



A Limited Liability Company

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MEMO TO: WACO Members FROM:  Mark B Hazelbaker, WACO Legal Counsel

PARK MODEL RVs AND THE WISCONSIN BUILDING CODE

In light of questions asked by some local building code administrators, this memo will clarify the status of Park Model RVs under Wisconsin law.

TYPES OF STRUCTURES

Site-built houses (single family and duplexes) – governing by the Uniform Dwelling Code (“UDC”).

Manufactured homes (trailers built after 1976) – governed by federal codes. These units have a medallion showing they were built and inspected to the US Department of Housing and Urban Development code. Site-built additions and modifications are generally subject to inspection under the UDC.

Mobile Homes – trailers built before 1976 – not inspected. Site-built additions and modifications are generally subject to inspection under the UDC.

Park Model Recreation Vehicles – a mobile camping trailer constructed according to the Recreational Vehicle Institute of America specifications, and NFPA 1192 or ANSI Standard 119.5. Site-built additions and modifications are generally subject to inspection under the UDC.

PARK MODEL EXEMPTION FROM UDC

A Park Model unit is not subject to the dwelling code because it is a vehicle, not a home. It falls within the definition of a “recreational vehicle” in sec. 340.01 (48r)ⁱ. It is also a “recreational mobile home” within the meaning of sec. 66.0435 (hm)ⁱⁱ.

The campground rules found in ATCP 79 recognize that campgrounds may host recreational vehicles. The rule provides at ATCP 79.13(2)(a)1.a. that “

Each privately owned recreational vehicle in the seasonal campsite bears a label, symbol, or other identifying mark of a nationally recognized testing laboratory, inspection agency, or other organization, which evaluates products to nationally recognized standards NFPA 1192 or ANSI 119.5, and periodically inspects

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production of equipment and materials to show compliance with those standards for usage in a specified manner.”

The UDC does not apply to anything other than single and 2-family homes. If an inspector suggests that a Park Model RV needs to be inspected for code compliance, please direct them to the statute and code provisions quoted above. If they persist, have them contact me.

Mark

ⁱ "Recreational vehicle" means a vehicle that is designed to be towed upon a highway by a motor vehicle, that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation, that has walls of rigid construction, and that does not exceed 45 feet in length.

ⁱⁱ "Recreational mobile home" means a prefabricated structure that is no larger than 400 square feet, or that is certified by the manufacturer as complying with the code promulgated by the American National Standards Institute as ANSI A119.5, and that is designed to be towed and used primarily as temporary living quarters for recreational, camping, travel, or seasonal purposes.