

Solid Waste Management Plan

Appendix E

AMPI

Abandoned Manufactured Home Planning Initiative

Section I. Project Objective

Summary of Project

Harnett County initiated a program in the 2004-2005 fiscal year to assist property owners in the removal of abandoned manufactured homes. The Abandoned Manufactured Home Planning Initiative is designed to act as a management program for the reduction and proper disposal of abandoned manufactured homes. The program offers financial and personnel support to remove the units from properties located throughout Harnett County. Measures are taken to ensure that all demolition debris is properly disposed of, or recycled at certified recycling centers. The goal of the program is to reduce the number of properties that pose a threat to the health, safety, and general welfare of the citizens of Harnett County. Through proper demolition, removal, and recycling of abandoned manufactured homes, citizens enjoy the benefits of protected property values, increased safety, and environmentally friendly communities. The program is limited to the removal of one (1) home per parcel. Acceptance into the program is based upon a site inspection and the discretion of Harnett County Planning Services. Homes that have suffered fire damage or are located within a manufactured home park, are not eligible for this program.

Section II. Definitions

Abandoned Manufactured Home

A manufactured home that is not being occupied as a dwelling and does not provide complete, independent living facilities for one (1) family, including permanent provisions for living, sleeping, eating cooking, and sanitation; or

A manufactured home that has not received the proper permits to be located within the County's jurisdiction; or

A manufactured or mobile home that is a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous condition constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities; or

Any structure which is a manufactured or mobile home that was designated and intended for residential or other uses, which has been vacant or not in active use, regardless of purpose or reason, for a two (2) year period and has been deemed a nuisance due to safety or general welfare.

Demolition Contractor

A company or individual that performs the service of deconstruction, removal, and/or recycling of a structure or scrap debris.

Manufactured Home

A manufactured home is a home that (a) consists of a single unit completely assembled at the factory or of two (double-wide) or three (triple-wide) principal components totally assembled at the factory and joined together at the site; and (b) is designed so that the total structure (or in the case of a double-wide or triple-wide, each component thereof) can be transported on its own chassis; and (c) is over thirty two (32) feet long and over eight (8) feet wide; and (d) is designed to be used as a dwelling and provides complete, independent living facilities for one (1) family, including permanent provisions for living, sleeping, eating, cooking, and sanitation; and (e) is actually being used or is held ready to use, as a dwelling.

Recycling Collection Center

A recycling collection center is a manned or unmanned facility used for the collection, separation, and short-term storage of recyclables but does not include on-site processing.

Recycling Plant

A facility in which recyclables (such as but not limited to: newspapers, magazines, books, or other paper products; plastics; glasses; metal cans, and other similar products) are recycled, reprocessed, or treated to return such products to a condition whereby they may be used again to make new products. Junkyards or any other facility used to reprocess motor vehicles, motor vehicle parts, tires, batteries, accessories, or petroleum products shall not be defined herein.

Scope of Services Agreement

A written contract the Demolition Contractor operates under for the deconstruction and removal of abandoned manufactured homes. Said contract specifies the process of the proper demolition and removal of an abandoned manufactured home. Guidelines, requirements, and standard operating procedures are specified within this contract.

Section III. Identification Process

Involuntary Inspection

A representative from Harnett County Planning Services may inspect properties that are detected during the course of performing daily duties that appear to meet the criteria of an abandoned manufactured home.

Voluntary Inspection

A representative from Harnett County Planning Services may inspect properties at the request of the property owner(s) for the purpose of applying for assistance to voluntarily remove an abandoned manufactured home.

Inspections

Harnett County Planning Services representatives shall perform a site inspection to verify the status of a manufactured home. If the inspection reveals that the criteria

of an abandoned manufactured home are present, the home will be declared as such.

Inspection Criteria

A manufactured home is defined as abandoned if any of the following criteria is found to exist.

