



April 22, 2026

VIA E-MAIL:

Ms. Janet Thome
janet@tinyhouseallianceusa.org

RE: Preemption Inquiry

Ms. Thome,

ICC Council Policy 49 gives the ICC Board of Directors the authority to strike any provision of a code or standard when the Board, acting on the advice of counsel, determines that it is more likely than not that federal law preempts the provision. After considering the issues you raised in connection with the draft ICC 1215 standard, the ICC Board of Directors has concluded, based on the advice of counsel, that it is unlikely that federal or international law would preempt the requirement in the draft 1215 standard to include the gross weight of the structure on an interior data plate.

You asserted that the draft standard's requirement to include the "gross weight of structure" on a data plate in the interior of the structure is preempted by Department of Transportation requirements to include a VIN certification label and tire placard on the chassis itself. In your view, federal law requires the weight of the structure plus the trailer to be displayed on the certification label affixed to the chassis.

As I explained in my letter of December 9, 2025, a modular home with an integrated chassis is not considered a "motor vehicle," as defined by federal law. As a result, just like the federal requirements regarding Vehicle Identification Numbers, the federal certification label regulations you cited do not apply to modular homes with an integrated chassis because those regulations specifically relate to "motor vehicles." See 49 C.F.R. § 567 (describing the content and location of the certification label to be affixed to "motor vehicles").

You provided no support or authority for your assertion that "once weight is invoked, federal transportation law governs." The purpose of the data plate discussed in the draft standard is to provide general information about the structure to allow the Authority Having Jurisdiction or users to determine if the structure is suitable for installation. This information could also potentially be useful in the event of an emergency. Simply referencing the weight of the structure on a data plate does not transform the modular home into a motor vehicle within the meaning of federal transportation law and subject the structure to otherwise inapplicable federal regulations.

In summary, your letter did not provide any persuasive reason why the inclusion of the weight information on a data plate inside the structure was likely to be preempted by federal law. To be clear, inclusion of weight information on an interior data plate does not preclude data regarding weight from being displayed on the chassis itself. If you feel strongly that inclusion of the gross weight of the

structure and the trailer on the chassis would improve safety, we encourage you to propose that to the committee through the standard development process procedures.

Please be advised that all procedural matters related to the development of the 1215 standard are appealable as set forth in Council Policy 12A.

The Board believes you bring a valuable perspective with respect to tiny home issues and appreciates your involvement in the standard development process.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Boso", with a horizontal line extending to the right from the end of the signature.

Michael Boso
President
International Code Council, Inc.

Cc: Jordana Rubel, International Code Council, Inc.
Will Coffman, International Code Council, Inc.