

DR 79-21 - Possible Amendment to  
Title 26 - Mobile Home Regulations  
- Storm Shelters.

# ACTION

DATE

COMMITTEE \_\_\_\_\_

M.A.P.C. \_\_\_\_\_

B.C.C./~~B. CO. C.~~ *See motion by* 12-11-79

*CC in file  
re: voluntary storm shelters*

DK 79-21 - POSSIBLE AMENDMENT TO  
Title 26 - Mobile Home Regulations  
- Storm Shelters.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 4, 1979

TO E. H. Denton, City Manager  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Possible requirement of storm shelters in Mobile Home Parks.

On October 9, 1978, in approving recent amendments to the Mobile Home Park Regulations, the City Commission directed that a public hearing be scheduled to discuss the possible requirement of storm shelters in new mobile home park development. As previously notified by your office, a time of 1:30 p.m. on December 11, 1979 has been set for this public hearing.

BACKGROUND

According to the 1979 Intergovernmental Enumeration there are 112,770 dwelling units in the City of Wichita, of which 3,652 are mobile homes. Although the 1979 data does not include the number of dwelling units with basements, the 1977 data indicates that of the 95,855 households responding, 50.5% had basements. This would indicate that the inhabitants of nearly 55,000 dwellings in the City of Wichita, including the 3,652 mobile homes, are dependent on some form of storm protection other than a basement within their own dwellings.

Basements are not a requirement of the building code, but are optional at the expense of the owner. Above ground type shelters that provide protection from severe weather are generally not a part of residential construction, but are afforded only in buildings with concrete or steel frame construction.

The Planning Department staff has contacted numerous agencies trying to locate some type of statistical information on the incidence of damage to mobile homes versus that of conventional construction due to severe wind storms. Those contacted were the American Planning Association, the International Conference of Building Officials, the League of Kansas Municipalities, the National Mobile Home Manufacturers Association, the Director of Civil Preparedness, Fire Department and the Sedgwick County Mobile Home Park Operators Association. The staff has also contacted the major municipalities in this general area on the subject of requirement of storm shelters in mobile home parks. The only city with the requirement is Kansas City, Kansas.

According to the responses received, there is limited statistical information available on comparable damage to mobile homes versus conventional construction. The statistic most frequently quoted is that compiled by the National Severe Storms Center in Kansas City, Missouri which states -- "occupants of mobile homes are twenty times more likely to be killed than are occupants of conventional residences in the case of a tornado". This was compiled during the period from 1950 to 1973.

In 1969 the City of Wichita amended its mobile home park regulations requiring that all mobiles be anchored to withstand the same wind as is required for conventional construction. As of July 1, 1975 all mobile homes in the State of Kansas have been required to be anchored to the ground. Also the standard (ANSI 119.1) used nearly uniformly throughout the U.S. for the manufacture of mobile home units requires that the mobile home units also include diagrams showing the position and number of piers and anchors to properly secure the mobile homes.

The City of Wichita has had only one significant incidence of damage to mobile homes due to a severe storm since adoption of the anchoring requirement, and that was in July of 1978. Damage was significant to a number of mobile homes in Park Town on South Greenwich Road. In discussion of this incident with a representative of Central Inspection Division and representatives of the Sedgwick County Mobile Home Park Operators Association, there were different opinions on the reasons for failure of the anchors during this high wind condition.

Joe Shaeffer of the National Severe Storms Center in Kansas City, Missouri indicates that in the United States approximately 2% of all mobile home owners file insurance claims due to wind damage. He further stated that the center has not compiled any recent statistics on the comparison of damage to mobile homes versus conventional construction, but indicated that the effect of tie downs for mobile homes were not a protection against tornados nor does conventional residential construction provide this protection.

#### SUMMARY

Of 112,770 dwelling units in the City of Wichita, 3,652 are mobile homes. Only 50.5% of all dwellings in the City have basements.

Wichita required mobile homes to be anchored since 1969. The State of Kansas since July 1, 1975 and HUD since 1976.

