

Chapter 18.57 MOBILE HOME PARKS

18.57.010 Plans and specifications.

No corporation, municipality, association, institution, firm or person shall construct a mobile home park as defined in these standards without prior authorization and permit from the Town of Saratoga. ~~written approval of the health officer. "Health officer" as used in this chapter means the Administrator of the Division of Health and Medical Services, Wyoming Department of Health and Social Services, or his or her authorized agent.~~ A landowner who wishes to apply for a mobile home park permit shall complete a Mobile Home Park Permit Application provided by the Town's planning and zoning officer. The completed application and two (2) ~~One copy of the~~ complete sets of plans and specifications for the construction and operation of the proposed mobile home park shall be submitted to the zoning officer 45-days prior to the next planning commission meeting for review. ~~Division of Health and Medical Services, Environmental Surveillance and Control Services, Wyoming Department of Health and Social Services, Cheyenne, Wyoming, at least forty five days prior to the proposed date for bid letting or the start of construction.~~ All plans shall show the following:

- A. The location area dimension and boundaries of the mobile home park site;
- B. A map or plat illustrating the number, location, size, designated use of all unit spaces, plus a designation as to specific usage;
- C. The location and width of surface materials of roadways and walkways;
- D. The location of the service building(s) if provided, plus any other proposed structures (storage building(s), garbage and trash stations, etc.) within the mobile home park;
- E. A floor plan of the service building(s) (if provided) shall be prepared showing the number and location of toilet(s), urinal(s), shower(s), or bath(s), lavatory(ies), laundry facility(ies), service sink(s), door(s), window(s) and all other pertinent information (walls, ceiling and floor finishes to be submitted);
- F. Plans and specifications of all other structures to be constructed or existing within the mobile home park;
- G. Locations and sizes of all utilities, including electric services and water and sewer infrastructure. ~~The information in this section shall also be submitted to the zoning officer.~~

The zoning officer shall review the information ~~in this section~~ to ensure completeness and compliance with these requirements, and may make appropriate ~~comments~~ requests to the applicant as necessary to request additional information prior to accepting the application. He or she shall then submit the information to the planning commission and the Saratoga-Carbon County Impact Joint Powers Board for their recommendations to the Town Council for ~~and~~ subsequent approval or disapproval. If approved by both the Town Council and the Saratoga-Carbon County Impact Joint Powers Board, the Town of Saratoga will issue a permit in writing to the applicant, which may be revoked or suspended in accordance with the provisions of this Chapter. (Ord. 399 § 1(328-481(1)), 1980)

- H. Add additional requirements for sign-off by director of public works, zoning officer, chief of police, fire dept., etc.... List as discussed. See PUD for example.

18.57.020 Permits.

A. It is unlawful for any person to operate a mobile home park ~~in the state~~ who does not possess an unrevoked permit from the ~~health officer~~ Town of Saratoga. ~~Such a permit shall be posted in a conspicuous place.~~

~~—B.— Only persons who comply with the requirements of these standards shall be entitled to receive and retain such a permit. Annual permits shall be issued commencing each May 1st and shall remain in force until April 30th of the ensuing year if none of the actions in subsection C of this section occur.~~

~~—C.~~ B. Permits shall not be transferable from one person to another person or to a different location than originally issued.

1. Issuance of Permit.

a. Any person, firm or corporation desiring to operate a mobile home park shall make written application for a permit on forms provided by the ~~Environmental Surveillance and Control Services, Division of Health and Medical Services~~ Town of Saratoga. Prior to issuance of the permit, the mobile home park shall be inspected to determine compliance with provisions of these standards. No permit shall be issued if the standards are not complied with.

b. The permit may be temporarily suspended or revoked by the zoning health officer upon violation by the holder of the terms of these standards or the plans and specifications provided at the time the permit was issued. ~~revoked after an opportunity for a hearing by the health officer upon serious or repeated violations. All hearings provided for in this section shall be conducted in accordance with the Administrative Procedure Act at a time and place designated by the health officer.~~

c. No mobile home park, following temporary suspension or nonissuance of a permit for noncompliance of the standards shall operate in excess of thirty days. If conditions indicate, special consideration may be granted a mobile home park that has indicated a willingness and intent to achieve total compliance with the standards, a temporary permit may then be issued. Such temporary permits shall be for a specified time, as may be designated by the planning commission. No additional extension shall be granted for reasons of further noncompliance.

