ARTICLE 33-33
RULES INITIATED BY THE INSPECTION DIVISION

Chapter
33-33-01 Mobile Home Park Rules
33-33-02 Recreational Vehicle Park and Campground Rules
33-33-03 Food Vending Rules
33-33-04 Food Code [Repealed]
33-33-04.1 Food Code
33-33-05 Smoke Detector Rules
33-33-06 Bed and Breakfast Facilities
33-33-07 Beverage License Fees
33-33-08 Food Establishment License Fees
33-33-09 Assisted Living Facilities
33-33-10 Preparation of Cottage Food Products for Sale

CHAPTER 33-33-01
MOBILE HOME PARK RULES

Section
33-33-01-01 Definitions
33-33-01-02 Application for License
33-33-01-03 Fire and Life Safety Requirements
33-33-01-04 Facilities Provided
33-33-01-05 Noxious Plant and Animal Control
33-33-01-06 Maintenance of Service Buildings
33-33-01-07 License Fees
33-33-01-08 Reinspection Fees

33-33-01-01. Definitions.

As used in this chapter:

1. "Accessory building or structure" means a building or structure that is an addition to a mobile home or that supplements the facilities provided in a mobile home. It is not a self-contained, separate, habitable building or structure.

2. "Department" means the department of health and human services.

3. "Service building" means a structure housing shower, bath, toilet, lavatory, and such other facilities as may be required by the North Dakota state plumbing code.

History: Effective August 1, 1988; amended effective October 1, 1990; July 1, 2004; January 1, 2026.
General Authority: NDCC 23-01-03(3), 23-10-02
Law Implemented: NDCC 23-10-02

33-33-01-02. Application for license.

A complete scaled plan and list of specifications for new construction or for altering or enlarging of an existing mobile home park must be submitted to the department for approval. Mobile home parks which are enlarged shall meet all rules and regulations in effect at the time of enlarging for the portion of the park which is enlarged. The plans or specifications must contain the following:

1. A legal description of the property and a description of the site location with regard to highways, streets, and landmarks.

2. Name and address of developer.

3. Name and address of architect, engineer, or designer.

4. The area and dimensions of the site.

5. The number, location, and dimensions of all mobile home lots and detail of each typical lot for each mobile home.

6. The location and width of roadways, automobile parking facilities, and walkways, including whether they are paved, blacktopped, graveled, etc.

7. The location and details of any service buildings or other proposed structures.

8. The location and details of lighting and electrical systems.

9. The location and specifications of the water supply, sewer, and refuse disposal facilities, including approved soil testing results and details of wells, pumping stations, and service riser pipes.

History: Effective August 1, 1988; amended effective October 1, 1990.
General Authority: NDCC 23-01-03(3), 23-10-02
Law Implemented: NDCC 23-10-02, 23-10-03

33-33-01-03. Fire and life safety requirements.

1. No portion of a mobile home, excluding the tongue, shall be located closer than ten feet [3 meters] side to side, eight feet [2.4 meters] end to side, or six feet [1.8 meters] end to end horizontally from any other mobile home, accessory building, or structure unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a one-hour fire-resistant rating or the structures are separated by a one-hour fire-rated barrier.

2. Accessory buildings or structures shall be permitted to be located immediately adjacent to a lot line when constructed of materials that do not support combustion and provided that such buildings or structures are not less than three feet [.9 meter] from an accessory building or structure on an adjacent lot. An accessory building or structure constructed of combustible materials shall be located no closer than five feet [1.53 meters] from the bordering lot line.

3. No mobile home, attachment, accessory building, or structure may be located so as to create hazard to the mobile home or park occupants or restrict emergency vehicles and personnel from performing necessary services.

4. Streets must be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street. In all cases, streets must meet the following minimum requirements:

a.	Two-way streets with parking on both sides	34 feet	[10.36 meters]
b.	Two-way streets with parking on one side only	27 feet	[8.23 meters]
c.	Two-way streets without parking	24 feet	[7.32 meters]
d.	One-way streets with parking on both sides	27 feet	[8.23 meters]
e.	One-way streets with parking on one side only	18 feet	[5.49 meters]
f.	One-way streets without parking	14 feet	[4.27 meters]

5. The street system must give an unobstructed access to the public street, highway, or access road.

History: Effective August 1, 1988; amended effective October 1, 1990; June 1, 1991; July 1, 2004.
General Authority: NDCC 23-01-03(3), 23-10-02
Law Implemented: NDCC 23-10-02, 23-10-07

33-33-01-04. Facilities provided.

