# MAINE STATE LEGISLATURE

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### FIRST REGULAR SESSION

## ONE HUNDRED AND THIRTEENTH LEGISLATURE

# Legislative Document

NO. 231

H.P. 187 House of Representatives, February 4, 1987 Reference to the Committee on Business Legislation suggested and ordered printed. EDWIN H. PERT, Clerk

Presented by Representative JACQUES of Waterville.
Cosponsored by Senators TUTTLE of York, TWITCHELL of Oxford and Representative JACKSON of Harrison.

#### STATE OF MAINE

# IN THE YEAR OF OUR LORD NINETEEN HUNDRED AND EIGHTY-SEVEN

1 2 3	AN ACT Defining Terms in the Manufactured Housing Zoning Laws.
<b>4</b> 5	Be it enacted by the People of the State of Maine as follows:
6 7	30 MRSA $\S4965$ , sub- $\S1$ , $\P\PD$ and E are enacted to read:
8 9	D. "Permanent foundation" means all of the following:
l0 l1	<pre>(1) A full, poured concrete or masonry foundation;</pre>
.2 .3 .4	(2) A poured concrete frostwall or a mortared or unmortared masonry frost wall, with or without a concrete floor;

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1	(3) A reinforced, floating concrete pad for
2	which the municipality may require an
3	engineer's certification if it is to be
4	placed on soil with high frost susceptibili-
5	ty; and
6	(4) Any foundation which, pursuant to the
7 .	building code of the municipality, is per-
8	mitted for other types of single-family
9	dwellings.

E. "Pitched, shingled roof" means a roof with a pitch of 2 or more vertical units for every 12 horizontal units of measurement and which is covered with asphalt or fiberglass composition shingles or other materials, but specifically excludes corrugated metal roofing material.

#### STATEMENT OF FACT

This bill defines 2 terms contained in the manufactured housing zoning laws which requires all municipalities to accept newer mobile and modular homes on individual lots.

The term "pitched, shingled roof" is defined because a few municipalities now require roof pitches steeper than can legally be constructed on a manufactured home due to federal construction standards and road height limitations which apply to homes being transported from factory to site.

The term "permanent foundation" is defined because some communities prohibit foundations ideally suited for manufactured homes even though, in some cases, they are permitted by those same communities' building codes for other forms of single-family dwellings. These restrictions force owners of manufactured homes to construct structurally unsound or unnecessarily expensive foundations, or to abandon their plans to live in a manufactured home. The intent of this bill is that all of the foundation types defined shall be acceptable.