2. Reinstatement of Permit.

a. Any mobile home park, the permit of which has been suspended may at any time make application for the reinstatement of the permit.

b. After the receipt of a satisfactory application, accompanied by a statement signed by the applicant to the effect that the violated provision or provisions of these standards have been conformed with, the zoning health officer shall make a reinspection and thereafter as many additional reinspection as he or she may deem necessary to assure him or herself that the applicant is again complying with requirements and, in case the findings indicate compliance, shall advise the planning commission accordingly. The planning commission, at the next regularly scheduled meeting, may then make a recommendation to reinstate the permit to the Town Council for subsequent approval or disapproval. (Ord. 399 § 1(328-48-(2)), 1980)

~~18.57.030 Inspection.~~

~~—As necessary, At least once every twelve months the health officer shall inspect every mobile home park located within the state. In case the health officer discovers a violation of any item of these standards, he or she shall make a second inspection after the lapse of such time as he or she deems~~

~~necessary for the defect(s) to be remedied. If, upon subsequent inspection of any mobile home park, the health officer finds violation have not been corrected which have previously been brought to the attention of the owner or operator, he or she shall then give a second notice in writing to the person to whom the permit was issued that upon any consecutive violation of the same item on a third inspection shall necessitate immediate suspension of the permit. (Ord. 399 § 1(328-48(3)), 1980)~~

18.57.040 Requirements generally.

A. Every mobile home park shall be located on a well-drained area, properly graded so as to prevent the accumulation of surface water and to insure proper drainage.

B. Mobile home lots shall be clearly numbered and the park shall be so arranged so all mobile homes shall face or abut on a driveway ~~of or~~ street not less than thirty-four feet wide, which driveway or street shall be connected, in at least two places, to a dedicated public street or highway. Such driveway or street shall be surfaced according to the minimum specifications of Title 17. Curb and gutter shall be installed on the streets in accordance with town standards. The owner of the mobile home park shall, ~~on a regular basis~~, make adequate provision for the maintenance of all private street, walkways, patios and curb and gutter within the park.

C. A mobile home park shall not be developed at a residential density greater than eight mobile home spaces per acre.

D. The mobile home park shall be designed to allow for a minimum of ~~twenty-five (25) fifteen~~ feet clearance between each mobile home. No mobile home shall be located closer than ten feet from the boundaries of the mobile home park.

E. Mobile home lots shall consist of a minimum of four thousand ~~five hundred (4,500)~~ square feet and shall be not less than ~~forty-five (45)~~ feet in width.

F. Each mobile home lot shall have a minimal depth of one hundred feet. Each lot shall have its boundaries clearly defined. There shall be no more than one mobile home on each lot.

G. Adequate water and sewer lines, complying with the town standards, ~~Wyoming Department of Environmental Quality, Chapter 11, Part F, "Mobile Home Park and Campground Sewerage and Public Water Supply Distribution Systems" rules and regulations, and as approved by the Saratoga-Carbon County Impact Joint Powers Board~~ must be installed ~~in~~ to each lot within a mobile home park. A copy of the permit to construct, as obtained from the ~~Wyoming Department of Environmental Quality~~, shall be required by the Zoning Officer at the time the Mobile Home Park Permit Application is submitted.

H. The electrical system within a mobile home park must conform to the Uniform Electrical Code and all electrical and utility lines must be installed underground. ~~The electrical system shall be permitted by the Wyoming Department of Fire Prevention and Electrical Safety and shall be subject to review and inspection by the Wyoming State Fire Marshal. A copy of the electrical wiring permit, as obtained from the Wyoming Department of Fire Prevention and Electrical Safety shall be required by the Zoning Officer at the time the Mobile Home Park Permit Application is submitted.~~

I. A storage building or buildings shall be provided with a minimum storage capacity of eight cubic yards per mobile home site. No storage shall be permitted outside of designated storage sheds on individual lots. A separate area shall be designated for the storage of campers, boats and their accompanying trailers.

J. Off-street parking for two automobiles per mobile home lot shall be provided. The off-street parking spaces shall be covered with asphalt, cement, gravel or other suitable ground cover deemed appropriate by the planning commission.

