

SB1839



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

SB1839

Introduced 2/26/2021, by Sen. Mattie Hunter

SYNOPSIS AS INTRODUCED:

430 ILCS 115/2

from Ch. 67 1/2, par. 502

Amends the Illinois Modular Dwelling and Mobile Structure Safety Act. In provisions regarding definitions, provides that codes for structural requirements adopted for modular dwellings shall be no more stringent than the requirements contained in the most recent edition of the International Residential Code for One- and Two-Family Dwellings or the International Building Code, as applicable. Provides that the Code of Standards shall permit the use of new technology, techniques, methods and materials, for both modular dwellings and mobile structures, consistent with recognized and accepted codes and standards developed by the Illinois Energy Conservation Code.

LRB102 10580 CPF 15909 b

A BILL FOR

1 AN ACT concerning safety.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Illinois Modular Dwelling and Mobile
5 Structure Safety Act is amended by changing Section 2 as
6 follows:

7 (430 ILCS 115/2) (from Ch. 67 1/2, par. 502)

8 Sec. 2. Unless clearly indicated otherwise by the context,
9 the following words and terms when used in this Act, for the
10 purpose of this Act, shall have the following meanings:

11 (a) (Blank).

12 (b) "Person" means any individual, group of individuals,
13 association, trust, partnership, limited liability company,
14 corporation, person doing business under an assumed name,
15 county, municipality, the State of Illinois, or any political
16 subdivision or department thereof, or any other entity.

17 (c) "Manufacturer" means any person who manufactures
18 mobile structures or modular dwellings at the place or places,
19 either on or away from the building site, at which machinery,
20 equipment, and other capital goods are assembled and operated
21 for the purpose of making, fabricating, forming, or assembling
22 mobile structures or modular dwellings.

23 (d) "Department" means the Department of Public Health.

1 (e) "Director" means the Director of the Department of
2 Public Health.

3 (f) (Blank).

4 (g) "Codes" means the safety codes for modular dwellings
5 and mobile structures adopted by the Department and is
6 synonymous with "rules". The Codes shall contain the standards
7 and requirements for modular dwellings and mobile structures
8 so that adequate performance for the intended use is made the
9 test of acceptability, provided that the structural
10 requirements adopted for modular dwellings shall be no more
11 stringent than the requirements contained in the most recent
12 edition of the International Residential Code for One- and
13 Two-Family Dwellings or the International Building Code, as
14 applicable. The Code of Standards shall permit the use of new
15 technology, techniques, methods and materials, for both
16 modular dwellings and mobile structures, consistent with
17 recognized and accepted codes and standards developed by the
18 International Code Council ~~(ICC) or by the organizations that~~
19 ~~formed the ICC in 1994~~, the National Fire Protection
20 Association, the International Association of Plumbing and
21 Mechanical Officials, the American National Standards
22 Institute, the Illinois Energy Conservation Code, and the
23 Illinois State Plumbing Code.

24 (h) "Seal" means a device or insignia issued by the
25 Department to be displayed on the exterior of the mobile
26 structure or the interior of a modular dwelling unit to

1 evidence compliance with the applicable safety code.

2 (i) "Modular dwelling" means a building assembly or system
3 of building sub-assemblies, designed for habitation as a
4 dwelling for one or more persons, including the necessary
5 electrical, plumbing, heating, ventilating and other service
6 systems, which is of closed construction and which is made or
7 assembled by a manufacturer, on or off the building site, for
8 installation, or assembly and installation, on the building
9 site, installed and set up according to the manufacturer's
10 instructions on an approved foundation and support system. The
11 construction of modular dwelling units located in Illinois is
12 regulated by the Illinois Department of Public Health.

13 (j) "Closed construction" is any building, component,
14 assembly or system manufactured in such a manner that all
15 portions cannot readily be inspected at the installation site
16 without disassembly, damage to, or destruction thereof.

17 (k) (Blank).

18 (l) "Approved foundation and support system" means, for a
19 modular dwelling unit, a closed perimeter formation consisting
20 of materials such as concrete, mortared concrete block,
21 mortared brick, steel, or treated lumber extending into the
22 ground below the frost line which shall include, but not
23 necessarily be limited to, cellars, basements, or crawl
24 spaces, and does include the use of piers supporting the
25 marriage wall of the home that extend below the frost line.

26 (m) "Code compliance certificate" means the certificate

1 provided by the manufacturer to the Department that warrants
2 that the modular dwelling unit or mobile structure complies
3 with the applicable code.

4 (n) "Mobile structure" means a movable or portable unit,
5 which, when assembled, is 8 feet or more in width and is 32
6 body feet in length, constructed to be towed on its own chassis
7 (comprised of frame and wheels), and designed for occupancy
8 with or without a permanent foundation. "Mobile structure"
9 includes units designed to be used for multi-family
10 residential, commercial, educational, or industrial purposes,
11 excluding, however, recreational vehicles and single family
12 residences.

13 (Source: P.A. 98-749, eff. 7-16-14; 98-959, eff. 8-15-14;
14 99-78, eff. 7-20-15.)