



**House  
Legislative  
Analysis  
Section**

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**TORNADO SHELTER IN MOBILE HOME PARKS**

House Bill 4512

Sponsor: Rep. Ken DeBeausset

Committee: Urban Affairs

Complete to 4-3-89

**A SUMMARY OF HOUSE BILL 4512 AS INTRODUCED 3-22-89**

The Mobile Home Commission Act created an eleven member commission which is authorized under the act to promulgate rules regulating mobile home parks and their safety. The bill would amend the act to require the board to promulgate rules relative to the use of tornado and high wind safety shelters at mobile home parks. The rules would have to require that, within 18 months after the date the rules required under the bill were filed with the secretary of state's office, mobile home park and seasonal mobile home park owners would have to ensure that tornado shelters were available to their park residents. The rules would have to include at least the following:

-- a requirement that such a shelter be located either a) at the park, for a park that obtained a construction permit for a shelter after the date the commission's rules were filed, or b) at or "within a reasonable distance" from the park, for an existing park as of the date of the rules' filing or for a park that obtained a construction permit on or before the filing date. The rules would have to require that a park's evacuation plan was used in determining whether a park's off-site shelter was within reasonable distance from the park;

-- a requirement that a person could not modify a structure for use as a shelter or construct a shelter to satisfy the bill's requirements without first having obtained a permit issued by the Department of Commerce, and that a park owner and a licensed engineer filed with the department an affidavit that certified the shelter was completed as specified in the permit;

-- a requirement that department certification was obtained for a building proposed to be used without modification as a shelter if the building were a) a structure built before the rules' filing date or b) a structure built after the filing date and not specifically for use as a shelter; and

-- standards, developed in consultation with the state construction code commission authorized under the Construction Code, that required shelters to have adequate strength, space, exits, illumination, ventilation, sanitation, and safety from utility lines, fire hazards, and flooding.

MCL 125.2305a

House Bill 4512 (4-3-89)