K. Each mobile home park shall be adequately lighted at night.

L. Provisions shall be made for adequate all-weather walkways extending from the required driveway to the required patio. The patio for each mobile home site shall consist of a solid four-inch concrete apron of at least two hundred square feet located at the main entrance to the mobile home.

M. No mobile home shall be occupied unless it is supported on masonry blocks or jacks **in strict accordance with the manufacturer's recommendations**, connected to utilities. A skirting extending from the bottom of the walls to ground, made of aluminum, **steel**, or **wood** ~~other durable material~~ must be installed within ~~sixty seven~~ **(7)** days of occupancy.

N. Screening in the form of shrubbery or a wood or masonry fence no less than five feet in height, is required between mobile home parks which adjoin conventional residential developments.

O. In parks containing ten or more mobile homes an area equal to at least ten percent of the total area within the boundaries of the mobile home park shall be devoted to common open space available for use by all park residents for recreational or other similar uses but not including uses for streets, alleys or parking areas. In order to control dust and provide recreational amenities, the ten percent open space area shall be provided with ground cover in the form of grass, shrubs, trees or other suitable landscaping deemed appropriate by the planning commission.

P. Mobile homes shall be located on lot spaces designated for such use. NOTE: This is not to infer that a special parking area may not be provided for unoccupied mobile homes. When such is the case the space requirement is waived.

Q. An initial fee ~~of one hundred dollars~~ as defined in the Town of Saratoga's fee schedule shall be paid ~~when an in full at the time of application if filed with the zoning officer for construction of a mobile home park~~. If the application is approved the ~~applicant developer~~ shall pay a fee of ten dollars for each mobile home lot within the proposed park.

R. Where compliance with provisions of this section would result in undue hardship, a variance may be granted by the planning commission so long as the variance does not impair the intent and purpose of this section. (Ord. 399 § 1(328-48-(4)), 1980)

~~18.57.050 Water supply sampling.~~

~~— Sampling for bacteriological (chemical examination required only once) examination shall be submitted regularly and routinely at the rate of not less than four times per year while the mobile home park is operating. This is in accordance with W.S. Chapter 35-198. (Ord. 399 § 1(328-48-(5)), 1980)~~

18.57.060 Refuse disposal.

A. The storage, collection and disposal of refuse shall be in such a manner as to avoid creating an insect or rodent harborage, health hazard or odor nuisance and shall be approved by the health officer.

B. Refuse and/or solid waste containers shall be provided in adequate numbers within one hundred feet of each unit space and shall be provided with protection from animals, rodents and insects.

- C. Garbage shall be collected and disposed of a minimum of once weekly and more often if needed.
- D. Every mobile home park shall be kept free of rubbish and maintained in a sanitary condition at all times.
- E. All harborages for rodents and insects shall be eliminated and prevented.
- F. Flies and mosquitoes shall be controlled by active control measures when required. (Ord. 399 § 1(328-48-(6)), 1980)
- G. It is the responsibility of the Mobile Home Park owner to ensure the above provisions are met.

18.57.070 Registration of occupants.

Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and residents, travel trailers, truck campers, tent trailers and tenters using the mobile home park. The register shall be current. (Ord. 399 § 1(328-48-(7)), 1980)

~~**18.57.080 Overnight camper standards.**~~ -----MOVE TO 18.58-----

~~A. General. The variances from the general provisions in Chapter 18.54 set out in this section are made only for mobile home parks or parts of mobile home parks catering to recreational vehicles the overnight camper utilizing such facilities as truck camper, travel trailers, tents and tent trailers.~~

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~~B. Unit Space.~~

~~1. Each designated unit space provided for a truck camper, travel trailer or tent or tenting unit shall contain a minimum of nine hundred square feet.~~

~~2. Each designated unit space provided for tenting units shall be provided with a table and provisions for fire building and easy access to disposal of liquid and solid wastes which might create a public health hazard.~~

~~3. No unit space serving a dependent travel trailer, truck camper or tent or tenting unit shall be located farther than three hundred feet radially from the service building. Unit spaces farther than this distance must be designated for and be used by self-contained units only.~~

~~C. Water and Sewer Facilities. Adequate water and sewer lines, complying with the town standards must be installed in each mobile home park.~~

