# Rules of Department of Economic Development

## Division 240—Public Service Commission

### Chapter 123—Modular Units

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Chapter 123—Modular Units

PURPOSE: This rule defines the terms used in this chapter.

(1) The following definitions, as well as those set out in section 700.010, RSMo 2000 shall apply to this chapter:

(A) Application means an application for a seal;

(B) Approved insignia means an insignia issued by a state with which this state has entered into a reciprocity agreement under section 700.030, RSMo 2000;

(C) Approved manufacturing program means a manufacturing program approved in writing by the director as conforming to the requirements of this chapter, the code and Chapter 700, RSMo 2000 as it relates to modular units;

(D) Code means the standards relating to manufactured homes, or modular units as adopted by the commission. The commission, in its discretion, may incorporate, in whole or in part, the standards codes promulgated by the American National Standards Institute, the United States Department of Housing and Urban Development or other recognized agencies or organizations;

(E) Director means the director of the Manufactured Housing and Modular Units Program of the Public Service Commission and those working under his/her supervision;

(F) Insignia means the device which in other states is affixed to a modular unit to evidence compliance with state prescribed manufacturing and safety standards;

(G) Manufacturing program means a plan for manufacturing modular units which is comprised of at least a quality control manual and detailed plans for each type of modular unit to be manufactured under the program;

(H) Detailed plan means a detailed set of plans and specifications of each modular unit produced by a manufacturer;

(I) Modular unit means a factory fabricated transportable building section designed to be used by itself or to be incorporated with other sections at a building site into single modular structures to be used for residential, commercial, educational or industrial purposes. For purposes of this chapter, modular unit only means a unit(s) making up a completed modular structure. Separate modular sections are not modular units until assembled into a single modular unit. A manufactured modular unit may be moved as more than one (1) unit, but shall not consist of panels, nor individual pieces to be assembled on the permanent foundation or be more than those necessary pieces needed to complete final set up;

(J) Replacement seal means a seal which has been issued to replace a lost, mutilated or otherwise unserviceable seal or approved insignia; and

(K) Seal as defined by section 700.010, RSMo 2000 includes replacement seal.


4 CSR 240-123.020 Administration and Enforcement

PURPOSE: This rule delegates the responsibility for administering and enforcing the code, this chapter and Chapter 700, RSMo as it relates to modular units or homes.

(1) The commission’s powers and responsibilities under Chapter 700, RSMo 1986, with respect to modular units, except the power to revoke, deny, refuse to renew or place on probation a registration under section 700.090, RSMo 1986, are delegated to the director.

(2) Manufacturers shall be responsible for all necessary repairs due to nonconformance of standards regardless of their selling agent.

(3) Selling agent shall assume responsibility of repairs due to nonconformance of standards if manufacturer goes out of business, avoids process or is judgment proof.


4 CSR 240-123.030 Seals

PURPOSE: This rule describes the modular unit to which seals or approved insignia must be affixed and the standards and procedures which relate to the issuance of seals and the removal of seals and approved insignia.

(1) No modular unit which entered the first stage of production after July 1, 1976 shall be rented, leased or sold or offered for rent, lease or sale in this state unless a seal or approved insignia is properly affixed to it.

(2) An application for a seal shall be submitted to the director and it shall be executed on a form which shall be provided by the director. One (1) form may be used to apply for all seals required at a given time.

(3) To be complete, an application for seals to be affixed to modular units manufactured or to be manufactured under an approved manufacturing program shall be executed by the manufacturer (or the manufacturer’s authorized representative if the manufacturer is a corporation) of the modular unit to which the requested seals will be affixed and shall include:

(A) An affidavit of the applicant or the applicant’s authorized representative if the applicant is a corporation, certifying that each requested seal will be affixed only to modular units manufactured under an approved manufacturing program and that such modular units manufactured under an approved manufacturing program shall be executed by the manufacturer (or the manufacturer’s authorized representative if the applicant is a corporation) of the modular unit to which the requested seals will be affixed and should include:

(B) A nonrefundable fee of one hundred ten dollars ($110) for each seal requested.

(4) The director is authorized to refuse to issue a seal under any of the following circumstances:

(A) If the modular unit to which the seal is to be affixed does not comply with the code which was in effect when it entered the first stage of production;

(B) If the director has not approved the applicant’s manufacturing program;

(C) If the director’s approval of the applicant’s manufacturing program has lapsed, expired or been withdrawn;

(D) If at the time of application the director has reason to believe that the applicant is failing to abide by Chapter 700, RSMo 2000;

(E) If the director has reason to believe that the seal will be placed on a unit which is not a complete modular unit.

(5) A seal or a written refusal to issue a seal shall be issued by the director within ten (10) working days after s/he has received a complete application. A notice of refusal shall specify the reason for refusal.
4 CSR 240-123.040 Approval of Manufacturing Programs

PURPOSE: This rule establishes the procedure under which a manufacturing program may be approved and the circumstances under which an approval of a manufacturing program will lapse, expire or be withdrawn.