Only one major City in Nebraska, Kansas or Oklahoma is known to have a requirement for storm shelters, that being Kansas City, Kansas. Kansas City's requirement is storm shelter space of 12 square feet for each mobile home space.

National Severe Storms Center quote a statistic that mobile home occupants are 20 times more likely to be killed than occupants of conventional homes in a tornado. This statistic is based on computation of data from 1950 to 1973 which is prior to the requirement of anchors.

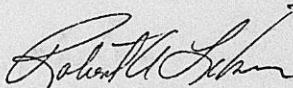
There is no significant information available that has been compiled on the incidence of comparable damage to mobile homes manufactured under the ANSI 119.1 standard and properly anchored versus that of conventional construction.

Approximately 75% of the larger mobile home parks presently have storm shelters that are generally a portion of a community building, but are seldom used.

Alternates

The City Commission may wish to take one of the following actions:

1. Instruct the staff to prepare an ordinance requiring that all new mobile home parks install storm shelters.
2. Instruct the Superintendent of Central Inspection to rigidly enforce the requirements that all mobile homes be properly anchored and that the operators of mobile home parks be encouraged to provide storm shelters on a voluntary basis.
3. Take no further action.



Robert A. Iakin  
Director of Planning

RAL:sad

CC: Don Anderson, Director of Housing & Economic Development  
Robert Feldner, Superintendent of Central Inspection  
Bill Lauver, Fire Marshall  
Gene Beaver, Director of Civil Preparedness  
Sarah Gilbert, Assistant C.P.O. Coordinator  
Don Allison, 4230 S. Broadway, Wichita, Ks. 67216  
Rob Glasse, 3101 S. Broadway, Wichita, Ks. 67216  
Tom Weir, 1107 N. Broadway, Wichita, Ks. 67214  
Larry Womack, 3232 S. Clifton, Wichita, Ks. 67216  
Paul Treadwell, 11129 E. Kellogg, Wichita, Ks. 67207  
Richard Hardison, 5944 Jones, Lot 16, Wichita, Ks. 67216  
B. A. Ruedebusch, 3200 Southeast Blvd., Wichita, Ks. 67216  
Jim Williams, 2206 W. McArthur, Wichita, Ks. 67217  
C. J. Mendenhall, 3825 S. Seneca, Wichita, Ks. 67217  
Arnold Messerschmidt, 3840 S. Seneca, Wichita, Ks. 67217

NOTE: The following item is scheduled for 1:30 p.m.

8. PUBLIC HEARING ON PROPOSAL TO REQUIRE STORM SHELTERS IN NEW MOBILE HOME PARK DEVELOPMENT.

On October 9, 1979, the City Commission approved several proposed amendments pertaining to mobile home park regulations which were prepared at the request of the Sedgwick County Mobile Home Association. Further, the Commission directed that a public hearing be scheduled on an additional proposal to require that storm shelters be provided in new mobile home park development.

According to the 1979 Intergovernmental Enumeration, there are 112,770 dwelling units in the City of Wichita, of which 3,652 are mobile homes. Although the 1979 data does not include the number of dwelling units with basements, the 1977 data indicates that of 95,855 households responding, 50.5% had basements. The information would indicate that the inhabitants of nearly 55,000 dwellings in the city, including the 3,652 mobile homes, are dependent on some form of storm protection other than basements within their own dwellings.

The Planning Department staff contacted numerous agencies for statistical information on the incidence of damage to mobile homes versus that of conventional construction due to severe wind storms. Also, major municipalities in the general area were contacted pertaining to requirements of storm shelters in mobile home parks. The only city with the requirement is Kansas City, Kansas.

There is limited statistical information available on comparable damage to mobile homes versus conventional construction. The statistic most frequently quoted is that compiled by the National Severe Storms Center in Kansas City, Missouri, which states, "occupants of mobile homes are twenty times more likely to be killed than are occupants of conventional residences in the case of a tornado". The information was compiled during the period 1950 to 1973.

