

# MAINE STATE LEGISLATURE

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1 SECOND REGULAR SESSION  
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE  
4

5 Legislative Document

No. 1891

6 S.P. 738

In Senate, January 16, 1986

7 Approved for introduction by a majority of the Legislative Council  
8 pursuant to Joint Rule 26.

9 Reference to the Committee on Business and Commerce suggested and  
ordered printed.

10 JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator Twitchell of Oxford.

Cosponsored by Representative McHenry of Madawaska, Senator  
Baldacci of Penobscot and Representative Jackson of Harrison.

11  
12 STATE OF MAINE  
13

14 IN THE YEAR OF OUR LORD  
15 NINETEEN HUNDRED AND EIGHTY-SIX  
16

17 AN ACT to Define Terms in the Manufactured  
18 Housing Zoning Law.  
19

20 Be it enacted by the People of the State of Maine as  
21 follows:

22 30 MRSA §4965, sub-§1, ¶¶D and E are enacted to  
23 read:

24 D. "Permanent foundation" means any of the fol-  
25 lowing:

26 (1) A full, poured concrete or masonry  
27 foundation;

28 (2) A poured concrete or mortared or  
29 unmortared masonry frost wall, with or with-  
30 out a concrete floor;

31 (3) A system of piers directly supporting  
32 the main structural beams of the home, such  
33 as concrete sonar tubes, so long as the pe-

1 rimeter of the home is completely enclosed  
2 with a commercial grade of vinyl or other  
3 skirting material; or

4 (4) Any foundation system which meets manu-  
5 facturers' specifications and specifications  
6 established pursuant to the National Manu-  
7 factured Housing Construction and Safety  
8 Standards Act of 1974, United States Code,  
9 Title 42, Section 5401 et seq., so long as  
10 the perimeter of the home is completely en-  
11 closed with a commercial grade of vinyl or  
12 other skirting material.

13 E. "Pitched, shingled roof" means a roof with a  
14 pitch of up to 3 vertical units for every 12 hor-  
15 izontal units of measurement, in the case of  
16 gable end roofs, or 2 vertical units for every 12  
17 horizontal units of measurement for shed roofs or  
18 roofs with clerestories or which otherwise have a  
19 slope from side to side in only one plane and  
20 which are covered with asphalt or fiberglass com-  
21 position shingles or other shingles or tiles, but  
22 specifically excluding corrugated metal or other  
23 types of metal roofing materials.

24 STATEMENT OF FACT

25 This bill defines 2 terms contained in the Manu-  
26 factured Housing Zoning Law which requires all munic-  
27 ipalities to accept newer mobile and modular homes.

28 The definition of a "pitched, shingled roof" is  
29 necessary because at least one town requires a mini-  
30 mum pitch steeper than may legally be used on a manu-  
31 factured home due to federal construction standards  
32 and road height transportation limitations. The defi-  
33 nition also recognizes the increasing popularity of  
34 shed roof styles and roofs with passive solar  
35 clerestories which cannot be built as steeply as  
36 gable end roofs and still meet construction standards  
37 and transportation limitations.

38 The term "permanent foundation" is defined be-  
39 cause some communities have been unwilling to permit

1 homeowners to utilize any but the most expensive  
2 types of foundation. Less expensive foundation op-  
3 tions are no less permanent and attractive, and also  
4 better meet the needs of many low and moderate income  
5 owners.

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