

Approved March 3, 1993
Date

MINUTES OF THE SENATE COMMITTEE ON LOCAL GOVERNMENT

The meeting was called to order by Senator Audrey Langworthy at
Chairperson

9:10 a.m./~~p.m.~~ on Tuesday, February 18, 1992 in room 531-N of the Capitol.

All members were present except:

Committee staff present: Theresa Kiernan, Revisor of Statutes
Mike Heim, Legislative Research
Elizabeth Carlson, Committee Secretary

Conferees appearing before the committee:

Terry Humphrey, Kansas Manufactured Housing
Thomas Horner, Gaslight Village

SB 586 - Storm shelters for mobile home parks

Senator Daniels introduced SB 586 by stating she has received many calls from constituents who live in mobile homes and do not have shelters centered in the park or easy accessibility to the shelters. This bill requires any mobile home park to provide a storm shelter for every 18 mobile homes. The shelters must have 18 square feet per mobile home and be accessible to handicapped people. She stated she believes this is a people bill. There is a House bill which is similar but requires less square fee per mobile home. The shelters are strictly for the peoples safety and is in response to many requests.

Senator Montgomery asked if there is a building in community such as a church with a basement, would that be satisfactory? She said it must be accessible and must be unlocked.

Senator Lee asked if apartment houses have been considered as well. Senator Daniels stated this bill only addresses mobile homes.

Senator Langworthy asked if a shelter is accessible at all times, would it be safe if it could be used for other purposes, how would this problem be solved without the shelter being policed? Senator Daniels said it probably should be locked at times, but they are a safety factor that should be available.

Terry Humphrey, Kansas Manufactured Housing, appeared as an opponent to this bill. She read from a prepared statement. (Attachment 1) She encouraged the committee not to discriminate against mobile home parks and exempt other housing such as slab homes, apartments, nursing homes, day care centers, hotels, motels, school buildings shopping centers and others. She would encourage the legislature to seek emergency preparedness plans that identify public or private structures that are available as storm shelters during severe weather.

Thomas Horner, Kansas Manufactured Housing Association, spoke as an opponent of this bill. (Attachment 2) He spoke of his 30 years in all facets of manufactured housing. He stated mobile home parks are not magnets that attract tornadoes. His experience with shelters shows that only a small percentage of people will seek safety in a storm shelter. They prefer to stay in their home. He stated this was true in the Andover storm. He said enforcing the existing tie-down law would be a great help in storms. Also he said the mobile home needs to be affordable without adding to the cost, to require a contingency plan and to furnish area storm warning devices. He requested existing parks not be required to build storm shelter

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON LOCAL GOVERNMENT,
room 531-N Statehouse, at 9:10 a.m./~~p.m.~~ on Tuesday, February 18, 1992.

facilities which may be physically or economically impossible.

Senator Gaines spoke about the necessity for shelters and his observation was that these people were particularly vulnerable. There is liability in not having any place of shelter for these people.

Senator Montgomery spoke about the necessity for some sort of custodian to take care of a storm shelter.

Meeting adjourned at 9:55 a.m.

KANSAS MANUFACTURED HOUSING ASSOCIATION

TESTIMONY BEFORE THE

SENATE

LOCAL GOVERNMENT COMMITTEE

TO: Chairperson Audrey Langworthy and
Members of the Committee

FROM: Terry Humphrey, Executive Director

DATE: February 18, 1992

RE: SB 586

The Kansas Manufactured Housing Association (KMHA) opposes SB 586 which mandates storm shelters for both new and existing mobile home parks. However, KMHA wants the Local Government Committee to know that we support and encourage storm safety programs for mobile home park residents. None-the-less, KMHA opposes SB 586 for the following reasons:

1. SB 586 unfairly discriminates against mobile home parks by mandating storm shelters for parks and exempting the rest of the housing industry from offering the same type of service (i.e. slab homes, apartments, nursing homes, day care centers, hotels, motels, school building, shopping centers and others).

2. A majority of mobile home parks historically have offered storm shelters on a voluntary basis and use these features as a marketing tool.

Last summer KMHA surveyed mobile home parks and found that 83% of the respondents offer storm shelters. Also, the City of Wichita surveyed its licensed parks and found that 79% offer storm shelters and four parks planned to build shelters. To our knowledge any new manufactured home park that is developed provides a storm shelter.

On the other hand, the Sedgwick County Manufactured Housing Association surveyed 18 Wichita apartment complexes for storm shelters and found that 16 had no storm shelters and one refused to answer.

3. SB 586 requires storm shelters of all existing mobile home parks and this may be impossible due to unavailable land and cost. Many of the older parks are now land locked due to development. Therefore under SB 586 a

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park owner would have to evict or displace several homes which may not be feasible in order to comply with the law. In addition, mandating storm shelters would have a negative impact on the affordability of mobile home parks. Obviously, the cost of providing a storm shelter would be passed on to tenants.

4. The square footage requirement in SB 586 is excessive. Most mobile home park storm shelters provide less than 10 sq. ft. of shelter space per home. Our research indicates that the average mobile home household size is 2.3 persons. Our survey also revealed that typically less than 50% of park residents use storm shelters.

5. SB 586 states that a storm shelter shall be built according to the UBC Code if a city does not have a storm shelter code. However, according to the International Conference of Building Officials - authors of the UBC, there is no storm shelter code.