In 1969 the City amended its mobile home park regulations to require that all mobile homes be anchored to withstand the same wind as is required for conventional construction. The City of Wichita has had only one significant incident of damage to mobile homes due to a severe storm since adoption of the anchoring requirement. This occurred in July 1978. No conclusive evidence was gathered on the reasons for failure of the anchors during the high wind condition.

The National Severe Storms Center in Kansas City indicates that no recent statistics have been compiled on the comparison of damage to mobile homes versus conventional construction; however, it indicated that the effect of tie downs for mobile homes was not a protection against tornadoes, nor does conventional residential construction provide the protection.

Approximately 75% of the larger mobile home parks presently have storm shelters that are generally a portion of a community building, but are seldom used.

The City Manager recommends that the Commission direct administrative staff to rigidly enforce the requirements that all mobile homes be properly anchored and that the operators of mobile home parks be encouraged to provide storm shelters on a voluntary basis.

Notification of the hearing and a copy of the storm shelter report have been provided to mobile home dealers and park operators.

ACTION:

Receive and file the report; authorize administrative staff to rigidly enforce requirements for proper mobile home anchorage and encourage operators of mobile home parks to provide storm shelters on a voluntary basis.

*Motern - Casado*

*and MF Dwelling projects*

*amended by Peters*

*Carried over.*

*Peters absent.*

INSURANCE SERVICES OFFICE

EXHIBIT 1

MOBILEHOMES INSURANCE (LOB 49)

COUNTRYWIDE EXPERIENCE

<u>Cause of Loss</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>
Fire	51.0%	57.8%	55.6%
Wind and Hail	25.7%	19.9%	20.0%
Water	4.5%	4.4%	6.2%
Theft	12.2%	9.7%	10.1%
Other Physical Damage	6.6%	8.2%	8.1%

From:

Kansas State Insurance Dept  
1730 So Seneca  
John Chitwood

**RECEIVED**

DEC 10 1979

METROPOLITAN PLANNING  
ROUTE  Butte

(from CP)

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

December 4, 1979

**TO** E. H. Denton, City Manager  
**FROM** Robert A. Lakin, Director of Planning  
**SUBJECT** Possible requirement of storm shelters in Mobile Home Parks.

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2. Instruct the Superintendent of Central Inspection to rigidly enforce the requirements that all mobile homes be properly anchored and that the operators of mobile home parks be encouraged to provide storm shelters on a voluntary basis.
3. Take no further action.



Robert A. Lakin  
Director of Planning

RAL:sad

CC: Don Anderson, Director of Housing & Economic Development  
Robert Feldner, Superintendent of Central Inspection  
Bill Lauver, Fire Marshall  
Gene Beaver, Director of Civil Preparedness  
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C. J. Mendenhall, 3825 S. Seneca, Wichita, Ks. 67217  
Arnold Messerschmidt, 3840 S. Seneca, Wichita, Ks. 67217

12-3-79

Joe Shaffer - N.S.F. Center  
all-Wind Star

approx 2% — air claims filed

100,000 M.H./year —

Tie downs —

---

Prof in Tex Tech —

Joe Miner —  
Jim McDonald  
Keshav Metha

806-742-1231

not a reg. nr. X

Mtg - 11-27-79

P.W. Confr. Plan.

Name	Organization	Address
C. J. Mendenkall Phone:		
524-7961 Phone:	Silver Spur.	3825 So Seneca
B. G. Ruedelbusch Phone: 684-1531	Mobile Manor	
Richard Larry Hardman Phone: 5340-205	Hardman Mobile Homes	5944 Jones St 16
Arnold Messerschmitt 5220804 Phone:	Lakewood mobile home	3845 S. Seneca
Paul Treadwell Phone: 681-1211	Lifestyle Mobile Home Park, Inc.	1129 E. Kellogg Wichita, KS
Larry Womack Phone: 684-1171	Colonial Mobile Home FC	3232 S. Clinton Wichita
GLEN LYLE Phone:	MAPD	
LELAND JOHNSON Phone:	CENTRAL/NSP.	
TOM WEIR Phone: 2640653	CONSOLIDATED REALTY INC	1107 N Broadway
Jim Williams Phone: 5244171	Mobile Manor	2206 W W. Carter
DON ALLISON Phone:	MOBILE HOME DEALER - Pros	S. 29th Co. M.H.P. Assoc.
Bob Chase Phone:	Aetna M.H.	3101 S. Blum
Phone:		
Phone:		



