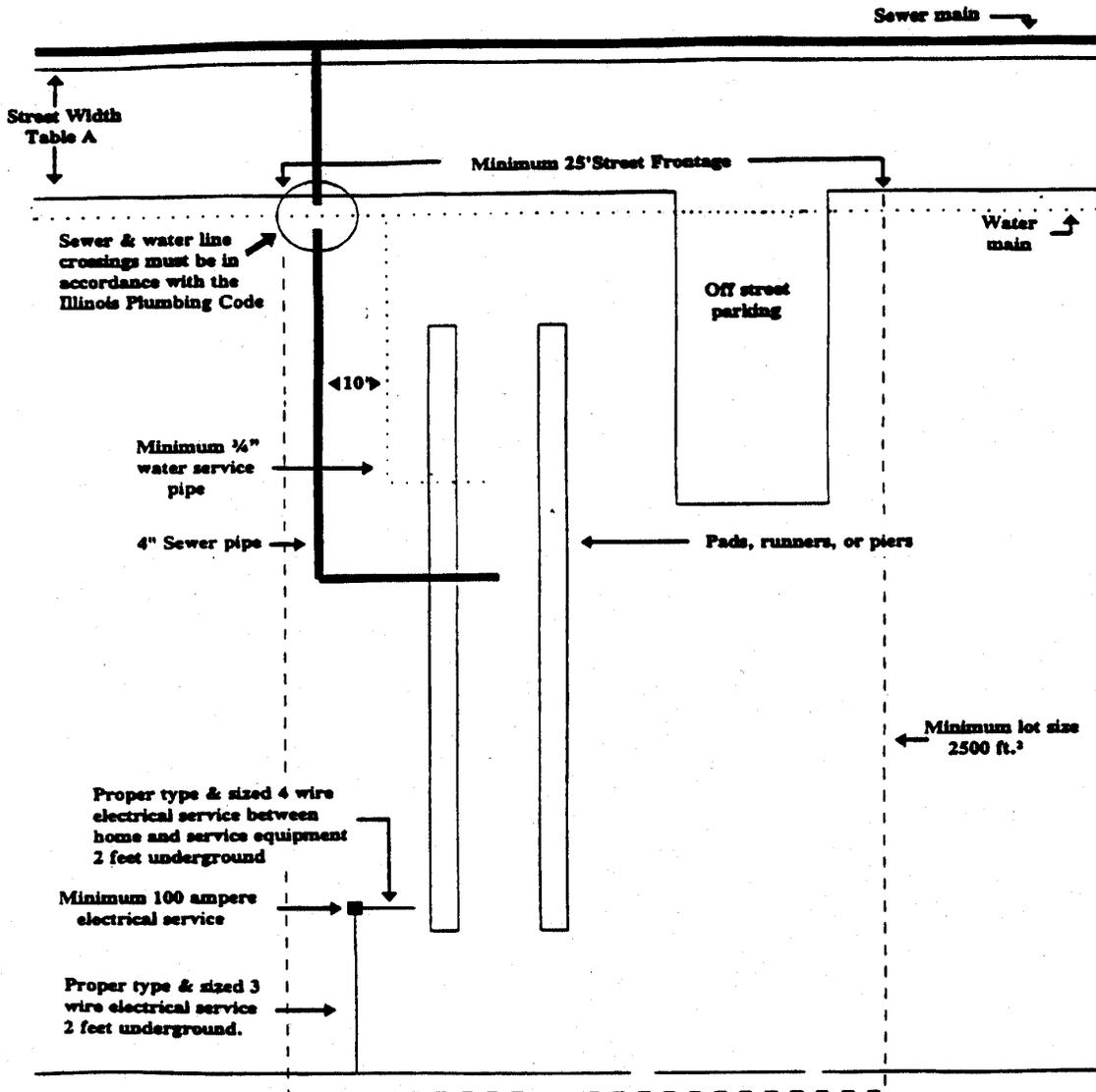
Niles
Normal
Norridge
North Chicago
Oak Forest
Oak Lawn
Oak Park
Orland Park
Palatine

Woodridge
Cook County

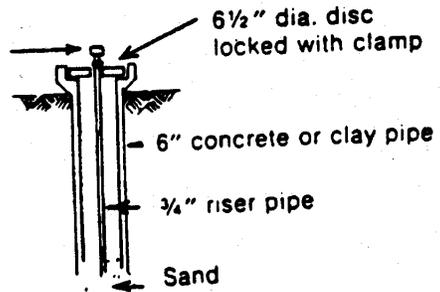
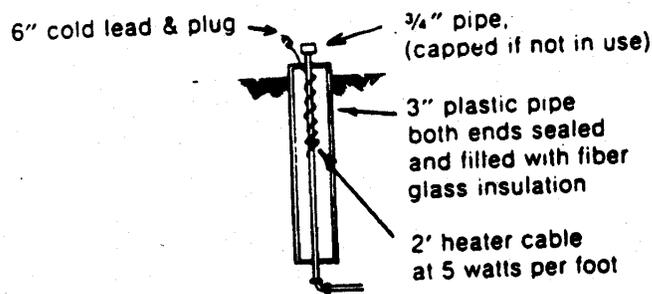
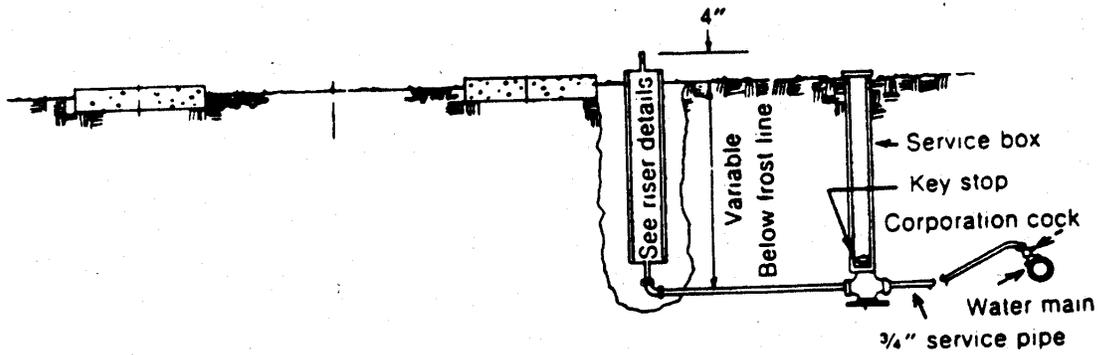
Section 860. ILLUSTRATION A Manufactured Home Community Layout For Sites Constructed After July 1, 1998



