

# HOUSE BILL REPORT

## EHB 1835

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### As Passed House:

March 8, 1995

**Title:** An act relating to alterations to manufactured homes.

**Brief Description:** Revising standards relating to manufactured homes.

**Sponsors:** Representatives Schoesler, Basich, Kremen, Mitchell and Beeksma.

### Brief History:

#### Committee Activity:

Trade & Economic Development: 2/22/95, 2/23/95 [DPA].

#### Floor Activity:

Passed House: 3/8/95, 98-0.

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## HOUSE COMMITTEE ON TRADE & ECONOMIC DEVELOPMENT

**Majority Report:** Do pass as amended. Signed by 13 members: Representatives Van Luven, Chairman; Radcliff, Vice Chairman; D. Schmidt, Vice Chairman; Sheldon, Ranking Minority Member; Veloria, Assistant Ranking Minority Member; Backlund; Ballasiotes; Hatfield; Hickel; Mason; Sherstad; Skinner and Valle.

**Staff:** Kenny Pittman (786-7392).

**Background:** The National Manufactured Home Construction and Safety Standards Act of 1974 governs the construction of manufactured homes. Federal law preempts the state from imposing additional standards or requirements on the construction, installation, or alteration of manufactured homes.

Under state law, the Department of Labor and Industries (L&I) must enact standards and inspect alterations made to manufactured homes, including the installation of wood stoves and fireplaces. The alterations must conform to federal standards and rules adopted by L&I.

In 1988, local jurisdictions (counties, cities and towns) were charged with the enforcement and inspection of federal and state installation standards regarding manufactured homes. Local jurisdictions are not specifically authorized to inspect or enforce standards regarding alterations to manufactured homes or the installation or alteration of wood stoves and fireplaces in manufactured homes.

**Summary of Bill:** Local jurisdictions are required to enforce the federal and state standards regarding alterations to all manufactured homes, and the installation and alteration of wood stoves and fireplaces in all manufactured homes. The Department of Labor and Industries must adopt standards regarding performance and workmanship by July 1, 1996.

Local jurisdictions are authorized to charge fees for inspections regarding alterations to manufactured homes and installation and alterations to wood stoves and fireplaces.

The term "mobile homes" is replaced with "manufactured homes" wherever it occurs.

**Appropriation:** None.

**Fiscal Note:** Requested on February 16, 1995.

**Effective Date of Bill:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** The owner of a manufactured home is required to have two separate organizations inspect any work that is done to his or her home. This would allow the local building department to inspect alterations or installations. This makes it convenient for the consumer. Local building departments need to know when to expect the development of standards and rules.

**Testimony Against:** None.

**Testified:** (Pro) Ron Clarke, Washington Manufactured Housing Association; Enid Buchanan, Department of Community, Trade, and Economic Development; and Arnold Livingston, Senior Lobby.