Without question KMHA recognizes that SB 586 is a result of a sincere concern for storm safety and we share that concern. The recent tornado tragedy in Andover, Kansas has made us all aware of the imminent danger presented by a tornado. Unfortunately, the Andover tragedy pointed out that many people fail to take a tornado warning seriously. Even when the Andover police warned Silver Spur residents that they were in the direct path of a tornado, some residents failed to go to the storm shelter. It was this unfortunate situation that prompted the Sedgwick County Manufactured Housing Association to co-sponsor with KFDI, a Wichita Radio Station, a Community Emergency Plan booklet that will be distributed to all Sedgwick County mobile home parks and their residents in the next few weeks. Also, the KMHA will encourage usage of this booklet on a statewide basis. It is our opinion that education, pre-planning and community wide emergency preparedness plans are the key to safe guarding Kansas citizens from this type of tragedy.

Also, it should be mentioned that according to the National Weather Service no one died as a result of a tornado in Kansas from 1985 to 1989. In 1990, two people died in site built structures. The 1991 data is not yet available.

In closing I would ask the committee to oppose SB 586 and not discriminate against mobile home parks. Instead I would encourage the legislature to ask cities and counties to have an emergency preparedness plan for its citizen that identify public or private structures that are available as storm shelters during severe weather. There are many people in slab built structures who would benefit from this type of information and planning. Thank you.

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The Wichita Eagle welcomes letters to the Public Forum. Shorter letters give more people a chance to have their say and are better read. Letters must be signed with the writer's true name, address and phone number, if any. Only the name and city will be published. Letters may be edited. Send letters to Public Forum, The Wichita Eagle, P.O. Box 820, Wichita, Kan., 67201.

* Storm shelter still best bet for safety

By most media accounts of the recent tornado tragedy, one could easily get the impression that people who live in manufactured homes are the most vulnerable to severe weather and tornadoes.

But this is really not accurate. First of all, since 1976 all manufactured homes (formerly mobile homes) — which The Wichita Eagle incorrectly calls "trailer" — are built to the National Manufactured Home Safety and Construction Standards (a HUD code).

The HUD code is a building code similar to other model building codes that are designed to benefit health, safety and welfare. When a manufactured home is properly installed to a foundation (basement or blocked and anchored), you have a durable structure.

However, in terms of storm safety no structure, site-built or factory-built, is completely safe. In the April tornado, many site-built homes were leveled. Therefore, the best way to improve your chances of surviving a tornado is to have a basement or underground storm shelter and use it.

At the Golden Spur Mobile Home Park, there was a 95-foot-by-11-foot storm shelter, not a 40-foot-by-10-foot one as reported in a Wichita Eagle May 5 news article. Approximately 150 people used the shelter and they were not hurt in the storm. In addition, the shelter had sufficient space for many more residents. Unfortunately, some residents chose not to use the shelter or failed to respond quickly enough.

Storm apathy may have contributed to the tragedy, but the failure of the Andover tornado siren to go off had to play a significant role.

I have lived in manufactured home parks since 1958, and there has always been a storm shelter provided — that I use. I respond quickly to severe storm warnings and I accept that as my responsibility.

Yet for people who live in homes built on slabs and some apartment buildings, they may not have a storm shelter available like many manufactured home parks do. Consider for a moment if the tornado would have directly hit Cloudridge Apartments in Andover. At these apartments there is no basement or storm shelter for its residents. Also, there are public buildings, shopping centers, restaurants, day-care centers and hotels that have no storm facilities.

Following the tornado, Sen. Eric Yost, R-Wichita, suggested a law mandating storm shelters for new manufactured home parks. But his suggestion misses the fact that many manufactured home parks voluntarily have storm shelters and virtually all new parks provide shelters.

Instead, Sen. Yost's efforts would be better spent looking at other housing structures and public facilities that have no storm shelters at all. In addition, local governments should be required to have properly working storm sirens and an emergency back-up siren if the first system fails.

Perhaps Sen. Yost could investigate why Butler County had no tornado disaster plan as required by state law.

JIM WILLIAMS
Manager/Tenant
Mobile Manor Estates
Wichita

DAILY PRAYER

God, there are those who have difficulty doing even the simplest of tasks because of physical or mental disabilities. Be with them as they strive to complete their tasks, and help others in understanding, patience and respect for those with handicaps. Amen.

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Community Emergency Plan



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AN EMERGENCY PLANNING GUIDE PROVIDED AS A SERVICE
OF KFBI AND SEDGWICK COUNTY MANUFACTURED HOUSING ASSOCIATION

Preface

The following information concerns the evacuation of residents during severe weather conditions such as tornados and other natural disasters. Also included is information concerning fire and utility emergencies.

The safety and well-being of our residents is of the utmost importance. Please keep this information booklet near your phone or where it can be retrieved immediately.

Individual judgments and common sense will dictate the overall reactions in an emergency. This booklet is intended to give guidance and direction. We recommend rehearsals of the evacuation of your home so that you can be prepared in an actual emergency. Always express courtesy, obey laws, and stay calm.

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FEB-17-1992 14:41 FROM POUND 300 1111 1111

Emergency Numbers

Police: _____

Fire: _____

Ambulance: _____

Hospital: _____

Sheriff's Department: _____

Utilities

Water: _____

Electric: _____

Gas Company: _____

Telephone: _____

Community Manager: _____

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Fire - Emergency Procedures

On discovery of fire, proceed according to plan:

1. Call the fire department: _____

- Give name of the park.
- Give location, (lot number) of the fire.
- Activate alarm system (if existent).
- Evacuate the area to at least 500 feet.

■ Call manager: _____

2. Implement evacuation if necessary:

- Consider use of cars in parking lot, for temporary shelter.
- Be responsible for evacuation of community using previously established routes.

Utility - Emergency Procedures

GAS LINE BREAK - Top Priority. Sound alarm if existent.

- Clear the immediate area.