(1) To have a manufacturing program considered for approval, the manufacturer who will use the program for which approval is sought shall submit the following information, documents and material to the director:
(A) The name and address of the manufacturer who will use the program;
(B) If the manufacturer who will use the program is a corporation, a copy of the corporation’s articles of incorporation, bylaws and most recent annual registration filed under section 351.120, RSMo along with a copy of documents which verify that the officer who has executed the application has actual authority to have done so. As long as the original documents remain unchanged an applicant who has once submitted such copies shall not be required to resubmit them with subsequent requests for approval of a manufacturing program;
(C) The make and style of the modular units which will be produced under the manufacturing program;
(D) The earliest date on which production will begin under the manufacturing program;
(E) Two (2) copies of the quality control manual and detailed plans which bear the director’s stamp of approval. A copy of the original of the quality control manual and detailed plans shall be retained at each location where the manufacturing program which they comprise is implemented.

(2) Within ten (10) working days of the submission to the director of the required registration fee and the information necessary for the director to consider a request for approval of a manufacturing program, the director shall approve or refuse to approve the request. A notice of refusal shall specify the reason for refusal.

(3) The approval of a manufacturing program shall expire when the code under which such program was approved is revised or replaced. Reapproval of a manufacturing program whose approval has expired shall be obtained in the same manner that approval of a manufacturing program is originally obtained.

(4) Within thirty (30) days of the discovery that a seal issued to him/her has become lost, mutilated or otherwise unserviceable, a dealer or manufacturer shall provide written notice of such to the director.

(5) Seals and approved insignia may be removed by the director from any modular unit which is found to be in violation of the code which was in effect when it entered the first stage of production. Seals issued to a person who manufactures modular units under an approved manufacturing program must be returned to the director immediately if the approval is withdrawn by the director.

(6) If the director removes a seal or approved insignia from a modular unit, the notice shall state the reason for the removal.

(7) When a seal or approved insignia is removed by the director, the seal or insignia shall be placed in a prohibited sale notice in the location specified for the seal in section (7) of this rule. A prohibited sale notice shall state that the rental, lease or sale of the modular unit to which the notice is attached is prohibited under section 700.015, RSMo 2000. The prohibited sale notice shall also state that further information may be obtained from the director, whose name, address and telephone number shall be listed. A copy of the prohibited sale notice shall be filed with the commission.

AUTHORITY: section 700.040, RSMo 2000.


an approved manufacturing program have
been affixed to modular units which were not
manufactured under an approved manufacturing
program;
(C) Seals have been affixed to modular
units after the approval for the manufacturing
program for the units has lapsed or expired;
(D) A manufacturer fails to comply with
annual registration requirements; and
(E) A manufacturer fails to renew plans of
units produced under the manufacturing pro-
gram.

(8) If the director withdraws approval of a
manufacturing program, the director shall
provide written notice of such action to the
manufacturer. The notice shall be mailed
within five (5) working days of the withdraw-
al and shall be sent by prepaid certified mail
to the last known address of the manufacturer
requesting return receipt signed by addressee only. The notice shall state the rea-
son for the withdrawal.

(9) An entity which produces modular units
under an approved manufacturing program
shall mail or deliver to the director, by the
tenth day of each month, a report which iden-
tifies each modular unit by make, style, seri-
al number and dealer's name and location to
which seals have been affixed since the pre-
vious report and the seal number of each unit.

(10) To receive approval of a manufactur-
ing program the manufacturer must also submit
two (2) copies of detailed plans and installa-
tion diagrams for each type of modular unit
which will be produced under the manufactur-
ing program. Such detailed plans shall at
least include, for every part or component for
which the code contains a requirement, a
description which is sufficient to demonstrate compliance with the code.

(11) All subsequent modular unit plans and
installation diagrams for each additional type
of modular unit (or model) to be manufac-
tured must also be submitted to the director
for approval. Modular unit plan approvals
shall be renewed annually on all models still
in production. Each submittal shall comply
with the following requirements:
(A) A nonrefundable fee of seventy-five
dollars ($75) shall accompany each request
for approval of a modular unit plan;
(B) Each modular unit plan must be iden-
tifiable by model name or number or a com-
bination of both;
(C) Any change in the systems of an exist-
ing modular unit plan, such as electric,
plumbing, gas, or change in the manner of
construction requires approval of a new set of
detailed plans. Request for approval shall be
accompanied by the applicable fee; and
(D) Simple modular unit plan revisions
that do not include changes in systems or the
manner of construction require approval of
the revised modular unit plans, but do not
require payment of a fee. Applications for
approval of modular unit plan revisions will
be subject to review by the director on a case-
by-case basis to determine if payment of the
fee is required.