1. Conversion of a mobile home park, recreational vehicle park, or campground from one type to another must be approved by the department.

2. Streets and walkways must be lighted to provide a minimum average maintained illumination of four-tenths foot-candles [4.31 lux], with a uniformity ratio of no greater than six to one.

3. Each lot in a mobile home park must be provided with an approved electrical service outlet.

4. Each lot in a mobile home park must be provided with an approved plumbing system.

5. A certification from the electrical and plumbing installer, stating all installations were made in accordance with state codes, is required before issuance of the mobile home license.

6. An accessory building or structure may not obstruct the exit ways of the mobile home.

History: Effective August 1, 1988; amended effective October 1, 1990; July 1, 2004; January 1, 2026.
General Authority: NDCC 23-01-03(2), 23-10-02
Law Implemented: NDCC 23-10-02, 23-10-07

33-33-01-05. Noxious plant and animal control.

1. The grounds, buildings, and structures of a mobile home park must be maintained free of harborage for insects, rodents, and other vermin. Extermination methods and other measures to control insects and rodents must conform with the requirements of the department.

2. All areas must be maintained free of accumulations of debris. The growth of brush, weeds, and grass must be controlled to prevent harborage or breeding places for noxious insects and vermin. Mobile home parks must be so maintained as to prevent the growth of noxious weeds considered detrimental to health.

3. Storage areas must be maintained so as to prevent rodent harborage. Lumber, firewood, pipe, and other building materials must be stored neatly at least one foot [.3 meter] above the ground.

4. Any skirting of mobile homes must be of a type and construction which will not provide harborage. Where mobile homes are skirted, an access opening must be provided near service connections.

History: Effective August 1, 1988; amended effective October 1, 1990.
General Authority: NDCC 23-01-03(3), 23-10-02
Law Implemented: NDCC 23-10-02, 23-10-07

33-33-01-06. Maintenance of service buildings.

Service buildings, sinks, toilets, and other equipment must be kept in a clean and sanitary condition and in good repair at all times.

History: Effective August 1, 1988.
General Authority: NDCC 23-01-03(3), 23-10-02
Law Implemented: NDCC 23-10-02, 23-10-07

33-33-01-07. License fees.

The department shall charge the following annual, administrative, and plan review fees for licenses to operate mobile home parks in this state:

1. For a mobile home park containing at least three but not more than ten lots,one hundred ten dollars.
2. For a mobile home park containing at least eleven but not more than twenty-five lots, one hundred sixty dollars.
3. For a mobile home park containing at least twenty-six but not more than fifty lots, two hundred ten dollars.
4. For a mobile home park containing at least fifty-one but not more than one hundred lots, two hundred sixty-five dollars.
5. For a mobile home park containing at least one hundred one but not more than one hundred fifty lots, three hundred twenty-five dollars.
6. For a mobile home park containing at least one hundred fifty-one but not more than two hundred lots, three hundred eighty-five dollars.
7. For a mobile home park containing at least two hundred one but not more than two hundred fifty lots, four hundred forty-five dollars.
8. For a mobile home park containing more than two hundred fifty lots, five hundred five dollars.
9. For a person's initial license application, an annual license fee and a license application administration fee of one hundred dollars is required in addition to fifty percent of the annual license fee if a plan review application is required.
10. For a mobile home park plan review, an application fee of fifty percent of the annual license fee if a plan review application is required.

History: Effective January 1, 2006; amended effective April 1, 2008; January 1, 2014; January 1, 2026.
General Authority: NDCC 23-01-03
Law Implemented: NDCC 23-10-02, 23-10-03, 23-10-07

33-33-01-08. Reinspection fees.

The department shall charge a reinspection fee of one hundred dollars for each reinspection required due to failure to correct repeat violations and any subsequent reinspection due to a notice of violation.

History: Effective January 1, 2026.
General Authority: NDCC 23-01-03
Law Implemented: NDCC 23-10-02, 23-10-03, 23-10-07