



Ohio Administrative Code

Rule 4781-12-05.2 Compliance with approved plans, verification inspections.

Effective: January 20, 2020

(A) The owner or operator of a proposed manufactured home park for which plans have been approved in accordance with rule 4781-12-05 of the Administrative Code shall notify the division in writing when development of the manufactured home park has been completed but before the developed area has been placed in operation.

(B) The division shall conduct final inspections of new development in a manufactured home park to ensure that the development is consistent with this chapter and the plans submitted and approved under rule 4781-12-05 of the Administrative Code. Development in a newly constructed manufactured home park shall be inspected prior to the issuance of the initial license to operate the new manufactured home park. Development in an existing and licensed manufactured home park shall be completed prior to occupancy or before those newly developed portions of the manufactured home park are placed into operation. The division shall conduct the inspection within five business days of the notification required by paragraph (A) of this rule. The fee for any inspection conducted under this paragraph shall be one hundred sixty-five dollars per inspection.

(C) The division may conduct progress inspections at any reasonable time and may conduct more than one inspection at any stage of the development to verify that the development is consistent with the approved plans. The division may also require the operator of a manufactured home park to provide written assurance from a registered professional engineer that any electrical, water, or sanitary sewerage systems were completed in accordance with the approved plans. Inspections of development conducted by the division under this paragraph shall be charged at the rate of seventy-five dollars per hour including travel time. Inspection and travel time that exceeds fifty per cent of an hour shall be charged for the whole additional hour or portion thereof. The minimum fee for inspections conducted pursuant to this paragraph is one hundred twenty-five dollars. The fee for inspections conducted pursuant to this paragraph shall be invoiced by the division within thirty days of performing the inspection. All inspection fees shall be paid within thirty days of the date of mailing the invoice by the division. The division shall provide two business days prior notification to a licensee if the division determines that more than three inspections of development conducted



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pursuant to paragraph (C) of this rule are required.