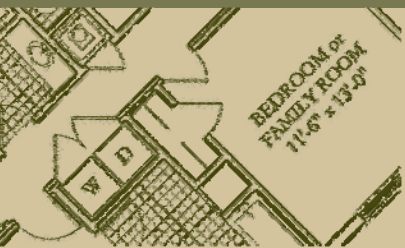


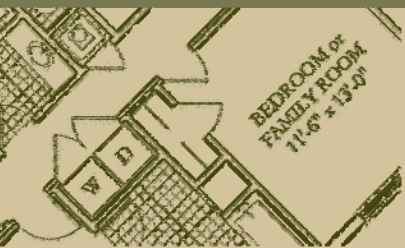
Success
Using a Big Carrot
and a Little Stick

Disposal of Uninhabitable Mobile Homes





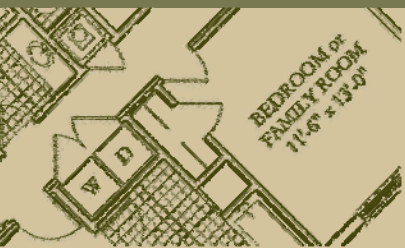
Our lovely camp in the woods of Kentucky!



**Uninhabitable Mobile Homes,
Unsafe and a Blight**

This session will provide:

- Why is this a complicated problem?
- Focus on disposal methods
- How can local governments encourage clean up?
- Key components of a program
- Partners in the process
- Give us your feedback



Session Overview

Modern manufactured housing is no longer considered either mobile or disposable due to the improvements in:

- Architectural Design
- Durability and Safety
- Wind Resistance
- Energy Efficiency
- Ventilation
- Installation
- The Ability to Appreciate in Value



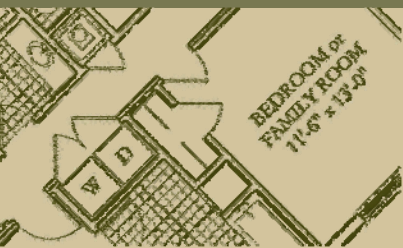
Factory Built Housing:

Means manufactured homes, mobile homes, recreational vehicles, or mobile office units (KRS 227.550, SB 109).

Performance versus Prescriptive Codes:

The HUD Code is performance based. It sets a performance standard that a particular component or system must meet. Performance standards address structural design, construction, fire safety, energy efficiency, and heating, plumbing, air conditioning, and electrical systems. Each new home design must be reviewed by an engineer to ensure the home meets these standards prior to production.

State Building Codes are traditionally prescriptive based. This means that the code specifies the type of component or system to be used. Because the overall effect of the combined components has been engineered, each home does not require an engineer's seal.



Definitions

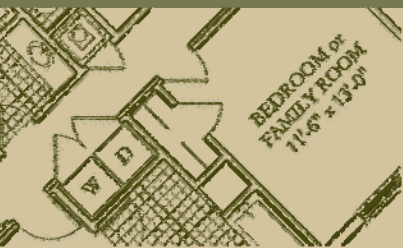
Manufactured Home:

Single family residential dwelling unit built in compliance with the Federal Manufactured Housing and Construction Standards, as amended, also known as the HUD Code, after June 15, 1976. Built in multi-sectional or single section units.



Mobile Home:

A residential structure manufactured prior to the enactment of the Federal Manufactured Housing and Construction Standards, also known as the HUD Code, on June 15, 1976. Mobile homes are no longer being constructed.

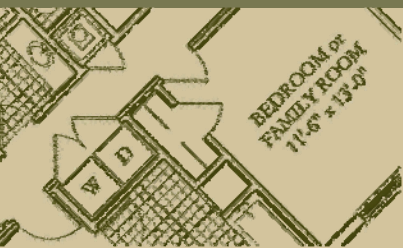


Definitions

Modular Home

Homes built to the state Code where the home will be located. Sectional units are built in a production facility, transported to the site and assembled.

“Modular home” is not contained in the KRS, but is defined in the 2002 Kentucky Building Code as a home constructed in accordance with the Kentucky Residential Building Code or the Industrialized Code.



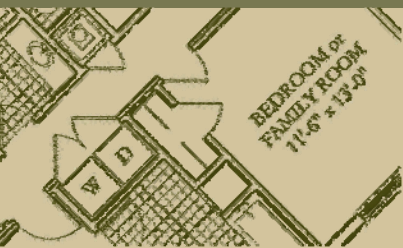
Definitions

This should not be considered a never ending program -

There have not been any pre-HUD Code mobile homes built for over 25 years.

The term mobile homes, as distinguished from manufactured homes, is used because the vast majority of unsafe units are over 25 years old.

Pre-HUD Code factory built housing is properly defined as a mobile home.



