

FINAL BILL REPORT

SB 5089

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Synopsis as Enacted

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.

Senate Committee on Labor & Commerce

House Committee on Labor & Workplace Standards

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.

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.

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: 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.

Votes on Final Passage:

Senate	49	0
House	96	0

Effective: July 23, 2023