America  
Planning  
Association

Planning  
Advisory  
Service

1313 East 60th Street  
Chicago, Illinois 60637  
Phone 312.947.2575

RECEIVED

NOV 16 1979

METROPOLITAN PLANNING  
ROUTE              
 Byrtle

November 13, 1979

Mr. Robert A. Lakin  
Director of Planning  
Wichita-Sedgwick County  
Metropolitan Area Planning  
Department  
City Hall - 10th Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Lakin:

This letter is being sent to you in response to your request for information concerning storm shelter provisions in mobile home parks.

Your inquiry concerning this matter is only the second such question we have ever received. But the other one was just last week from Des Moines, Iowa. Enclosed is a copy of both the city's letter and my response. The latter is everything I know about the subject. The awareness of this problem seems to be just getting off the ground and the absence of any planning literature concerning the subject is now becoming obvious. I am thinking of beginning research on this subject for a PAS Memo. So if you do come up with some information I would like to hear about it, and I will reciprocate.

Finally, if you contact Mr. Phillips in Des Moines, you should be able to receive the information that you need concerning the hazards of mobile home parks without storm shelters in tornado prone areas. With his letter of October 18, was enclosed a copy of a speech made by the National Weather Service to the Des Moines City Council pointing up the gravity of the situation. In that speech the Weather Service alluded to the relatively high proportion of mobile home deaths due to tornados. I would send you this speech but I have misplaced it. This speech has all the information that you need to get the ball rolling for the needed storm shelters.

I hope this contact proves valuable to you. And if I come across any more information in my research, I will send it out to you.

Sincerely,

  
Gregory Longhini  
Research Associate

GL:rt

Enclosures xeroxed to keep: ASPO. Letter of advice.

RT

November 2, 1979

SUBDIVISION-Mobile Homes

Mr. Thomas Phillips, Chief  
Current Planning Division  
City Plan and Zoning Commission  
East First and Des Moines  
Des Moines, Iowa 50307

- phone 515-283-4182

Dear Mr. Phillips:

This letter is being sent to you in response to your request for information concerning the requirement of storm shelters as part of mobile home park developments.

After making numerous phone calls to HUD's Division of Mobile Home Park Standards and the U.S. Public Health Service, and after looking through our own files and references, I could come up with no other jurisdiction that specifically mandates storm shelters.

It seems that the only precedent that exists for such shelters would be to disguise those shelters in the form of a recreation or service building which would be a required component of the mobile home park. As you can see from the enclosed materials, many communities either require or strongly recommend such service facilities. At least if these facilities were built the residents would have a place to go to during a tornado.

I hope my thoughts on this matter prove useful. If you ever do enact such a provision in your ordinance, I would love to see it.

Sincerely,

Greg Longhini  
Research Associate

GL:sm

Enclosures on loan: National Association of Home Builders. Mobile Home Parks: A Digest of Rules and Regulations. (See p. 11) CEM Library 76 3069.  
City of Bryan Planning Department. Mobile Home Park Ordinance, City of Bryan, Texas, November 1970, Amended October 1972. (See p. 16) CEM Library 76 2798  
Bureau of Community Environmental Management, U.S. Public Health Service, Department of HEW. Environmental Health Guide for Mobile Home Communities With Recommended Ordinance CEM Library 77 2950 1973 (See p. 45)

CALL BACK

755  
9280  
Redline

SC  
Bonne  
Rehman  
CALL BACK  
This Thursday

October 18, 1979

Planning Advisory Service  
American Planning Association  
1313 East 60th Street  
Chicago, Illinois 60637

Re: Storm Shelters in Mobile Home Parks

Gentleman: LF - SUB - M.H.



