

CLEARANCES		Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator:	J.E. "Sam" Ryan	GER	8/31/98		9/15/98	Introduction
Division Head:	J.E. "Sam" Ryan	GER	8/31/98		9/29/98	P & D / Council
Dept. Head:	Michael Knapp	MK	8/31/98			
Prosecutor						
Purchasing/Budget:						
Executive:						

SUBJECT: Revising Whatcom County Code Section 15.24 regarding Manufactured Home installations.

ATTACHMENTS: Exhibit "A"

Related County Contract #:

Should Clerk schedule a hearing: NO / / YES / / Requested Date:

SUMMARY STATEMENT:

The proposed changes provide a better measure of safety for the residents of Whatcom Co. by eliminating the installation of pre-HUD mobile homes, or by requiring an L. & I Life Safety inspection (with corrections) on pre-HUD mobile homes. The ordinance also provides FEMA approved guidelines for manufactured homes in the flood plain.

Ordinance & Resolution Distribution Request
 To keep down our copying costs, indicate only those who must receive a copy after Council action. List names to the right.

ADS Facilities Management	
ADS Finance	
ADS Human Resources	
ADS Info Services	
Assessor	
Auditor	
Cooperative Extension	
District Court	
Executive	
Health	
Hearing Examiner	
Jail	
Juvenile	
Parks	
Planning	
Prosecutor	
Public Works	
Sheriff	
Superior Court	
Treasurer	
Other	

RECOMMENDED ACTION:

The Director of Planning & Development recommends approval of the proposed ordinance.

COUNCIL ACTION TAKEN:

1998 - 338 9/15/98: Introduced
 9/29/98: Amended and Adopted 7-0 Ord. #98-062

Rel.

Ordinance or Resolution Number
 (this item): **ORD #98-062**

Sponsored by: Planning & Development

Proposed by: Consent

Introduction Date: 9/15/98

ORDINANCE NO. 98-062

REVISING WHATCOM COUNTY CODE SECTION 15.24
REGARDING MANUFACTURED HOME INSTALLATIONS

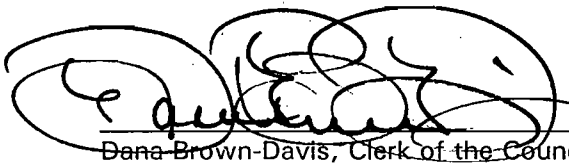
WHEREAS, State of Washington Administrative Order 82.37 provides for the local jurisdiction to inspect ~~mobile~~ manufactured home installations and to enforce the installation standards in accordance with RCW 43.22.350 and 43.22.440, and in accordance with Article I, Section 1.10 of the Home Rule Charter of Whatcom County;


NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that the County amend the manufactured home installation regulations as outlined in Exhibit "A".

ADOPTED this 29 day of SEPT., 1998.

ATTEST:

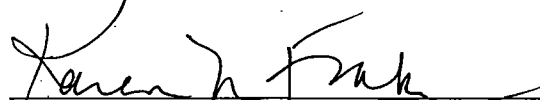
WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON


Dana Brown-Davis, Clerk of the Council


Bob Imhoff, Council Chair

APPROVED AS TO FORM:

Approved Denied


Civil Deputy Prosecutor

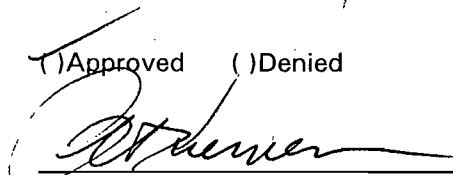

Pete Kremen, Executive
Date: 10-9-98

EXHIBIT "A"

15.24.010 PURPOSE

This chapter is enacted as an exercise of the police power of the county for the benefit of the public at large. It is not intended to create a special relationship with any individual, or individuals, nor to identify and protect any particular class of persons.

The purpose of this chapter is to provide minimum standards to safeguard life or limb, health or property, and public welfare, by regulating and controlling the installation of mobile manufactured homes on building sites within the county.