Why Mobile Homes?





Kentucky Manufactured Housing Institute



"The Voice of the Manufactured and Modular Home Industry in Kentucky"

- Serving Kentucky
- For Members
- Staff
- Telephone Index
- Comparables
- Disposal
- Home

The manufactured and modular housing industries provide safe, affordable, and comfortable housing for Kentuckians of all ages, races, educational levels, ethnic backgrounds, and income levels. The Kentucky Manufactured Housing Institute (KMHI) is a trade association for the manufactured and modular housing industries.

Member Highlights:

- 2004 Annual Conference** [more ...](#)
- 2004 MHI and KMHI Hall of Fame Inductees and more** [more ...](#)
- 2004 Legislative final report** [more* ...](#)
- FTC Safeguards Compliance** [more ...](#)
- Transportation law relaxed** [more ...](#)
- Electrical licensing update** [more ...](#)
- See News Briefs for more manufactured housing news** [more ...](#)

Quick Links

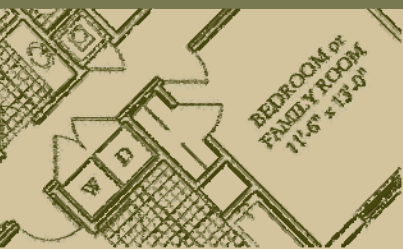
Serving Kentucky:

- Looking for a home?** [more ...](#)
- Looking for a community?** [more ...](#)
- To find a service or supplier in your area** [more ...](#)
- Manufacturers serving Kentucky** [more ...](#)
- Other resources to help you buy or live in a factory built home** [more ...](#)
- Local government official looking for policies and guides** [more ...](#)

Quick Links

KMHI members represent a vast cross-section of business and development that benefits cities, counties, and consumers. The industry creates a ripple effect in Kentucky's economy with sales and purchases of products, goods, and services.

* (pdf file, [download](#) free reader)



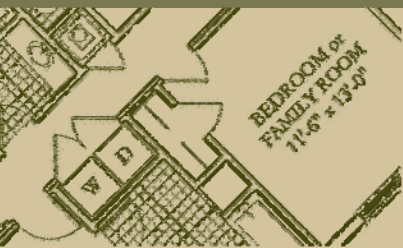
www.kmhi.org



What resources does the KMHI provide to help you keep up to date?

(Any hour of the day or night you can use our web site.
Print any useful info free from www.kmhi.org)

- Disposal of Uninhabitable Mobile Homes in Kentucky
- Introduction
- Landowner: "Options for Removing Unusable Mobile Homes"
- County and Local Governments: "Disposal of Uninhabitable Mobile Homes"
- Kentucky Legislation
- Resources for Disposal by County



Keep Up to Date

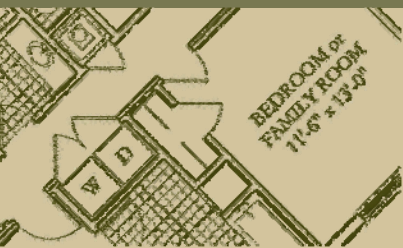
Traffic on the KMHI web site -

In June 2007, the KMHI Web Site averaged 301 visits per day.

The most highly visited page on the site is "DISPOSAL".

The most downloaded document is "Landowner: Options for Removing Unusable Mobile Homes".

So far in 2007, this document has been downloaded 1,361 times.



Invisible Progress



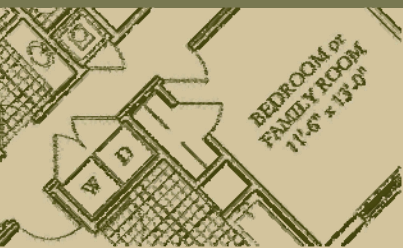
“Manufactured Housing: Who Does What?”

(free download from www.kmhi.org)

Explains the involvement of regulators, inspectors and decision makers at the federal, state and local levels.

Standards, regulations, certifications, trainings for:

- Construction and safety of each home
- Manufacturing facility
- Sales center and retail activities
- Transportation of home components
- Local permits and land use
- Installation of home
- Inspections



Who Does What?

There is not a one size fits all process for disposal.

The Unit 's Condition

- Is the unit roadworthy?
- Can the intact mobile home be transported to a landfill?

The Paperwork

- Title?
- Tax rolls?
- Proof of disposal?

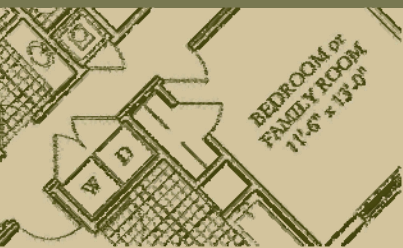
Why is This a Complicated Problem?



