

# HOUSE BILL REPORT

## SB 5089

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**As Passed House:**

March 24, 2023

**Title:** An act relating to making changes to factory assembled structures, manufactured or mobile homes, commercial coaches, conversion vending units, medical units, recreational vehicles, and park trailers requirements, including adding board members to the factory assembled structures advisory committee.

**Brief Description:** Making changes to factory assembled structures, manufactured or mobile homes, commercial coaches, conversion vending units, medical units, recreational vehicles, and park trailers requirements, including adding board members to the factory assembled structures advisory committee.

**Sponsors:** Senators King, Rolfes and Wilson, J.; by request of Department of Labor & Industries.

**Brief History:**

**Committee Activity:**

Labor & Workplace Standards: 3/14/23, 3/17/23 [DP].

**Floor Activity:**

Passed House: 3/24/23, 96-0.

**Brief Summary of Bill**

- Increases the number of members on the Factory Assembled Structures Advisory Board (Board) from nine members to at least 11, and requires members to apply for reappointment for consecutive terms.
- Requires the Director of the Department of Labor and Industries to consider the gender, racial, ethnic, and geographic diversity of the state, including the interests of persons with disabilities, when appointing Board members.
- Makes other changes to the factory assembled structures statutes.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

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## HOUSE COMMITTEE ON LABOR & WORKPLACE STANDARDS

**Majority Report:** Do pass. Signed by 9 members: Representatives Berry, Chair; Fosse, Vice Chair; Robertson, Ranking Minority Member; Schmidt, Assistant Ranking Minority Member; Bronoske, Connors, Doglio, Ormsby and Ortiz-Self.

**Staff:** Trudes Tango (786-7384).

### **Background:**

#### Factory Assembled Structures.

The Department of Labor and Industries (Department) regulates factory assembled structures, which include manufactured and mobile homes, recreational vehicles, and factory-built housing and commercial structures.

A manufactured home is a single-family dwelling built in accordance with the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act (HUD code), which is a national, preemptive building code. A mobile home is a factory-built dwelling built before June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home in this state.

The Department is responsible for ensuring compliance with the HUD code requirements, and may enter into local interagency agreements to coordinate site inspections. An authorized representative of the Department may inspect sites where manufactured home installation work is being done to determine whether the work is being done under the supervision of a certified manufactured home installer. Mobile or manufactured home installation means all on-site work necessary for the installation of a manufactured home, including:

- construction of the foundation system;
- installation of the support piers and earthquake resistant bracing system;
- required connection to foundation system and support piers;
- skirting;
- connections to the on-site water and sewer systems that are necessary for the normal operation of the home; and
- extension of the pressure relief valve for the water heater.

#### Factory Assembled Structures Advisory Board.

The Factory Assembled Structures Advisory Board (Board) advises the Director of the Department on matters related to enforcement, including standards of body and frame design, construction and plumbing, heating and electrical installations, minimum inspection procedures, and the adoption and review of rules. The Board consists of nine members appointed by the Director for four-year terms. Membership must be representative of consumers, the regulated industries, and allied professionals.

**Summary of Bill:**

The membership of the Board is increased from nine members to at least 11 members. Allied trades are added to the list of groups that must be represented on the Board. When appointing members, the Director must consider the gender, racial, ethnic, and geographic diversity of the state, including the interests of persons with disabilities. Board members must apply for reappointment if terms would be consecutive.

As part of the site inspection, an authorized representative may also determine whether the work conforms with the state installation requirements.

The definition of mobile or manufactured home installation is changed to refer to all on-site work necessary for the setting up and completion of a manufactured or mobile home, starting with the preparation of the building site through the final permit approval.

Outdated provisions are deleted, and cross-references to the Washington Administrative Code are updated.

**Appropriation:** None.

**Fiscal Note:** Available.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.

**Staff Summary of Public Testimony:**

(In support) This is request legislation from the Department. It is a straightforward bill to change the makeup of the Board to reflect the community being regulated. There has been a growth in tiny homes and food trucks, which fall under the jurisdiction of the Factory Assembled Structure Program and the Department does not have expertise in those areas. The Board helps the Department with considering business interests, code requirements, and other factors.

(Opposed) None.

**Persons Testifying:** Senator Curtis King, prime sponsor; and Tammy Fellin, Department of Labor and Industries.

**Persons Signed In To Testify But Not Testifying:** None.