■ Contact: _____ At: _____

■ Notify fire department at: _____

TOTAL ELECTRIC POWER FAILURE

■ Call: _____ At: _____

WATER MAIN BREAK

■ Call water department: _____

■ Inform manager: _____

Severe Thunderstorm

Public Warning
Radio or Television Broadcast of Warning
No Siren Sounded unless Danger of a Tornado.

Monitor local radio stations to be alert for severe thunderstorms. Gather family members and prepare to evacuate to tornado shelter if conditions warrant.

Flash Flood

Flash floods can strike any time and any place with little or no warning. In mountainous or flat terrain, distant rain may be channeled into gullies and ravines, turning a quiet streamside campsite or wash into a rampaging torrent in minutes. City streets can become rivers in seconds. Observe these flash flood safety rules. They could save your life.

Keep alert for signs of heavy rain (thunder and lightning), both where you are and upstream. Watch for rising water levels.

Know where high ground is and get there quickly if you see or hear rapidly rising water.

Be especially cautious at night. It's harder to recognize the danger then.

Do not attempt to cross flowing water which may be more than knee deep. If you have doubts, don't cross.

Don't try to drive through flooded areas.

During threatening weather, listen to commercial radio or TV, or NOAA Weather Radio for Watch and Warning Bulletins.

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TORNADO WATCH:

Tornadoes and severe thunderstorms are possible

TORNADO WARNING:

Tornado detected: take shelter immediately.

LISTEN TO RADIO OR TELEVISION FOR LATEST NATIONAL WEATHER SERVICE BULLETINS

When a tornado threatens, your immediate action can save your life!

ALERT SIGNAL
5 MINUTE STEADY BLAST OF
CIVIL DEFENSE WARNING SIREN,
REPEATED IF NECESSARY

1. Tune in radio or television to local station.

Radio: _____ TV: _____

2. Proceed to pre-designated tornado shelter.

If you are in a vehicle, seek substantial shelter immediately. If you are in the path of the tornado at home with time to evacuate, follow the evacuation route map and seek shelter. If there is not time to flee, seek protection in an interior hallway or closet. If you are caught outdoors, lie flat in the nearest ditch, ravine, or culvert with your hands shielding your head.

3. Refer to "Map-Evacuation Route"

ALL CLEAR SIGNAL

Given by radio or television broadcasts. Sirens are never used to indicate the end of a warning.

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BE PREPARED

In a major storm, preparations can assist your family in dealing with an emergency you may face.

Expect a power outage — have flashlights and fresh batteries on hand at all times.

A small fire can get out of hand quickly. The first minutes of a fire often determine if your home can be saved in a fire. Remember — in buying a fire extinguisher, only a Class ABC extinguisher will put out any type of blaze.

In an evacuation — things to take:

- Special foods or medications
- Radio
- Toilet kit
- Clothing
- Bedding

Buy and maintain a first aid kit.

Teach all competent members of the family how to shut off utilities. If forced to leave your home, shut off the utilities as a precautionary measure. However, have the gas company turn back on the gas and relight pilots unless you absolutely know how to do it.

In seeking other shelter, avoid buildings with wide span roofs such as gymnasiums, auditoriums, and large stores.

Source: Just In Case, John Moir 1980

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Community Map - Evacuation Route

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THOMAS J. HORNER, JR.
6121 W. 87TH STREET
OVERLAND PARK, KANSAS 66207

CREDENTIALS:

1. Involved in all facets of the manufactured housing business for approximately 29 years.
2. Have had ownership-management experience with over 30 manufactured housing communities (or mobile home parks) in 7 midwestern states.
3. Horner & Associates presently own-manage over a dozen parks in 4 states.
4. We have six mobile home parks in Kansas.
5. Our present number of lots is 3,500 and that represents housing for approximately 14,000 people.
6. We have been active in industry improvement efforts in Missouri, Kansas, Iowa and Minnesota and have been active in many state associations.
7. I have been on the Board of a number of State associations and one national association.
8. We are presently ranked 36th in the U.S. in terms of ownership-management entities, and more significantly, we are the only "ranked" entity in the midwest.
9. I have many industry honors, including man of the year in Missouri in 1988 and our many activities are regularly published in industry publications.
10. I recently served on a committee in Lawrence, Kansas:
 - a. That drafted a new mobile home ordinance for mobile home parks, including provisions that apply to storms and storm shelters.
 - b. I also served on a committee that finalized an emergency preparedness ordinance that pertains to mobile home parks, with specific provisions regarding storm shelters for Kansas City, Missouri.
 - c. I am also involved in a state-wide effort in Iowa on pending legislation regarding storms and storm shelters.

In each of these efforts, public officials, industry representatives and residents jointly concluded that requiring existing mobile home parks to build storm shelters was both economically and physically impractical and that there were better ways to provide for the health, safety and welfare of the residents.

11. Believe our success in this business has been due to our commitment to quality and to doing what is right for the

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people (our residents) who need quality, safe and "affordable" manufactured housing.

THE INDUSTRY:

1. We will provide approximately 15% of all new housing starts during the current year.
2. The acceptability of manufactured housing is just really beginning to be recognized.
3. We can provide quality housing (using the same or better materials that stick builders use) at under \$25.00 per square foot.
4. We are the answer to this nation's housing problem.
5. We are the fastest growing segment of the housing industry and more significantly, the most affordable for the highest percentage of the population.
6. We are also becoming more professional and attracting more substantial people and money to manufactured housing.