~~D. Service Building. Each mobile home park which permits dependent mobile homes, dependent travel trailers, dependent truck campers or tenting units, as defined in the definitions, shall provide the following:~~

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~~A service building which shall be equipped with toilet and bath facilities for each sex; the number of facilities required shall be in a ratio as stated in the following table:~~

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Number of Parking Sites	Toilets- M—W	Urinals- M	Sinks- M—W	Showers- M—W	Other Fixtures
1—15	1—2	2	2—2	2—2	minimum
16—30	2—3	3	3—3	2—2	one-slop
31—45	3—4	3	4—4	3—4	sink
46—60	4—5	4	5—5	3—5	-
61—80	4—6	4	5—5	5—6	-

M=Men

W=Women

NOTE: For determination of the needed plumbing fixtures all unit spaces not served by a sewer connection and within three hundred feet radially of the service building will be considered as available for utilization of dependent travel trailers, truck campers, tents and tenting units.

- 1. — Each toilet shall be in a private compartment.
- 2. — A sound retardant wall shall separate the toilet facilities for each sex when provided in a single building.
- 3. — Each bath or shower shall be in a private compartment.
- 4. — A slop sink(s) shall be provided for disposal of liquid wastes and for clean up and maintenance of the service building.
- 5. — The service building shall be of permanent construction and be provided with adequate light, heat and positive ventilation in shower and bathing areas.
- 6. — Interior construction of the service building shall be cleanable and provide moisture resistant materials on walls, ceilings and floors. Surfaces shall be a light color.
- 7. — Slip aspects of floors should be considered.
- 8. — All windows, doors or other openings shall be screened or insect entry prevented.
- 9. — All plumbing shall conform to the Uniform Plumbing Code, latest edition thereof and the local plumbing code.
- 10. — Hot and cold running water shall be provided at all times in the service building.

(Ord. 399 § 1(328-49), 1980)

18.06.320 Mobile home.

“Mobile home” means a portable unit or structure designed and constructed in such a manner as to permit permanent occupancy as a dwelling unit, designed and constructed to be towed on its own chassis, comprising frame and wheels and ~~which may be usually~~ located without a permanent foundation ~~and connected to utilities with flexible connections~~. A mobile home unit or dwelling may contain ~~parts that may be folded, collapsed or telescoped when being towed or~~ two or more separately towable components designed to be joined into one integral unit. Such definition shall not include ~~recreational vehicles~~, travel trailer, motorized homes, pickup coaches or camping trailers. (Ord. 399 § 1(328-03(2)), 1980)

18.06.330 Mobile home park.

“Mobile home park” means a parcel of land under single ownership which has been planned, ~~permitted~~, and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots. (Ord. 399 § 1(328-03(2)), 1980)

18.06.490 Recreational vehicle.

“Recreational vehicle” means a portable unit or structure designed and constructed in such a manner as to permit temporary residential occupancy, designed and constructed to be towed on its own chassis behind an automobile or self-propelled, operated independently of utility connections for short durations and which shall not conform to the standards set forth by the UBC/FHA for single-family dwellings. ~~Recreational vehicles shall not be considered as a dwelling nor shall they be occupied as such.~~ (Ord. 677, 2001; Ord. 501, 1987; Ord. 399 § 1(328-03(2)), 1980)

NOTE: I think we need to add or reiterate language clarifying that OUTSIDE of a permitted recreational vehicle park, recreational vehicles cannot be occupied for more than 72 hours... or something like that. I think allowing guests of residents to setup an RV in a driveway is allowable, without a special event permit, but obviously with permission from the resident, for a weekend or something. What I think we need to specifically target as a violation is the occupancy of recreational vehicles and/or their use as dwellings, outside of a permitted recreational vehicle park for anything more than a couple nights.