Landfills

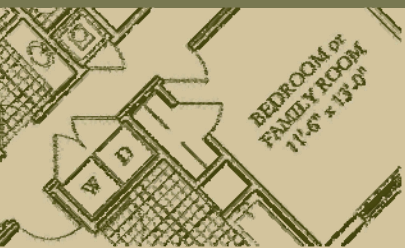
- Municipal Solid Waste or Construction and Demolition Debris? Distance to landfill?
- Accepted intact or pre-demolished as debris?
- Manufactured home transporter or dump truck or dumpsters?
- Tipping fee?
- Furnishings, unacceptable materials, appliances?

Or Private Salvage Company, Recycler



Where Can I Take it?

1. Stop “new” old mobile homes from coming across state lines.
2. Provide a method to recycle and dispose of uninhabitable units in your county.
3. Provide guidance and incentives for proper disposal.
4. Enforce nuisance or minimum housing codes.



What Can You Do?

Manufactured Home Certification and Licensure Board

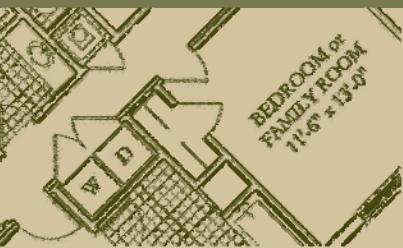
Kentucky has an inspection system to determine compliance with standards for human habitation:

HUD Code Seal = Certified new home

B1 Seal = Habitable, Certified inspection, meets HUD Code performance standards

B2 Seal = Not habitable, Certified inspection, **does not** meet HUD Code performance standards. Salvage only legal for storage or utility.

It is the duty of the **Office of the State Fire Marshal** to enforce these regulations.



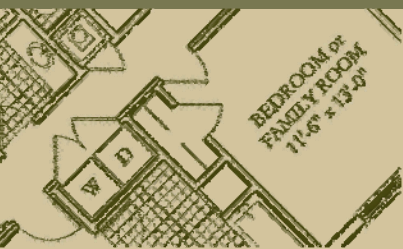
What About Used Homes?

SB 109 passed in 2004

Prevents previously-owned, old and unfit factory-built structures from being brought into Kentucky. Surrounding states already have regulation prohibiting such structures.

Kentucky has been a dumping ground for these unfit structures. When used as a residential dwelling, a previously-owned factory-built structure must be re-inspected and brought up to standards for a B-1 seal. Otherwise, the structures will not be allowed to be located in Kentucky.

The Kentucky Manufactured Housing Institute is currently working with the State Fire Marshal on regulations for this legislation.



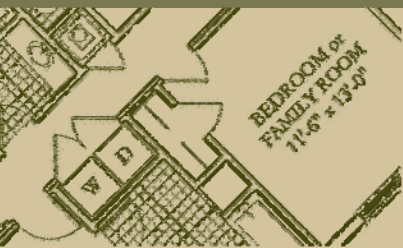
Closing Kentucky's Borders



What do you need to know about "previously owned" homes?



In addition, local governments can, through their building permit system, prevent the placement of B-2 Seal salvage units in their jurisdictions.

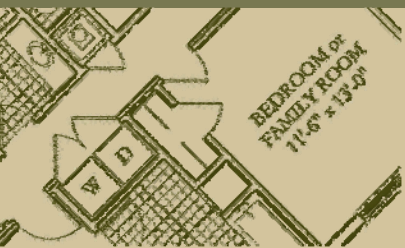


To Exclude Salvage Units

HB 345 An Act Relating to Nuisance Abatement

Allows local governments a process to enforce proper disposal of old abandoned and uninhabited structures. This new law may work hand-in-hand with KMHI's efforts to help local jurisdictions and its members to "clean-up" these structures.

This law clarifies that these nuisance abatement standards apply to "One (1) or more mobile or manufactured homes as defined in KRS 227.550 that are junked, wrecked, or non-operative and which are not inhabited;".



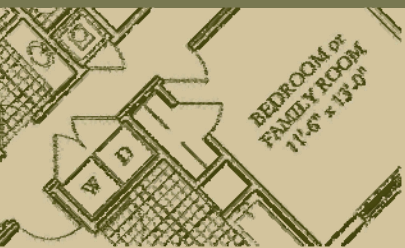
**How Local Govt. Can
Regulate Clean Up**



HB 345 An Act Relating to Nuisance Abatement

“Any city, county, consolidated local government, or urban-county may establish by ordinance reasonable standards and procedures for the enforcement of this section.”

“Proper notice shall be given to property owners before any action is taken pursuant to this section; and, prior to the demolition of any unfit or unsafe structure, the right to a hearing shall be afforded the property owner.”