INDUSTRY PROBLEMS:

1. Discrimination still exists against manufactured housing, That is rapidly diminishing for a number of reasons. Principally, the demand for good low cost housing, changing standard of living in this country, the aging population, etc.
2. Taxation is unfair. (Total taxable contribution to the cities, counties and state that we are part of exceeds the burden we place on those communities.
3. Other pending legislative actions: Most of which are well intentioned, but not based on sound research or facts, and which will result in hurting the very people they are intended to help. The Landlord/Tenant bill and some provisions of the pending storm shelter bill which is the subject of this meeting, are case in point.

MOBILE HOME PARKS ARE NOT MAGNETS THAT ATTRACT TORNADOES:

1. I once had a very scientific explanation done by a climatologist, but most of that scientific explanation had to do with the following:
 - a. Air temperature is a principal contributing factor.
 - b. Metropolitan areas generate heat (from asphalt, roof tops, etc.)

Accordingly, tornadoes traditionally skirt the fringes of developed areas (or cities).
 - c. Mobile home park zoning, usually places these developments in those fringe areas.
2. Most often hit are rural (farm) properties (low density

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population) and this gets little publicity.

SEVERAL PERSONAL EXPERIENCES WITH TORNADOES:

1. Topeka

Had privilege of a next day tour.

Storm came over Burnett's Mount from SW to SE

It did hit 2 mobile home parks and a lot of other types of housing including apartments, single family, commercial, etc.

The greatest property damage, and personal injury and death, was in apartments and single-family.

60 to 80 mobile home park residents took refuge under their tied-down mobile homes.

Point is that the hurricane tie-downs work:

There are laws on the books regarding tie-downs,

They should be better enforced.

2. Lawrence, Kansas

421 unit park, 10% occupied.

1,600 or 1,700 population.

Tornado hit 80 of the 421 mobile homes.

Our experience: 30 to 40 people in clubhouse basement.

17 to 23 people in storm shelter.

Total number of people who took refuge in these facilities was maybe 63 or so, out of 1,600 or 1,700.

Point to be learned from this is, people don't use storm shelters.

Other significant points: No loss of life in the mobile home park.

K-Mart store across the street collapsed and killed 2 or 3 people and there were 7 or 8 serious injuries.

Newspaper headlines "Tornado Devastates Mobile Home Park"

3. Ferrelview, Missouri

Tornado physically in view coming from west of K.C.I. airport toward the mobile home park.

This park was lucky enough to have a large (in relation to the size of the park) storm shelter.

Large black snake in the storm shelter. All the people preferred to go back home.

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4. Andover, Kansas

I have met with and talked with the owners and managers of that park.

Another example of a vast majority of the people didn't take refuge in available facilities, even when the tornado was imminent.

PHYSICAL CHARACTERISTICS OF STORM SHELTERS (and why most people don't or won't use them):

1. Basement of clubhouse is best (continuous use).
2. Negative aspects of storm shelters:
 - a. Concrete hole in the ground.
 - b. Dark (even with auxiliary lighting).
 - c. Normally damp.
 - d. May or may not have furniture or benches.
 - e. Generally very uninviting.
3. Problem with crowding and physical injury (crushing or suffocating) if in fact too many people try to crowd in.
4. Alternative problem "playing God" if we or our agent tries to dictate who gets in and who is kept out.
5. 18 square feet per lot is a large area.

OUR MUTUAL GOAL, AND WHAT WE SHOULD DO:

1. We can't economically afford to build storm shelters for the entire population of any mobile home park.

If we are to build storm shelters (in existing parks) for only a portion of the residents, who is going to determine who gets in and who is locked out. It may also be a physical impossibility.

2. A contingency plan As a mandatory part of the rental procedure is the best safeguard against storm damage or personal injury.
3. Warning: During pre-bed time hours, television is the best single warning device. After bedtime, an area alarm is the best system.
4. Discrimination: Don't discriminate against us as an industry. If existing developments are to be asked to build storm shelters. What about strip centers, schools, apartments, etc. (Single story concrete block buildings which are typical shopping center construction are particularly vulnerable.)

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SUMMARY:

1. We have the same goal, we need to work together to solve this potential problem (reasonably) without further eroding the "affordability" of this important type of housing.
2. Enforce existing tie-down laws.
3. Make storm shelter construction a definite part of any approved plans on new development. (Note 1)
4. Require all parks (or manufactured housing communities) to provide a written storm contingency plan as part of the rental procedure.
5. Furnish or require area storm warning devices.
6. Do not require existing parks to build storm shelter facilities which may be physically or economically impossible and which will further erode out ability to provide "affordable" housing to this segment of the housing market. You and I all know that the consumer always pays. As I mentioned earlier, increased taxes, insurance, and other "consumer protection" type efforts are hurting both the young families and older generation that are our principal residents.

Note 1: This obviously, assuming that all types of shelter are going to have the same requirements and that we are not going to be discriminated against.

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ORDINANCE NO. 6292

AN ORDINANCE REGULATING MOBILE HOME AND MANUFACTURED HOUSING PARKS, REPEALING CHAPTER XI OF THE CODE OF THE CITY OF LAWRENCE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION I. Chapter XI of the Code of the City of Lawrence, Kansas is hereby amended to read as follows:

CHAPTER XI

MOBILE HOME AND MANUFACTURED HOUSING PARKS

11-101 DEFINITIONS

As used in this chapter:

(a) "Manufactured home" means a structure which:

(1) Is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and

(2) is subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. Section 5403.

(b) "Mobile home" means a structure which:

(1) Is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 28 body feet or more in length and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and

(2) is not subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. Section 5403.

(c) "Manufactured home and mobile home park" or "park" means any lot upon which are located one or more manufactured homes or mobile homes, occupied for dwelling purposes, regardless of whether or not a charge is made for each accommodation. A "manufactured home and mobile home park" or "park" shall not mean a residential-design manufactured home as used in Chapter 20 of this Code.