4 CSR 240-123.050 Inspection of Manufac-
turer's Books, Records, Inventory and
Premises

PURPOSE: This rule sets forth the extent to
which manufacturer's books, records, inven-
tory and premises are subject to inspection by
the director.

(1) The books, records, inventory and
premises of a dealer shall from time-to-time
during normal business hours be subject to an
inspection by the director to ascertain if
grounds exist under section 700.100, RSMo
1986 to reject an application for registration
filed under section 700.090, RSMo 1986 or
to refuse to renew, suspend, revoke or place
on probation a registration which has been
made under section 700.090, RSMo 1986.

4 CSR 240-123.060 Inspection of Dealer's
Books, Records, Inventory and Premises

PURPOSE: This rule sets forth the extent to
which dealer's books, records, inventory and
premises are subject to inspection by the
director.

(1) The books, records, inventory and
premises of a dealer shall from time-to-time
during normal business hours be subject to an
inspection by the director to ascertain if
grounds exist under section 700.100, RSMo
1986 to reject an application for registration
filed under section 700.090, RSMo 1986 or
to refuse to renew, suspend, revoke or place
on probation a registration which has been
made under section 700.090, RSMo 1986.

4 CSR 240-123.065 Modular Unit Dealer
Setup Responsibilities

PURPOSE: This rule sets forth the extent to
which modular unit dealers are responsible
for proper initial setup of modular units.

(1) A dealer who sells a modular unit shall
arrange for the proper initial setup of the
modular unit unless the dealer obtains from
the purchaser or the purchaser's authorized
agent a written waiver of that service as
described in section 700.100.3(6), RSMo.

(2) As used in this rule, “proper initial setup”
means installation and setup of the modular
unit in accordance with the installation man-
ual provided by the manufacturer of the mod-
ular unit and in complete compliance with the
code and with all of the provisions regarding
setup in sections 700.010 to 700.115, RSMo.

(3) If a dealer, unless the dealer obtains
the waiver of initial setup referred to in section
(1) above, fails to arrange for the proper ini-
tial setup of a modular unit, the commission
may discipline the dealer's registration by
suspending it, revoking it, or placing it on
probation, pursuant to the provisions of sec-
tion 700.100, RSMo.

(4) The commission shall not so discipline
the dealer’s registration unless the director of
the commission's manufactured housing and
modular units program finds, incident to an
inspection, setup deficiencies and initiates
4 CSR 240-123.070 Monthly Report Requirement for Registered Modular Unit Dealers

PURPOSE: This rule outlines the information that registered modular unit dealers must file with the Missouri Public Service Commission and the form and manner of this filing.

(1) Each entity registered as a modular unit dealer must file a monthly sales report with the commission within ten (10) days of the end of each month.

(2) Monthly sales reports may be filed only upon the commission’s monthly sales reports form. Sales report forms may be obtained from the Missouri Public Service Commission, PO Box 360, Jefferson City, MO 65102.

(3) The director of the Manufactured Housing and Modular Units Program may reject monthly sales reports that are incomplete, and require dealers to submit corrected reports.

(4) Failure to submit timely and complete monthly sales reports could result in suspension or revocation of the dealer’s registration under section 700.100, RSMo.

(5) A monthly sales report must be filed for each month or part of a month for which the dealer is registered to sell modular units by the Public Service Commission’s Manufactured Housing and Modular Units Program. If no sales are made in a given month, the dealer must file the usual form within ten (10) days of the end of the month.

(6) The report must be signed by an officer of the dealership if the dealership is a corporation; by a partner of the dealership if the dealership is a partnership; or by an owner of the dealership if the dealership is neither a corporation nor a partnership.

(7) Every monthly sales report shall contain the following information:
   (A) Dealer certificate number and name;
   (B) The street address and telephone number at the actual dealership location as well as the city, state and zip code;
   (C) The date of sale for each modular unit sold;
   (D) The sale price of each unit sold;
   (E) The size of each unit sold;
   (F) The name of the manufacturer of each unit sold as well as the year of manufacture;
   (G) The serial number for each unit sold;
   (H) The new or used status of each unit sold;
   (I) The total number of new units sold;
   (J) The total number of used units sold;
   (K) The total sale price for all new units; and
   (L) The total sale price for all used units.


4 CSR 240-123.075 Modular Unit Inspection Fee

(Rescinded January 30, 2005)


4 CSR 240-123.080 Code for Modular Units

PURPOSE: This rule establishes the code for modular units which entered the first stage of production after July 1, 1976 which are rent-leased or sold for rent, lease or sale in this state.

