

CITY OF SPRINGFIELD, FLORIDA

ORDINANCE NO. 405

AN ORDINANCE PROHIBITING THE PLACEMENT OF ANY MANUFACTURED BUILDING OR HOME IN THE CITY OF SPRINGFIELD WITHOUT SUCH MANUFACTURED BUILDING OR HOME FIRST HAVING BEEN INSPECTED BY THE AGENT OF THE CITY; ESTABLISHING SUCH AN INSPECTION PROGRAM, INCLUDING SETTING FEES TO BE CHARGED; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Springfield, Florida, has previously adopted a Unified Land Development Code pursuant to the authority of Section 163.3202, Florida Statutes; and,

WHEREAS, the City of Springfield, under said Unified Land Development Code, has extensive duties and responsibilities to review and permit development within the City of Springfield; and

WHEREAS, the City of Springfield has extensive duties and responsibilities to promote and protect public health, safety and welfare; and,

WHEREAS, Section 166, Florida Statutes, authorizes the City of Springfield Board of Commissioners to adopt ordinances to provide for the health, safety and welfare of the Citizens of Springfield; and,

WHEREAS, Section 553.38(2), Florida Statutes, that local land use and zoning requirements, fire zones, building setback requirements, side and rear yard requirements, site development requirements, property line requirements, subdivision control and onsite installation requirements, as well as the review of architectural and aesthetic requirements are specifically reserved for the City; and now therefore,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE CITY OF SPRINGFIELD, FLORIDA;

SECTION 1. DEFINITIONS:

Mobile Home: Means any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development (Chapter 553, F. S.) herein referred to as manufactured homes.

Manufactured Building: means a closed structure, building assembly, or system of subassemblies which may include structural, electrical, plumbing, heating ventilating, or other

service systems manufactured in manufacturing facilities for installation or erection, with or without other specified components, as a finished building or as a part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage and industrial structures. This does not apply to mobile homes. Manufactured building may also mean, at the option of the manufacturer, any building of open construction made or assembled in manufacturing facilities away from the building site for installation or assembly on the building site. (Chapter 553, F. S.)

SECTION II, PROHIBITIONS:

It shall be unlawful to place or set up any manufactured building or home, either temporarily or permanently, on private or commercial property, without such manufactured building or home having first undergone a preliminary point of sale inspection carried out by an agent of the City.

All manufactured buildings and homes relocated from within the City to another location within the City shall be subject to this ordinance requirement for preliminary inspections. Such structures shall not be moved from their original location until the preliminary inspection is accomplished.

All manufactured buildings and homes constructed within the past two model years prior to the date of a development permit request shall be exempt from preliminary inspection. However, all manufactured buildings and homes placed or set up inside the city limits of Springfield shall comply within preliminary inspection standards as well as compliance with all other ordinances, building codes, LDR development standards, etc. adopted by the City.

SECTION III, INSPECTION PROCEDURES

Applicant or applicant's agent must file for a preliminary inspection permit with the City of Springfield.

The City's agent will inspect the manufactured building within seven (7) days of the date of application at it's point of sale or at the location the structure is being held prior to transportation into the City.

After successfully passing the preliminary inspection performed by the City a copy of the inspection results will be given to the applicant. The applicant will then be referred to the County Building Inspector at the Bay County Department of Developmental Services, Builder's Services Division to make application for level one development permits. The preliminary inspection permit shall be valid for thirty (30) days after the date of issue. After expiration the applicant must apply for a reinspection permit with the City.

SECTION IV

**APPLICATION FORMS, PROCEDURES, POINTS OF INSPECTION
AND FEES**

Application forms, procedures and fees required for the preliminary inspection procedure shall be those adopted by the City of Springfield by resolution.


Section VI

Severability: Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrase, sentences, subsections or sections shall remain in full force and effect.

Effective date: This Ordinance shall take effect upon passage.

PASSED, APPROVED AND ADOPTED in regular session of the City Commission, December 4, 2000.

CITY OF SPRINGFIELD, FLORIDA



ROBERT WALKER, Mayor

ATTEST:



JOYCE H. MAYNOR, City Clerk

First Reading: November 6, 2000
Second Reading: December 4, 2000
Date Published: *NOVEMBER 10, 2000*