18.06.500 Recreational vehicle park.

“Recreational vehicle park” means any place, area or tract of land upon which are located two or more recreational vehicles, campers, trailer coaches or other similar camping outfits for overnight sleeping purposes of a generally short duration. (Ord. 677, 2001; Ord. 399 § 1(328-03(2)), 1980)

Title 18 ZONING

Chapter 18.03 GENERAL PROVISIONS

Chapter 18.06 DEFINITIONS

Chapter 18.09 ADMINISTRATION AND ENFORCEMENT

Chapter 18.12 DISTRICTS AND ZONING MAP

Chapter 18.15 RD 14000 SINGLE-FAMILY RESIDENTIAL DISTRICT

Chapter 18.18 RD 7200 SINGLE-FAMILY RESIDENTIAL DISTRICT

Chapter 18.21 RD 6000 MEDIUM RESIDENTIAL DISTRICT

Chapter 18.24 RD 9000 MEDIUM DENSITY RESIDENTIAL DISTRICT

Chapter 18.27 RD 9002 MEDIUM DENSITY RESIDENTIAL DISTRICT

Chapter 18.28 RU RURAL RESIDENTIAL DISTRICTS

Chapter 18.30 RB RETAIL BUSINESS DISTRICT

Chapter 18.33 HB HIGHWAY BUSINESS DISTRICT

Chapter 18.36 LI LIGHT INDUSTRIAL DISTRICT

Chapter 18.39 HI HEAVY INDUSTRIAL DISTRICT

Chapter 18.40 RA RANCHING AND AGRICULTURE DISTRICT

Chapter 18.42 GENERAL DISTRICT REGULATIONS

Chapter 18.45 OFF-STREET PARKING AND LOADING

Chapter 18.48 SOLAR ZONING

Chapter 18.51 PLANNED UNIT DEVELOPMENTS

Chapter 18.54 FLOODPLAIN MANAGEMENT

Chapter 18.57 MOBILE HOME PARKS

Chapter 18.58 RECREATIONAL VEHICLE PARKS

Chapter 18.60 SWIMMING POOLS

Chapter 18.63 SIGNS

Chapter 18.66 NONCONFORMITIES

Chapter 18.69 SPECIAL USE REQUIREMENTS

Chapter 18.72 VARIANCES

Chapter 18.75 APPEALS

Chapter 18.78 AMENDMENTS

My thoughts on the requirements for recreational vehicle parks:

18.57.040 Requirements generally.

A. Every recreational vehicle park shall be located on a well-drained area, properly graded so as to prevent the accumulation of surface water and to insure proper drainage.

B. Recreational vehicle spaces shall be clearly numbered and the park shall be so arranged so all recreational vehicles shall face or abut on a driveway ~~of or~~ street not less than ~~twenty-four~~ feet wide, which driveway or street shall be connected, ~~in at least two places,~~ to a dedicated public street or highway. Such driveway or street shall be surfaced according to the minimum specifications of Title 17. ~~Curb and gutter shall be installed on the streets in accordance with town standards.~~ The owner of the recreational vehicle park shall, ~~on a regular basis,~~ make adequate provision for the maintenance of all private streets and walkways, ~~patios and curb and gutter~~ within the park.

C. A recreational vehicle park shall not be developed at a residential density greater than twelve (12) recreational vehicle spaces per acre.

D. The recreational vehicle park shall be designed to allow for a minimum of ~~twenty-five (20)~~ ~~fifteen~~ feet clearance between each recreational vehicle, with slide-outs and awnings extended. No recreational vehicle shall be located closer than ten feet from the boundaries of the recreational vehicle park.

E. Recreational vehicle spaces shall consist of a minimum of three thousand ~~five hundred (3,500)~~ square feet.

F. Each recreational vehicle space shall have a minimal depth of ~~sixty (60) feet~~ and shall be not less than ~~forty-thirty-five (35)~~ feet in width. Each space shall have its boundaries clearly defined. There shall be no more than one recreational vehicle within each space.

G. Adequate water and sewer lines, complying with the town standards, Wyoming Department of Environmental Quality, Chapter 11, Part F, "Mobile Home Park and Campground Sewerage and Public Water Supply Distribution Systems" rules and regulations, and as approved by the Saratoga-Carbon County Impact Joint Powers Board must be installed within a recreational vehicle park. A permit to construct as obtained from the Wyoming Department of Environmental Quality shall be required by the Zoning Officer at the time the Recreational Vehicle Park Permit Application is submitted.

