

SENATE BILL REPORT

SB 5089

As Passed Senate, January 25, 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, Rolfe and Wilson, J.; by request of Department of Labor & Industries.

Brief History:

Committee Activity: Labor & Commerce: 1/12/23, 1/17/23 [DP].

Floor Activity: Passed Senate: 1/25/23, 49-0.

Brief Summary of Bill

- Changes the number of members on the Factory Assembled Structures Advisory Board (Board) from 9 members to at least 11.
- 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 members to the Board.
- Requires members of the Board to apply for reappointment for consecutive terms and adds allied trades to the list of the groups that membership on the Board must represent.
- Changes the term mobile and manufactured homes to manufactured and mobile homes, modifies the definition of manufactured and mobile home

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.

installation, corrects cross-references to the Washington Administrative Code, and removes expired provisions.

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

Signed by Senators Keiser, Chair; Conway, Vice Chair; Saldaña, Vice Chair; King, Ranking Member; Braun, MacEwen, Robinson, Schoesler and Stanford.

Staff: Jarrett Sacks (786-7448)

Background: Factory Assembled Structures. The Department of Labor and Industries (L&I) 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.

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 L&I on all matters related to enforcement, including standards of body and frame design, construction and plumbing, heating and electrical installations, minimum inspection procedures and the adoption of rules and regulations pertaining to the manufacture of factory assembled structures, manufactured homes, commercial coaches, conversion vending units, medical units, recreational vehicles, and park trailers. The Board also reviews and recommends changes to rules related to factory assembled structures.

The Board consists of nine members appointed by the director of L&I for four year terms. Membership must be representative of consumers, the regulated industries, and allied

professionals. The Board meets at the discretion of the director of L&I, but meetings must occur at least quarterly.

Summary of Bill: The number of members of the Board is changed from 9 to at least 11. When appointing members to the Board, the director must consider the gender, racial, ethnic, and geographic diversity of the state, including the interests of persons with disabilities. Members must apply for reappointment if their terms are consecutive. Allied trades are added to the list of the groups that membership on the Board must represent.

The term mobile and manufactured homes is changed to manufactured and mobile homes. The definition of manufactured or mobile home installation is modified to mean all onsite work necessary for setting up and completion of a manufactured or mobile home, starting with the preparation of the building site through the final permit approval. Manufactured home installation work must conform with the state installation requirements.

Cross references to the Washington Administrative Code are corrected. Expired provisions and provisions referencing the Department of Community, Trade, and Economic Development are removed.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

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

Staff Summary of Public Testimony: PRO: This bill is an agency request. In development of the bill, L&I received more interest in membership on the advisory board, and the board's structure, than expected. The bill allows at least 11 members to let the board expand as needed.

Persons Testifying: PRO: Senator Curtis King, Prime Sponsor; Tammy Fellin, Labor & Industries.

Persons Signed In To Testify But Not Testifying: No one.