

Commerce & Labor Committee

HB 1953

Brief Description: *Describing what is not an alteration of a mobile home.*

Sponsors: *Representatives Kessler and Buck.*

Brief Summary of Bill

- *Allows owners or registered contractors, after the sale of a mobile home, to make certain alterations to the mobile home (such as adding storage sheds, repairing electrical or plumbing systems when performed by licensed electricians and plumbers, and painting) without approval of the Department of Labor and Industries.*

Hearing Date: *2/26/01*

Staff: *Chris Cordes (786-7103).*

Background:

The Department of Labor and Industries is responsible for adopting and enforcing rules governing the safety of body and frame design and the installation of plumbing, heating, and electrical equipment in mobile homes (manufactured housing). The department's rules conform with rules adopted under the National Manufactured Housing Construction and Safety Standards Act of 1974, a federal law that preempts inconsistent state laws regarding the manufacture of a mobile home. Leasing or selling a mobile home that does not comply with the department's rules is prohibited.

Plans and specifications for models or production prototypes of mobile homes must be submitted to the department for approval. Once the plans have been approved, changes or alterations may not be made to the body and frame design, construction, plumbing, heating, or electrical installations without the department's prior written approval.

By department rule, alterations that must have prior approval include replacement, addition, modification, or removal of any equipment or installation that affects the construction, planning considerations, fire safety, or the plumbing, mechanical, or

electrical systems of the mobile home. Alterations do not include:

- *repairs to equipment with approved parts, or adjustment and maintenance of equipment.*
- *modification of a fuel-burning appliance according the listing agency's specifications.*

Summary of Bill:

The requirement for the Department of Labor and Industries to approve alterations to mobile homes after design plans have been submitted and approved is modified. After the sale of the mobile home, the following alterations performed by the owner or a registered contractor are not considered alterations:

- (1) *an auxiliary structure that is independently supported, such as a storage shed, car port, awning, porch, and stairs, even though the structure contacts the mobile home;*
- (2) *alterations or repairs to electrical or plumbing systems or appliances performed by a licensed electrician or certificated plumber, if the alteration or repair is promptly approved by a local building official that enforces the state building code;*
- (3) *the application of paint or other coating to the exterior or interior to protect the surface, exclude water, or maintain or improve the appearance;*
- (4) *repairs to the roof, siding, or other exterior systems if the material used is the same or comparable to the original in performance and weight, does not alter the structural system, and the work is done by a registered contractor; and*
- (5) *other repairs or installations that would not require a permit from a local building official if performed on a residence that is not a mobile home.*

Rules Authority: *The bill does not contain provisions addressing the rule-making powers of an agency.*

Appropriation: *None.*

Fiscal Note: *Not requested.*

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