CITY PLAN AND ZONING  
COMMISSION  
EAST FIRST AND DES MOINES  
DES MOINES, IOWA 50307  
(515) 281-1122  
1949 ALL-AMERICA CITY 1976-77

We have been requested by our City Council to investigate the feasibility of including storm shelters in mobile home parks. We have a zoning district classification for mobile home parks. We would like to know if there are any other cities in tornado prone areas requiring such shelters. More specifically, we would like to know what regulations may have been established.

Enclosed are letters from the Polk County Board of Health and the National Weather Service which were presented to the City Council. We would appreciate any information you may have at your earliest convenience.

312-  
947  
2493

LF

Sincerely,

Thomas Phillips

Thomas Phillips, Chief  
Current Planning Division

Title 6 - Office -

TP:gl

755-5585  
472-4703

Department -  
Toby ROTTSMAN  
Chief of staff: ASPO  
Maywood Ave

PAS	06-56	
ZD		
ASPO		
NR		

RECEIVED

OCT 19 1979

AMERICAN PLANNING ASSOCIATION

X

10-26

ART :

Would you please call the following cities in the midwest to see if they have any regulations on the requirement of a storm shelter in conjunction with a mobile home park.

- 1. Topeka *don't require but suggest them in check*
- 2. Tulsa *NO requirement*
- 3. Okla city *(NO)*
- 4. Overland Park, Mo *2913-581-7091 Gerald Jones Bldg off*
- 5. Lincoln Nebr, Mo *Chas. Seale - Bldg off*

Planning 913-295 3969  
 \* Bldg Dept 295-3905  
 Program & Planning Development 718-581-5605  
 Shop 581-5321 Johnny Parsons  
 231-2417 Gary  
 231-2351 Janet  
 231-2223 Renee  
 405-231-2511  
 402-473-6615  
 Bldg Dep 473-6521



# International Conference of Building Officials

5360 SOUTH WORKMAN MILL ROAD • WHITTIER, CALIFORNIA 90601 • (213) 699-0541

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 LINCOLN, NEBRASKA
- H. T. WIEDENMAN, P.E.**  
 DIRECTOR  
 DEPARTMENT OF BUILDING  
 DES MOINES, IOWA
- EDWARD F. WINTER, P.E.**  
 BUILDING OFFICIAL  
 CEDAR RAPIDS, IOWA
- JACK V. WINTER**  
 BUILDING OFFICIAL  
 COUNTY OF TEHAMA  
 RED BLUFF, CALIFORNIA

November 7, 1979

OFFICES OF THE  
EXECUTIVE DIRECTOR  
JAMES E. BIHR, P.E.  
TECHNICAL DIRECTOR  
DONALD R. WATSON, P.E.

**RECEIVED**

NOV 13 1979

**METROPOLITAN PLANNING**

ROUTE

*Lytle*

Glen E. Lytle  
Special Assistant for Zoning  
Wichita - Sedgwick County  
Metropolitan Area Planning Department  
City Hall, Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Lytle:

The International Conference of Building Officials has no statistical data comparing the damage to conventional homes with that to mobile homes during severe wind storms. We also have no information regarding any jurisdiction which requires storm shelters for mobile home park developments.

We would suggest that you contact Allen D. Pearson who is the Director of the National Severe Storms Forecast Center in Kansas City, Missouri, and Joseph E. Miner, Director of the Institute for Disaster Research, at Texas Tech University.

Sincerely,

*V. R. Bush, Jr.*  
Vincent R. Bush, P.E.  
Assistant Technical Director

*816-742-1231*  
*no good*

VRB:ev

*no longer director*

Regional Office: 6738 N.W. Tower Drive • Kansas City, Missouri 64151 • (816) 741-2241

November 1, 1979

League of Kansas Municipalities  
112 West 7th  
Topeka, Kansas 66603

Gentlemen:

I would appreciate a copy of the 1979 edition of "Guide for Mobile Home Development."