(d) "Unit" means either a manufactured home or mobile home located within a park.

(e) "Lot" means the parcel of property on which a mobile home or manufactured home is located within a park.

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11-102 PARK LICENSE REQUIRED.

It shall be unlawful for any person to operate any mobile home or manufactured home park within the city without a valid license issued by the city in the name of the owner(s) of the park. An application for license shall be made to the City Clerk, who shall issue a license upon compliance by the applicant with provisions of this Chapter. No license issued hereunder shall be transferable.

11-103 SAME; APPLICATION; FEE.

Application for a license shall be in writing by the owner of the park. The license shall be for a term of five (5) years. The application shall contain the following:

- (a) The name and address of the owner (s) of the park and any designated local agent;
- (b) The location and legal description of the park;
- (c) A site plan, layout or map indicating the square footage of all lots, the number of lots currently occupied by units, location of shelters, roads or streets within the park, location of refuse dumpsters, utility connections or hook-ups for each lot. The site plan, layout or map should be annually updated by the park owner, documenting physical changes to the park and providing an annual listing of the number of lots occupied, and filed with the City Clerk. The site plan, layout or map need not be prepared by a professional engineer or architect nor contain a professional seal; and
- (d) Payment of the five (5) year license fee of \$5 per lot.

After the adoption of this ordinance, owners of mobile home and manufactured home parks located within the City shall have 90 days to obtain a license.

11-104 PERIODIC INSPECTIONS AND ANNUAL REPORTS.

Complaints of violations of this Chapter shall be forwarded to the chief building inspector for investigation. The chief building inspector is hereby authorized and directed to inspect the parks every five years to determine satisfactory compliance with this Chapter. The inspector shall prepare an annual report on compliance for submission to the City Manager and the City Commission. The annual report shall contain a listing of major complaints and violations, and the resolution of such complaints and violations.

11-105 NOTICE OF VIOLATION.

Whenever the inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter, the inspector shall give notice of such alleged violation to the person to whom the permit or license was issued as hereinafter provided. Such notice shall:

- (a) Be in writing;
- (b) Include a statement of the reasons for its issuance;
- (c) Allow reasonable time for the performance of any act it requires;
- (d) Be served upon the owner or his or her agent as the case may require. The notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his or her last known address;

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(d) The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions at units, service buildings and other locations requiring potable water supply.

11-110 SHELTER FROM STORMS

Each park owner shall either (1) maintain a storm shelter capable of sheltering all park residents in the event of inclement weather, or (2) provide information to park residents at the time rental agreements are executed concerning known available shelters or public places of safety located away from the park. Storm shelters are to be maintained by the park owner.

11-111 GENERAL REQUIREMENTS

(a) All utilities provided by the park owner, from the utility line to the point of connection for the unit, shall be installed and maintained according to applicable City Codes.

(b) The storage, collection and disposal of refuse in the park shall be constructed and maintained in a manner that does not violate City Code nor create a hazard to health or safety.

SECTION II. Chapter XI of the Code of the City of Lawrence, Kansas is hereby repealed it being the intent that this ordinance supercede it.

Adopted this 21st day of January, 1992, by the Governing Body of the City of Lawrence, Kansas.

APPROVED:


Robert L. Walters, Mayor

ATTEST:


Raymond J. Hummert, City Clerk

APPROVED TO FORM AND LEGALITY

DAVID L. CORLISS 1.8.92

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(e) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter.

11-106 SAME; INSPECTION; SUSPENSION OF LICENSE; PENALTIES FOR NON-COMPLIANCE

Whenever, upon inspection of any park, the chief building inspector or his or her designee finds that conditions or practices exist which are in violation of any provision of this Chapter, the inspector shall give notice in writing to the person to whom the license was issued stating that unless such conditions or practices are corrected within the period of time specified in the notice by the inspector, the license shall be suspended. At the end of such period, the inspector shall reinspect such park and, if such conditions or practices have not been corrected, he or she shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued.

In addition to suspension of the license, violation of any provision of this Chapter shall be a municipal offense. Any person convicted of a violation of this Chapter shall, upon conviction, be fined not less than \$25 nor more than \$500, or be imprisoned for not less than five days nor more than three months, or be both so fined and imprisoned. Each day during or on which a violation occurs or continues shall constitute a separate offense.

11-107 SAME; EMERGENCY COMPLIANCE.

Whenever the inspector finds that an emergency exists which requires immediate action to protect the public health and safety, the inspector may without notice or hearing issue an order stating the existence of such an emergency and requiring that such action be taken as he or she may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately.

11-108 COMPLIANCE WITH ZONING REGULATIONS.

All mobile home and manufactured housing parks shall comply with all City zoning regulations as provided in Chapter 20 of this Code. Any addition to a park shall comply with the zoning regulations.

11-109 WATER SUPPLY REQUIREMENTS.

In parks with a water supply or water piping system which is owned and maintained by the park licensee or any party other than the City, such water supply or water piping system shall comply with the following requirements:

- (a) The water supply shall be capable of supplying a minimum of 250 gallons per day per unit.
- (b) The water supply system of the park shall be connected by pipes to all units, buildings and other facilities requiring water.
- (c) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the City.