PUBLISHER’S NOTE: The secretary of state has determined that the publication of the entire text of the material which is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. Therefore, the material which is so incorporated is on file with the agency which filed this rule, and with the Office of the Secretary of State. Any interested person may view this material at either agency’s headquarters or the same will be made available at the Office of the Secretary of State at a cost not to exceed actual cost of copy reproduction. The entire text of the rule is printed here. This note refers only to the incorporated by reference material.

(1) Any multiple units so designated as double, wide, sectional or modular, shall comply with HUD standards and regulations as well as state regulations and standards as set forth for modular unit construction and carry the appropriate seal or data plate.

(2) All modular units shall be built in accordance with the FHA Structural Engineering Bulletin and FHA Minimum Property standards and be eligible for long-term financing under section 203(b) of the National Housing Act, 12 U.S.C. 1701.


(4) This rule incorporates by reference the full text of the material listed in section (3).

(5) All modular units shall meet or exceed the Seismic Zone requirements (one, two, or three, as defined in the applicable code in section (3) above) for the area in which the modular unit is placed. Modular unit plans submitted by a manufacturer under 4 CSR 240-123.040 shall specify the Seismic Zone for which the unit is built as well as the location where the unit will be placed. If a unit is built for open placement throughout the State of Missouri, it must be built to Seismic Zone Three requirements.

(6) Each modular unit shall bear a data plate affixed in a permanent manner near the main electrical panel or other readily accessible and visible location. Each data plate must be covered with a material that will make it possible to clean the data plate of ordinary dirt without obscuring the information. Each data plate shall include the following information at a minimum: name and address of manufacturer, serial and model number of the unit, date the unit was manufactured, code the unit was built to, seismic zone listing, name and address of third party engineering agency that reviewed and approved the plans submitted by the manufacturer under 4 CSR 240-123.040.

(7) All modular units manufactured on or after July 1, 1976, shall be up to or installed according to the manufacturer’s installation manual.
**4 CSR 240-123.090 Complaints and Review of Director Action**

**PURPOSE:** This rule provides for the manner in which complaints may be filed and the procedure by which commission review of the decisions, directives and interpretations of the director may be obtained.

1. Any person aggrieved by a violation of this chapter or Chapter 700, RSMo 1986 as it relates to modular homes, may file a formal or informal complaint with the commission under 4 CSR 240-2.070.

2. Commission review of the decisions, directives and interpretations of the director which relate to the code, this chapter or modular units, may be obtained by filing a written complaint, formal or informal, under 4 CSR 240-2.070. In such a complaint, the director shall be denounced as the respondent.

**AUTHORITY: section 700.040, RSMo 1986.**


**4 CSR 240-123.095 Re-Inspection Fee**

**PURPOSE:** This rule outlines the procedure for the re-inspection of modular homes and third party requests for inspections pursuant to section 700.040, RSMo.

1. The commission may conduct as needed re-inspections of new modular homes to verify corrections have been made as identified during the original inspection, where required corrections have not been completed by the dealer or manufacturer within sixty (60) days of receipt of the original written complaint from the consumer as filed with the commission.

2. The commission may charge the dealer or the manufacturer, or both, a fee for the re-inspection. The fee is charged to the dealer or the manufacturer who was responsible for making the corrections, or both where both were responsible, when items are not completed in a timely manner as required in section (1).

3. If recommended by the director, the commission may waive the fee for either the dealer or the manufacturer, or both, if it is found during the re-inspection that there is neither any material defect, nor material violation of Chapter 700, nor any material violation of the International Building Code or the International Residential Code as adopted by the commission.

4. The re-inspection shall address all violations listed in the original consumer inspection report. A copy of the report shall be forwarded to the manufacturer or dealer, or both, for corrective action as well as an invoice for the re-inspection fee. A copy shall also be forwarded to the consumer, if applicable.

5. The manufacturer and the dealer shall be sent a copy of the re-inspection report within ten (10) days from the date of the re-inspection.

6. The assessed fee shall be paid to the commission within twenty (20) working days from the date the re-inspection is completed. Each manufacturer and each dealer shall submit along with the fee a written plan of action to be taken by each to correct any statutory, rule or code violations identified and corrections shall be completed within thirty (30) days of the re-inspection.

7. The fee shall be implemented on all re-inspections conducted after the effective date of the rule.

8. The commission shall send written notification to each licensed manufacturer and each licensed dealer giving the effective date of the rule.

9. The fee shall be two hundred dollars ($200) per inspection to be paid by the manufacturer responsible for making the corrections as identified in the original inspection report, if the defect(s) or violation(s) as outlined in section (3) have not been corrected. The fee shall be two hundred dollars ($200) per inspection to be paid by the dealer responsible for making the corrections as identified in the original inspection report, if the defect(s) or violation(s) as outlined in section (3) have not been corrected. The total fee shall not exceed four hundred dollars ($400) per inspection and shall only be paid by the manufacturer or dealer, or both, who has failed to make the applicable corrections in a timely manner. The fee shall be submit-