

# FINAL

State of Oregon

## MANUFACTURED STRUCTURES AND PARKS ADVISORY BOARD

### Hearing Minutes

November 16, 2001

*Recorder's Note: See separate minutes for work session followed by hearing held this date.*

**MEMBERS PRESENT:** Bill Eames, Chairman  
William Peterson, Vice-Chairman  
John Caul  
Al Laver  
Bob Netter  
Jeff Payne

**MEMBERS ABSENT:** Michael Erb (Excused)  
Wallace Fort  
Kim Kittle  
Charles Lynch (Excused)  
Bob Schriever  
Phillip Sterling (Excused)

**STAFF PRESENT:** Larry Iverson, Chief Manufactured Structured and Park and  
Board Secretary  
Jim Hanson, Policy Analyst  
Louann Rahmig, Rules Coordinator  
Albert Endres, BCD  
Al Rust, BCD  
Debi Barnes-Woods, Division Board Coordinator/Recorder

**GUESTS PRESENT:** Don Miner, Oregon Manufactured Housing Association (OMHA)  
John Sill, Champion  
Barnev Martin, Silvercrest Homes  
David Kaufman, OHCS  
Ann Brown, OHCS  
Don Woodley, Marion County  
Frank Eld, Idaho Manufactured Housing Association (IMHA)

### **I. PUBLIC HEARING BEFORE THE BOARD ON PROPOSED ADOPTION OF THE 2002 OREGON MANUFACTURED DWELLING AND PARK SPECIALTY CODE EFFECTIVE DATE OF APRIL 1, 2002.**

Chairman Eames called the Public Hearing to order at 9:30 a.m. The meeting was held at the Building Codes Division, Conference Room "A", 1535 Edgewater N.W. Salem, Oregon.

May the record reflect Chairman's correct name is "Bill Eames" not "Al Eames" as it was sent out in the Public Notice.

Chairman Eames stated that the record would remain open for written testimony until 12:00 noon, Friday, November 16, 2001. Work Session will begin at 1:30 p.m. Friday November 16, 2001, to consider testimony.

Chairman Eames reviewed the guidelines for public hearing and explained that the Oregon Manufactured Dwelling and Park Specialty Code is a third addition. The first being in 1996, and the second was in 1997. They were both published under the title "Oregon Manufactured Dwelling Standard."

**Jeff Payne, North Park Development**, is in support of the new specialty code with two amendments:

**10-6.4**

**Retaining Walls and Fences. (c)**

Payne proposed that fences or walls "**over 2 feet not be allowed**" within 10 feet of an intersection. He said that this would provide clarity.

Larry Iverson, Chief Manufactured Structured and Park and board secretary, suggested that the change would be more appropriate in item (b) Fences, walls, hedges; or other obstructions shall not be constructed or located along driveways, streets, or intersections where they can block a driver's view of oncoming pedestrian or vehicle traffic; Payne agreed to the amendment.

**10-2.1**

**Land Use. (a)**

"The local planning department is given specific authority to establish "**reasonable**" criteria related to the following as long as the criteria for a park is not less than the minimum requirements in this code and not greater than the requirements for single family uses in the underlying zone:"

The insertion of the word "reasonable" was proposed.

**Frank Eld, Idaho Manufactured Housing Association (IMHA)**, had concerns:

**3-8.4.7**

**Foundation Walls.**

The last sentence that states: "Foundation walls, when used, shall be constructed according to the following (see Figures 3-8.4.7A, B, C, D, E, and F)." Eld said he had concerns about the drawings and the language. He said that in Idaho and in Eastern Oregon, foundation walls are different. The drawings and the information are incompatible. It was said that the drawings are not part of the code, although if the first section is adopted the drawings are referenced in the code.

**3-8.4.7 (c)**

It was proposed by Eld to add and delete language as follows:

"Foundation walls or **footings** shall be ~~structurally~~ secured to the ~~bottom side of~~ the manufactured dwelling ~~floor frame~~;

**3-8.4.7 (j), (k), (l), and (m)**

Eld proposed to insert "**if deemed necessary by the local jurisdictions.**" In (j), (k), (l), and (m).

**3-8.4.5**

**Marriage Line Pony Wall. (c)**

The language "Shimming may be permitted between outriggers and other permanent obstruction", Eld said he did not understand this due to it being physically impossible to nail a top plate to the bottom of the floor joist and also allow it to be shimmed down. He said it would need to be an either or situation.

**Don Miner, Oregon Manufactured Housing Association**, is in support of the adoption of the new standard. He said that this is a step in improving the existing code. Miner thanked the staff and the board for all their labor in putting the proposed code together. He said that the developers would be able to produce this type of housing at a lower cost. He believed that the Park Standards are a break through concept, which will be good for consumers as well as local government. Miner believed that this code should be adopted in the States of Washington, Idaho, and Northern California for those who operate in this State to have the ability to cross State lines. He would like to see a uniform standard throughout the region.

**Larry Iverson**, presented issues on behalf of board member Bob Netter, Linn County.

**3-2.4.1**

**Flood Hazard Areas. (b)**

It was proposed to add language to that paragraph:

**"When the Base Flood elevation has not been established within a flood hazard zone, the finished floor shall be elevated to the elevation established by the Flood Plain Administrator."** Otherwise it is being held to a standard that is unknown.

In item 1 below (b) it was proposed to add and delete language as followed at the end of the paragraph:

unless **openings are provided per FEMA Technical Bulletin 1-93.** ~~the foundation wall is open on one end or side.~~

In item 2 below 1 it was proposed to add and delete language as follows:

**or openings are provided per FEMA Technical Bulletin 1-93.** ~~unless the basement is open on one end or side (i.e., daylight basement)~~

Copies of written testimony (**Exhibit "1"**) were distributed and made part of the record.

**ADJOURNMENT**

Hearing was closed with the reminder that written testimony must be submitted by 12:00 noon, Friday November 16, 2001, to the division. Chairman Eames adjourned the hearing. ***Work Session will begin at 1:30 p.m. this date.***

Debi Barnes-Woods  
Boards Coordinator/Recorder

*Exhibits:*

1. Written testimony from Linn County Planning and Building Department