Attachment 2-9
Senate Local Govt
Feb 18, 1992



CITY OF LAWRENCE

APPLICATION FOR MOBILE HOME AND MANUFACTURED HOUSING PARK LICENSE

Name of Owner: _____

Street Address of Owner: _____

Mailing Address of Owner: _____

Name of Agent/Manager: _____

Street Address of Agent/Manager : _____

Mailing Address of Agent/Manager: _____

Address and Legal Description of Park: _____

Number of Lots in Park _____ At \$5.00 Per Lot = \$ _____

I have been supplied with a copy of Chapter XI of the City Code regarding regulations of mobile home and manufactured housing parks. The information supplied on this application and the attached site plan, map, or layout are correct to the best of my knowledge. I understand if the ownership of the mobile home park changes, this license becomes null and void and that such license fees are not refundable or prorated.

Owner/Agent _____

Date _____

RECEIVED THIS _____ DAY OF _____, 19 _____.

Administrative Services _____

APPROVED THIS _____ DAY OF _____, 19 _____.

*Attachment 2-10
Senate Local govt
Feb 18, 1992*

Building Inspection _____



Chuck Weber

Councilman-at-large, 1st District

City of Kansas City, Missouri
Heart of America

24th Floor, City Hall
Kansas City, Missouri 64106
January 27, 1992

(816) 274-1321

Mr. Tom Horner
1050 Woodsend
Edwardsville, Kansas 66111

Dear Tom:

Typically, the month of January is a time elected officials prepare and deliver their State of the City, State or Nation address. The City Clerk recently delivered a tally of sponsored legislation since the beginning of our four year term to the City Council. Of the nearly sixty pieces of legislation which I have sponsored since April 1991, I consider the Disaster Plan Amendment to Chapter 35 of the City Code one of the most important and productive ordinances in the group. The working committee on the preparation of this ordinance should be duly noted and thanked.

The following individuals who participated in the drafting and passage of Ordinance 911285 are hereby thanked for their service to the City of Kansas City, Missouri.

Mr. Tom Horner
Mr. Mike Wineinger
Mr. Andy Licata
Ms. Kay Dumont
Mr. Terry DeFraties
Mr. Al Paussa
Mr. Dave Helling, Channel 4 News
Mr. Jack Haley, Emergency
Preparedness Director
Ms. Kathy Hauser,
Assistant City Attorney

On behalf of the City and the many citizens who can be saved by these preparedness measures, our sincere thanks.

Yours very truly,


Chuck Weber
City Councilman

CW:smm:wp3.014

Ordinance enclosed

*Attachment 2-11
Senate Local Govt
Feb 18, 1992*

CITY COUNCIL
KANSAS CITY

FILE NUMBER: 911285

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 35, Code of General Ordinances, commonly known as Travel Trailers and Mobile Homes is hereby amended to add a new section to read as follows:

Section 35.6.5. Disaster Plan.

A. It shall be the duty of the owner of any mobile home development or travel trailer camp to file a disaster plan with the City Office of Emergency Preparedness. Filing of the plan shall be a condition precedent to issuance of an annual permit required in Section 35.2 of this Chapter. A disaster plan shall be in writing and provide for a method of early warning for such natural disasters as flooding or tornado.

B. The plan shall provide the following information:

1. A system of providing effective and initial disaster warning to occupants of a mobile home development or travel trailer camp;
2. Protection or shelter from the disaster by specific identification of a site or sites where such protection or shelter is available;
3. An evacuation route which is reasonable and provides safe and expeditious method of access to the protection or shelter; and
4. Special assistance to those occupants over the age of 65 and/or handicapped.

C. At the time a new occupant registers with the mobile home development or travel trailer camp, the owner or responsible attendant shall provide a copy of the disaster plan required herein to the new occupant in addition to a copy of the rules and regulations of the mobile home development or travel trailer camp.

D. The owner or the responsible attendant shall annually conduct a meeting to inform occupants of the mobile home development or travel trailer camp about the disaster plan and such meeting shall be at a reasonable time and place to all such occupants.

E. After January 1, 1992, any new mobile home development or any mobile home development which is expanded to include additional acreage shall provide a suitable shelter no less than thirty (30) square feet of floor area space for thirty percent (30%) of the individual pad sites with the development. The shelter may be included within a clubhouse basement. Any shelter area shall be provided with emergency lighting and shall be wind resistant.

*Attachment 2-12
Senale Local govt
Feb 18, 1992*

Attachment 2 - 13
Bona fide gent, Vol. 18, 1992

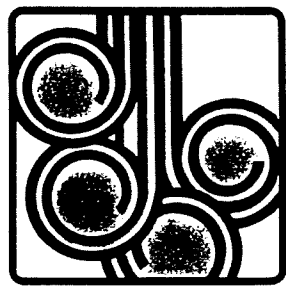
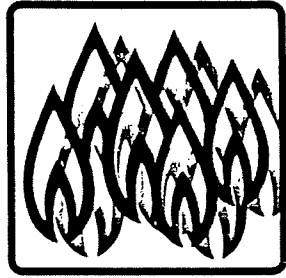


**Tornado
Safety**

Safe Living

Safe Living

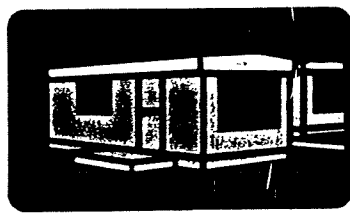
In Your Manufactured Home



- Be sure to keep a transistor radio or weather service radio -- with working batteries.
- Pay close attention to weather reports. Know the difference between a watch (when conditions are ripe for a severe weather event) and a warning (when a severe weather event is occurring or is imminent).
- Plan where to go during severe weather, for instance: a storm cellar, a community building, a relative or friend's basement.
- When a Tornado Warning has been issued, leave your manufactured home immediately. Go to your pre-planned safe place or lie down in a low area with your hands covering the back of your head and neck.
- Near the main exit door, keep a family safety kit containing a change of clothes for each member of the family, a blanket, a first aid kit and a flashlight.
- Be sure your manufactured home is installed in accordance with the manufacturer's instructions and all applicable state regulations.