I would also appreciate any information you might have in the League Office on any city that might have a requirement for storm shelters within mobile home parks. Any response your office has had along this line would be appreciated.

Sincerely,

Glen E. Lytle  
Special Assistant  
for Zoning

GEL:el

October 31, 1979

International Conference of  
Building Officials  
5360 South Workman Mill Road  
Whittier, California 90601

Gentlemen:

The governing body of the City of Wichita, Kansas, has indicated an interest in requiring Mobile Home Parks to provide storm shelters for the residents. In development of such regulations we are having difficulty in locating any statistical information on the damage occurring to mobile homes during wind storms, as compared to damage of conventional homes constructed to nationally recognized building code standards.

I would be interested in any information your organization might have on this matter, and also of any jurisdictions where storm shelters are a requisite for development of a mobile home park.

Sincerely,

Glen E. Lytle  
Special Assistant  
for Zoning

GEL:e1

October 31, 1979

Mobile Homes Manufacturing Assoc.  
6650 North Northwest Highway  
Chicago, Illinois 60631

Re: DR 79-21

Gentlemen:

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I would also be interested if your organization has any information on any localities that require the installation of storm shelters in the development of mobile home parks.

Your early response will be greatly appreciated.

Sincerely,

Glen E. Lytle  
Special Assistant  
for Zoning

GEL:el

October 29, 1979

Ms. Sylvia Lewis  
American Planning Association  
1313 East 60th Street  
Chicago, Illinois 60637

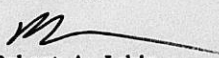
Dear Ms. Lewis:

The governing body of the City of Wichita, Kansas, has indicated an interest in requiring Mobile Home Parks to provide storm shelters for the residents. In development of such regulations we are having difficulty in locating any statistical information on the damage occurring to mobile homes during wind storms, as compared to damage of conventional homes constructed to nationally recognized building code standards.

I would be interested in any information the APA has on file along this line, and also any information you might have on any cities that require storm shelters in the development of mobile home parks.

Your early response would be greatly appreciated.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:GEL:el

October 17, 1979

Glen E. Lytle, Special Assistant for Planning

Jack H. Galbraith, Chief Planner - Current Plans Division

DR 79-21 - Storm Shelters for Mobile Homes

Attached is Bob Finch's memo setting the time of December 11, 1979 for the public hearing on requiring storm shelters for Mobile Home Parks. Suggest you begin looking through our library for possible articles or regulations.

You should write Allison and Rudebush right away for any assistance they might be willing to give. You should probably contact Feldner, Civil Defense Director, City and County Fire Departments for any information they might have on statistical data as to damage occurring on mobile homes during wind storms and for suggestions as to where information on damage might be obtained.

Prepare a letter requesting information to APA and the National Mobile Home Association for Lakin's signature. You may have to call several Cities in the Mid and Southwest for copies of regulations, if they have any. Use Art if he can help in any way.

Jack H. Galbraith  
Chief Planner

JHG:el  
Attachment

**THE CITY OF WICHITA**

OFFICE OF CITY MANAGER

DATE October 10, 1979

TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Deputy City Manager

SUBJECT Proposed Requirement for Storm  
Shelters in Mobile Home Parks

On October 9, 1979, the City Commission directed that a public hearing be scheduled on the proposal to require that storm shelters be provided in new mobile home park development. Glen Lytle and Jack Galbraith were present during the discussion.

The hearing is tentatively scheduled before the City Commission at 1:30 p.m. on Tuesday, December 11, 1979. Please advise this office if the date is not satisfactory.

Please accept responsibility for providing the City Commission with background material concerning the use of such shelters and storm effects upon mobile homes prior to the hearing.

Also please accept responsibility for notifying mobile home dealers and park operators of the hearing.



Robert G. Finch  
Deputy City Manager

RGF/pd

cc: Jack Galbraith, Chief Planner, Current Plans  
Glen Lytle, Special Assistant for Planning

**RECEIVED**

OCT 12 1979

METROPOLITAN PLANNING

ROUTE