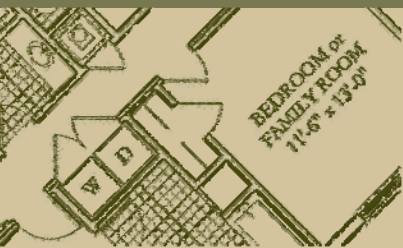


**How Local Govt. Can
Regulate Clean Up**



Information For your Constituents

- Who to ask?
 - Solid Waste Coordinator
 - County Judge Executive
 - Planning Department
- Instructions
 - How to Dispose of Unit
 - Lists of Resources
 - Referrals



Prior to Enforcement

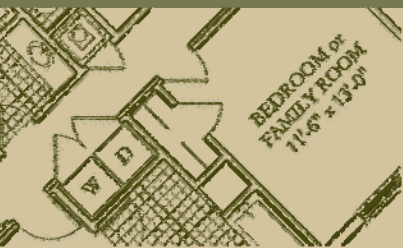


Communication

- Handout, post flyer in library
- Web site, local newspaper, radio

Voluntary or Service Programs as an Incentive

- Showcase Successful Disposal ie. Good Citizenship
- Cost sharing or grant programs



How to Encourage Clean Up?

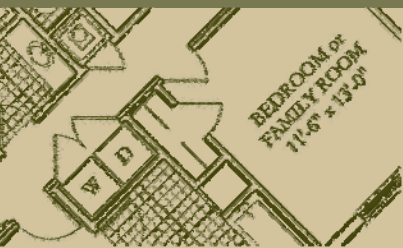
Public Landfill Policy, Operations and Facilities

- Landfill staging area to dismantle and recycle
- Reduced tipping fees through landfill operation contracts
- Special programs offered



Economies of Scale

- Efficiencies gained by County coordination
- Group disposal contracts by proximity to lower costs



Easier and Less Expensive

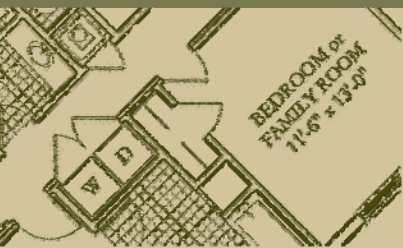
Communicate with Constituents

**Regulation and
Enforcement**

Voluntary or Service Programs for Disposal

**Instructions for
Paperwork**

Link with Housing Programs for Funding Sources



Components of a Program

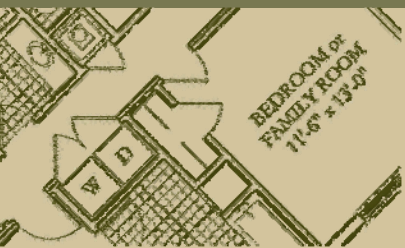


Public

- Local Government Staff and Decision Makers
- Solid Waste Coordinators
- Local Code Enforcement
- Entitlement Programs and Grants
- Universities and Colleges

Private

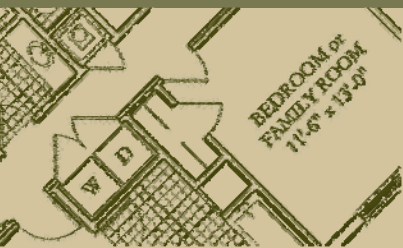
- The Kentucky Manufactured Housing Institute
- Salvage or Recycling Companies
- Manufactured Home Transporters



Partners in the Process



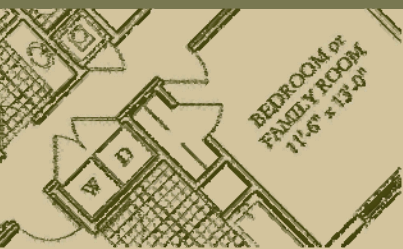
“Out with the Old,



Conclusion



“Out with the Old,
In with the New.”



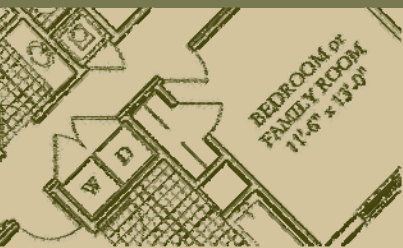
Conclusion

The Kentucky Manufactured Housing Institute (KMHI) is providing this information to stimulate discussion and clarification of complex laws and regulations supporting the construction and siting of factory built homes. In addition, the KMHI is providing information as a public service to assist those who want to recycle or demolish uninhabitable mobile homes. There are many federal, state and local regulations which may apply with respect to the appropriate, safe and legal method to complete the process. KMHI does not warrant the information contained herein on a legal basis and would encourage the use of contractors who are properly registered and licensed with all of the appropriate agencies.

Photo Credit: Bryan Miles, Solid Waste Coordinator, Grant County KY.

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Acknowledgments