The most important feature of any home is something you might not see when you walk through the door. But it could save your life. It's safety. And it comes in all sorts of shapes and sizes: smoke detectors, fire extinguishers, escape routes, carefully maintained heating and electrical systems, knowing what to do and where to go in case of fire, flood, tornado or other disaster.

The American Red Cross has developed safety check lists to help you make sure that you and your family live safely in your manufactured home.



In Your Manufactured Home

 **American Red Cross**

 **American
Red Cross**

 **American
Red Cross**

Developed by the Portage County Chapter - American Red Cross with funds from the Educational, Community, Emergency Services Support Program of the American National Red Cross, Washington, D.C.

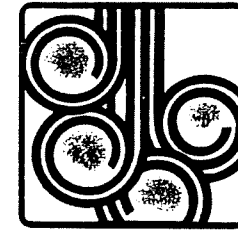


Fire Safety

- Be sure you have properly operating smoke detectors and fire extinguishers.
- Insure your personal property. Shop around for a company that best meets your needs for renter's or home owner's insurance.
- Plan, with the whole family, at least two escape routes from your manufactured home.
- Practice fire drills regularly using a smoke detector as a signal to start the drill. Follow your escape plan!
- Keep matches and lighters away from small children. Children tend to be curious about fire and tend to hide when frightened. Fire drills are most important for children between ages 2 and 12.
- Be sure your heating and electrical systems are properly maintained and in good working order.
- Carefully follow the instructions on all appliances and heating units, taking special care not to overload your electrical system.
- Be especially careful that your holiday decorations are safely displayed.
- Store important documents, such as birth certificates, marriage license and insurance papers in a fire-proof box or in the refrigerator, or rent a safety deposit box at your local bank.
- Make an itemized list of your personal property, including furniture, clothing, appliances and other valuables. Keep this list up-to-date and store it along with other important documents.

In Case of Fire:

- Always crawl close to the floor in smoke.
- Feel each door for heat before opening it.
- If your clothing catches on fire stop, drop to the floor and roll over and over again to put out the flames.
- Call the fire department from a neighbor's phone. Leave your manufactured home before calling for help.
- Contact your American Red Cross for assistance to meet your emergency needs--groceries, new clothing, a place to stay, or assistance replacing lost medications.

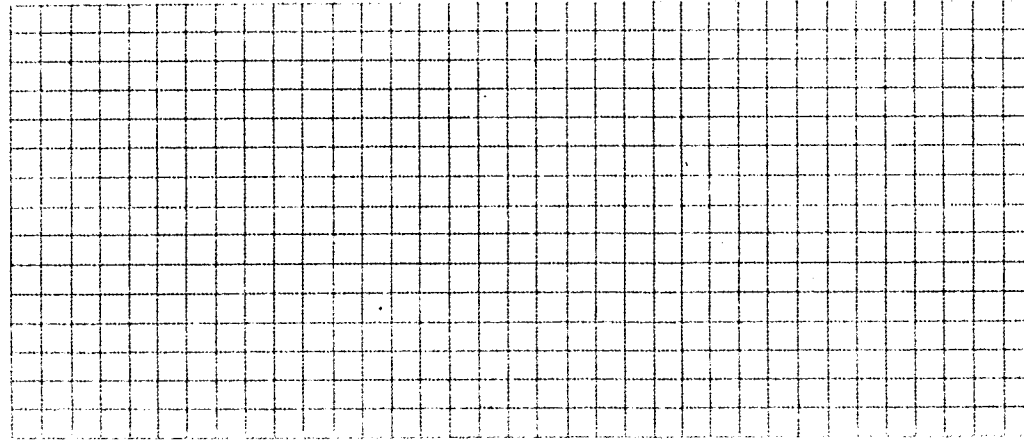


Attachment 2-14
 Senate Social Court
 Feb. 18, 1992

Floods

- If your manufactured home is located in a flood hazard area, be prepared to go to a safe place on high ground when flood or flash flood warnings are issued for your area.
- Most standard residential insurance policies do not cover flood loss. In flood prone communities, the National Flood Insurance Program makes flood insurance available for manufactured homes on foundations. See your insurance broker for details.

One block equals 2 feet.

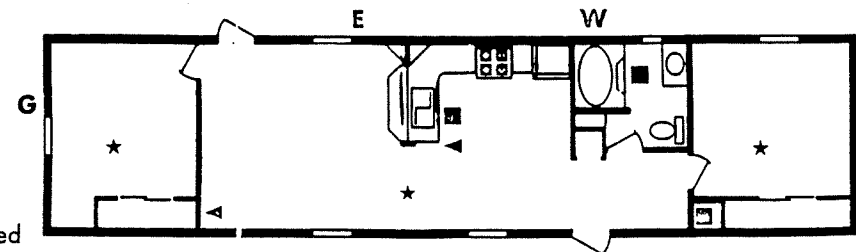


Use the symbols listed below to indicate important safety features on your home's interior plan.