H. The electrical system within a recreational vehicle park must conform to the ~~National Fire Protection Agency (NFPA) 1194 Standards for Recreational Vehicle Parks and Campgrounds, latest edition,~~ and all electrical and utility lines must be installed underground. ~~The electrical system shall be permitted by the Wyoming Department of Fire Prevention and Electrical Safety and shall be subject to review and inspection by the Wyoming State Fire Marshal. A copy of the electrical wiring permit, as obtained from the Wyoming Department of Fire Prevention and Electrical Safety shall be required by the Zoning Officer at the time the Recreational Vehicle Park Permit Application is submitted.~~

I. No storage buildings or auxiliary buildings may be erected within a designated recreational vehicle space. No storage shall be permitted outside of designated storage sheds or auxiliary buildings.

J. Off-street parking for one automobile per recreational vehicle space shall be provided. The off-street parking spaces shall be covered with asphalt, cement, gravel or other suitable ground cover deemed appropriate by the planning commission.

K. Each recreational vehicle park shall be adequately lighted at night with low intensity lighting which provides illumination where necessary for safety. Light fixtures shall aim towards the ground and shall not illuminate the ground beyond the boundary of the park.

L. Screening in the form of shrubbery or a wood or masonry fence no less than five feet in height, is required between recreational vehicle parks which adjoin conventional residential districts.

M. In parks containing eight or more recreational vehicle spaces, an area equal to at least ten percent of the total area within the boundaries of the recreational vehicle park shall be devoted to common open space available for use by all park residents for recreational or other similar uses but not including uses for streets, alleys, parking areas, or service buildings. In order to control dust and provide recreational amenities, the ten percent open space area shall be provided with ground cover in the form of grass, shrubs, trees or other suitable landscaping deemed appropriate by the planning commission.

N. Recreational vehicle shall only be located on spaces designated for such use.

O. An initial fee ~~of one hundred dollars~~ as defined in the Town of Saratoga's fee schedule shall be paid ~~when an in full at the time of application if filed with the zoning officer for construction of a mobile home park~~. If the application is approved the ~~applicant developer~~ shall pay a fee of ten dollars for each recreational vehicle space within the proposed park.

P. Where compliance with provisions of this section would result in undue hardship, a variance may be granted by the planning commission so long as the variance does not impair the intent and purpose of this section.

ADDITIONAL REQUIREMENTS, TAKEN OUT OF MOBILE HOMES AND REVISED FOR THIS SECTION

(THIS NEEDS TO BE CLEANED-UP AND PROBABLY EXPANDED – LOOK AT USBR REGS)

2. Each designated unit space provided for tenting units shall be provided with a table and provisions for fire building and easy access to disposal of liquid and solid wastes which might create a public health hazard.

3. No unit space serving a dependent travel trailer, truck camper or tent or tenting unit shall be located farther than three hundred feet radially from the service building. Unit spaces farther than this distance must be designated for and be used by self-contained units only.

D. Service Building. Each mobile home park which permits dependent mobile homes, dependent travel trailers, dependent truck campers or tenting units, as defined in the definitions, shall provide the following:

A service building which shall be equipped with toilet and bath facilities for each sex; the number of facilities required shall be in a ratio as stated in the following table:

Number of Parking Sites	Toilets		Urinals	Sinks		Showers		Other Fixtures
	M	W	M	M	W	M	W	
1—15	1	2	2	2	2	2	2	minimum one slop sink
16—30	2	3	3	3	3	2	2	
31—45	3	4	3	4	4	3	4	
46—60	4	5	4	5	5	3	5	
61—80	4	6	4	5	5	5	6	

M=Men

W=Women

NOTE: For determination of the needed plumbing fixtures all unit spaces not served by a sewer connection and within three hundred feet radially of the service building will be considered as available for utilization of dependent travel trailers, truck campers, tents and tenting units.

1. Each toilet shall be in a private compartment.
2. A sound retardant wall shall separate the toilet facilities for each sex when provided in a single building.
3. Each bath or shower shall be in a private compartment.
4. A slop sink(s) shall be provided for disposal of liquid wastes and for clean up and maintenance of the service building.
5. The service building shall be of permanent construction and be provided with adequate light, heat and positive ventilation in shower and bathing areas.
6. Interior construction of the service building shall be cleanable and provide moisture resistant materials on walls, ceilings and floors. Surfaces shall be a light color.
7. Slip aspects of floors should be considered.
8. All windows, doors or other openings shall be screened or insect entry prevented.
9. All plumbing shall conform to the Uniform Plumbing Code, latest edition thereof and the local plumbing code.
10. Hot and cold running water shall be provided at all times in the service building.