Section 860. ILLUSTRATION B Typical Manufactured Home Site

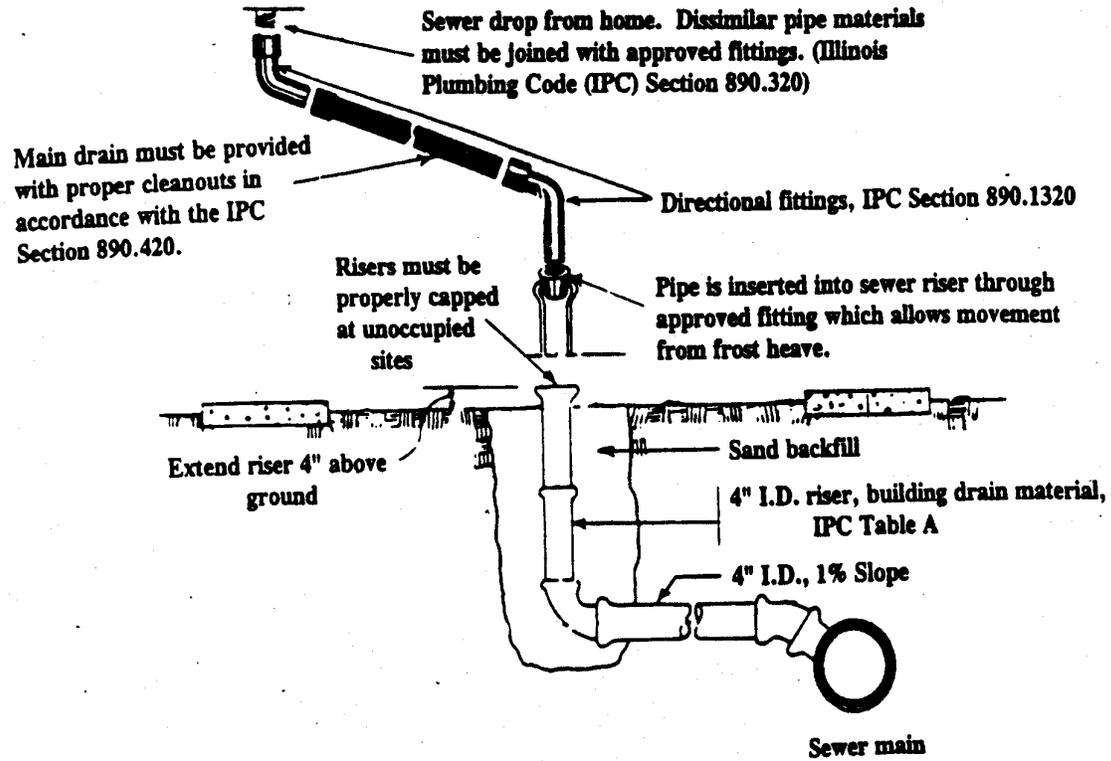


Section 860. ILLUSTRATION C Water Service Connection



TYPE A TYPE B
 DETAIL OF WATER RISER PIPE

Section 860.ILLUSTRATION D Sewer Service Connection



Section 860.ILLUSTRATION E Sample Register Information

Address

Names of All Occupants of Home

Secretary of State Vehicle Identification Number

Dimensions of Home _____ Square Feet

Date Home Moved to Above Address

Name of Homeowner

Address of Homeowner

My signature below indicates concurrence with the above information. In addition, I concur that I was provided with the information specified in Section 860.400 of the Manufactured Home Community Code, which includes the manufactured home community rules, information regarding the tiedown of a home, safety tips in the event of a tornado, a copy of the Mobile Home Landlord and Tenants Rights Act, and the name and telephone number of the manufactured home community manager.

Signature of Owner/Occupant

(It is suggested that a separate page or card be devoted to each address and that the records be kept in address order. The records of residents who have moved must be kept for six years from the date of initial occupancy.)

Section 860. TABLE A Minimum Road Width

Minimum Road Width
(In feet)

Way Traffic	Two Way Traffic
No Parking on Streets	18 24
Parking on Streets	24 30
Parking on Both Sides	30 36

Section 860.TABLE B Water Distribution Pipe Size

Inside Diameter of Main (In inches)	Number of Manufactured Home Sites Connected	Maximum Length of Main (In feet)
2	20	600
3	60	1,800
4	120	3,600
6	400	12,000

NOTE: If local requirements exceed the above sizes, the local standards must be met. A minimum 6-inch diameter pipe is required if fire hydrants are installed in the water distribution system. (See Section 860.270(d).)

(Source: Amended at 30 Ill. Reg. 13419, effective July 28, 2006)

Section 860. TABLE C Minimum Size and Slope of Sewer Mains

Inside

Number of Sites	(Inches)	Minimum Slope
1-125	6	0.75%
more than 125	8	0.40%