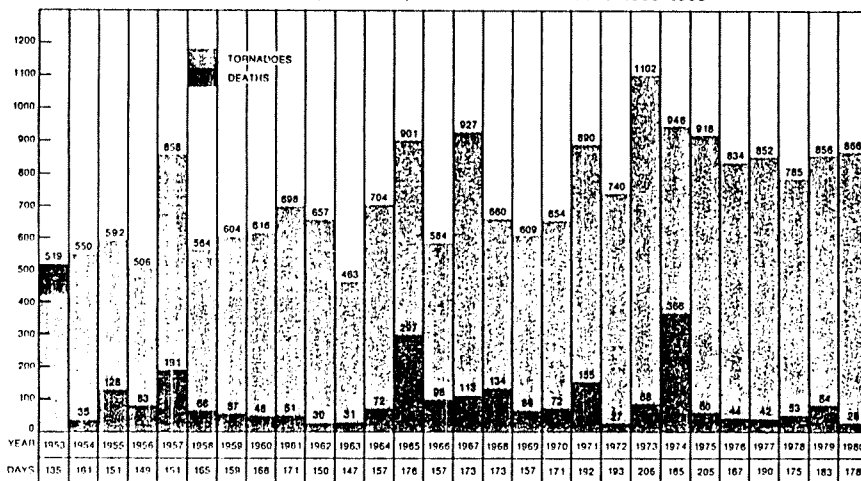
- ▶ Fire Extinguisher
- First Aid Kit
- G Gas Turn Off
- W Water Turn Off
- E Electric Turn Off
- Reunion Place To Meet
- ★ Smoke Alarms

Use the above chart to map the interior of your manufactured home, carefully noting two escape routes along with the locations of your smoke detectors, fire extinguishers, first aid kit, gas turn off, water turn off, and electric turn off.

The floor plan to the right is a sample layout of the safety features recommended to include in your manufactured home.



TORNADOES, DEATHS, AND TORNADO DAYS 1953-1980



The National Weather Service Watch/Warning System

At NOAA's National Severe Storms Forecast Center (NSSFC) in Kansas City, Mo., National Weather Service meteorologists monitor atmospheric conditions in North America using surface weather observations from hundreds of locations, radar information, satellite photographs, temperature, moisture, and wind speeds in varying levels of the atmosphere, and reports from pilots. Combining these thousands of pieces of information, NSSFC forecasts are able to determine the current state of the atmosphere. When threatening conditions are detected, the work of issuing watches and warnings begins!

A WATCH is issued by the NSSFC to indicate when and where severe thunderstorms and/or tornadoes are *most likely to occur*. A Severe Thunderstorm Watch implies that the storms may develop to significant strength to produce large hail (¾ inch or greater in diameter) and/or damaging winds. Since all severe thunderstorms are potential tornado producers, a Severe Thunderstorm Watch does not preclude the occurrence of tornadoes. A Tornado Watch means that conditions are favorable for the occurrence of both tornadoes and severe thunderstorms.

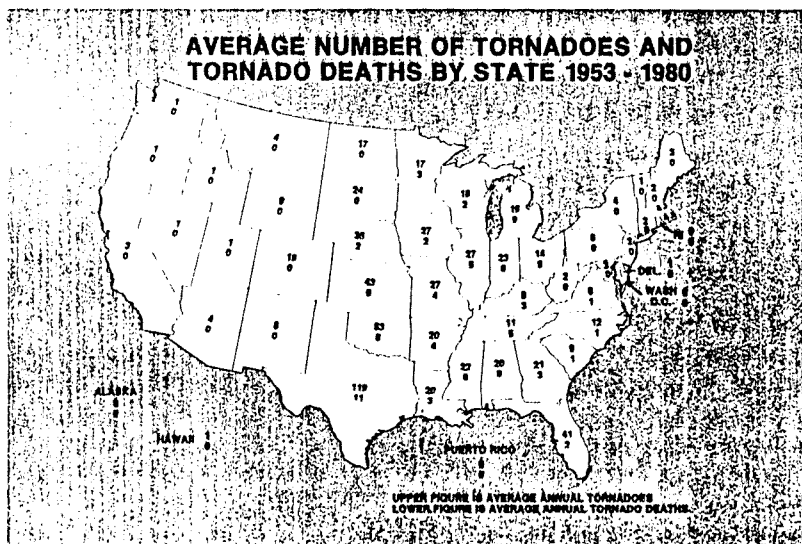
Watches are usually issued for areas about 140 miles wide and 200

miles long. During a Tornado Watch, everyone in or near the Watch area should be alert for signs of threatening weather and make preliminary plans for action. Listen to NOAA Weather Radio, commercial radio, or television for further information.

WARNINGS are issued by local National Service Offices when severe thunderstorms or tornadoes are indicated by radar or reported by trained spotters or other reliable sources. While radar is an invaluable tool, it cannot be relied upon totally to identify all severe weather. Trained spotters with rapid communication capabilities are critical to the warning process. SKYWARN spotter networks are composed of volunteers such as Amateur Radio and Citizen's Band radio groups as well as emergency service units such as police, firemen and Civil Defense personnel. The SKYWARN spotter networks are the backbone of the warning service and save many lives each year.

Yet, even the best combination of radar and trained spotters cannot identify all tornadoes and severe thunderstorms. If you see a tornado or funnel cloud, report it immediately to a local government agency and ask them to relay your report to the National Weather Service. Tornadoes can occur without warning, and your report and actions could not only save your life but others as well.

A WARNING will describe the area at risk from a tornado or severe thunderstorm. This is determined from the location, size, direction, and speed of movement of the storm (which can be erratic). A severe thunderstorm presents the danger of damaging winds, large hail (three-fourths of an inch in diameter or larger), lightning and heavy rainfall. Listen closely to the information contained in the warning. If a tornado is nearby, take protective cover immediately. At times, you may be in a warning area, but the reported tornado may not be nearby. Remember, you may still be at risk and should be prepared to take cover since the storm may be moving your way or may even produce additional tornadoes or damaging winds.



Attachment 2 - 15
Senate Local govt
Feb 18, 1992