1. The home is not currently occupied as a dwelling for living facilities.
2. The home does not provide adequate provisions for living, sleeping, eating, cooking or sanitation.
3. The home is not properly permitted to be located on the parcel of property.
4. The condition of the home results in the attraction of insects or rodents.
5. The condition of the home creates a fire hazard.
6. The home constitutes a threat to children.
7. The home is not properly secured as to prevent use by vagrants as living quarters or restrict children from gaining access to the structure.
8. The home is documented as being unoccupied for a period of two (2) years.
9. The home is deemed as a nuisance due to public safety or general welfare by the Harnett County Planning Services.

Section IV. Deconstruction Methods

A. Demolition Contractors

To ensure proper demolition, removal, and recycling methods are taken, only approved licensed demolition contractors are eligible to provide deconstruction services. In the event of prior damage or deconstruction, only the approved demolition contractors shall be eligible to remove and recycle the remaining debris under this program. Contractors are approved based on the ability to perform required deconstruction requirements. Approved demolition contractors must have the ability to deconstruct the abandoned manufactured home on-site. All hazardous materials must be removed from the structure prior to deconstruction. Any such materials must be properly removed from the demolition site and transported to a center licensed to receive such materials.

B. Standard Operating Procedures

Approved demolition contractors operate under a Scope of Services Agreement. The following guidelines are set forth by Harnett County Planning Services to serve as standard operating procedures for the demolition and recycling of abandoned

manufactured homes. Contractors must agree to the terms and procedures specified within the agreement prior to performance of any services that may be assigned by Harnett County Planning Services.

Notification

Harnett County Planning Services will notify all authorized contractors in order to obtain bids for the demolition, removal, and recycling of abandoned manufactured homes. Contractors may be notified via electronic mail or fax for a request to submit bids. Contractors will be notified of the property location, ownership, and contact information and may contact the property owner(s) in order to obtain information necessary to submit a bid for the demolition, removal, and recycling of the manufactured home. Harnett County Planning Services will accept bids by authorized contractors that are received via electronic mail or fax. The contractor awarded the project will be notified via telephone by an authorized agent of Planning Services.

Site Survey

Once the contractor is awarded the project, the contractor must notify the property owner(s) prior to the demolition, removal, and recycling of the abandoned manufactured home. A site survey must be conducted with the property owner(s) present to identify any utility connections including marking the placement of a septic tank and/or septic field. The property owner(s) is responsible for ensuring that all utility connections are disconnected and notifying the contractor when such measures have been taken. The contractor must be notified by the property owner(s) of any possible hazards. The contractor may not access the property through an adjoining property without proper consent from that property owner.

Deconstruction

The following shall apply to abandoned manufactured homes whether completely intact or partially deconstructed. The contractor shall attempt to remove any recyclable materials from the abandoned manufactured home prior to demolition. Recyclable materials may include but are not limited to: metal, glass, wood, plastics, and thermostats containing mercury switches. The contractor shall deconstruct the home in a manner to minimize airborne debris. The demolition debris shall be contained on-site in a manner that would not cause any adverse effects to adjoining properties. All materials must be delivered to a certified landfill or recycling center.

The deconstruction process shall be carried out in a manner as to cause the least amount of disturbance or damage to the subject property.

Removal

All demolition debris shall be removed from the site on a vehicle capable of safely transporting materials from the demolition site to a certified landfill or recycling center. During transportation, all debris must remain covered with a tarp or fabric and shall be properly secured, so as not to allow any debris to fall from the vehicle. All debris from any of the deconstructed components must be removed from the property.

Lot Condition

The demolition contractors are required to level, compact, or fill any portion of the property that is affected by the deconstruction and removal of debris. The contractor shall take all measures possible to minimize any unnecessary disturbance of soil or vegetation on the property. The contractor is required to remove and replace any contaminated soil that results from the spillage of any fluids or hazardous materials from equipment associated with performing the demolition or removal of debris.

Liability

The demolition contractor shall provide and maintain a level of insurance that will cover any damage or injuries that may occur to property or persons while performing the service of demolition and removal of the abandoned manufactured home. The contractor is responsible for any damage that may occur to the property that is outside the specified area of demolition. The contractor and any of the contractor's employees, act as agents of the company and not as an agent of the County. The County shall not be held liable for any actions or damage that may occur as a result of the demolition and removal of an abandoned manufactured home.