It is not the intent of this chapter to impose liability upon the county for failure to perform any discretionary act. Rather, it is the intent of this chapter to place the obligation of complying with its requirements upon the installer. Nothing contained in this chapter shall be construed to relieve from or to lessen the responsibility or liability of any person for injury or damage to persons or property caused by or resulting from any defect of any nature in any mobile manufactured home installation work performed by said person or in any mobile manufactured home installation equipment owned, controlled, operated or used by him; nor shall Whatcom County, or any officer, agent, or employee thereof, incur or be held as assuming any liability by reason or in consequence of any permission, certificate of inspection, inspection or approval authorized herein, or issued or given as herein provided, or by reasons or consequence of any things done or acts performed pursuant to the provisions of this chapter.

15.24.020 SCOPE

This chapter sets forth rules and regulations to regulate and control the installation of mobile manufactured homes on building sites, establishes an administrative procedure for the issuance of permits, and provides for the inspection of mobile manufactured home installations.

15.24.030 DEFINITIONS

ADMINISTRATIVE AUTHORITY is the Department of ~~Public Works, Division of Buildings and Code Planning & Development Services, Building Services Division.~~

BUILDING OFFICIAL is the ~~Deputy Director of Public Works Building Services Division Manager.~~

BUILDING SITE is any site proposed for the location of a ~~mobile manufactured~~ home including sites within mobile home parks.

HUD is the Federal Department of Housing and Urban Development.

INSTALLER shall either be the owner, a ~~licensed contractor~~ or a ~~State~~ licensed mobile home dealer ~~installer.~~

MOBILE MANUFACTURED HOME means a structure designed and built to comply with the Washington State Department of Labor and Industry's rules and regulations for ~~mobile MANUFACTURED~~ homes and commercial coaches.

MOBILE HOME is a transportable, factory-built dwelling unit constructed prior to June 15, 1976 (prior to enactment of National Manufactured Housing Construction & Safety Standards [NMHCSS] Act of 1974).

PERMANENT FOUNDATION means concrete blocks or ~~on a concrete footing or slab~~ installed 18 inches below grade to support the ~~mobile home.~~

15.24.040 GENERAL INSTALLATION REQUIREMENTS

~~Mobile Manufactured~~ homes installed on building sites shall be installed in accordance with the provisions of this chapter and all applicable local, state, and federal codes, ordinances, and statutes.

A. ~~Mobile Manufactured~~ homes shall be installed in compliance with the ~~mobile home~~ manufacturer's installation recommendations ~~and~~ or according to permanent foundation requirements. The manufacturer or dealer shall send two copies of its approved installation recommendations to the purchaser of the ~~mobile manufactured~~ home. One copy shall be submitted with the building permit application.

B. No person, firm, partnership, corporation, or other entity may install a mobile manufactured home unless he, she, or it owns the mobile manufactured home, or is a licensed mobile manufactured home dealer, installer, or is a contractor registered under RCW Chapter 18.27.

C. All mobile manufactured home installations shall comply with the requirements of Section 15.04.140, subsection 2907(d) 1806.4.5 of the Uniform Building Code, Foundation Elevation.

D. In those areas that are recognized as floodplains by the Washington State Department of Ecology or the Federal Emergency Management Agency, or hazardous because of the probability of earthquakes, ground slides, avalanches, or high winds, the building official may set requirements that are necessary to lessen the hazards. Manufactured homes in a floodplain must be installed per FEMA recommendations as outlined in GUIDELINES FOR THE INSTALLATION & ANCHORING OF MANUFACTURED HOUSING IN WASHINGTON STATE (Sept. 20, 1996). Used mobile homes older than 1976, require a fire/life safety inspection by the State Dept. of Labor & Industries prior to building permit issuance. or where Manufactured homes installed on sites which are sloping or have poor drainage or are in a floodplain shall be installed in accordance with installation recommendations, provided by a professional engineer or architect licensed in the state of Washington.

15.24.050 PERMITS REQUIRED

No person, firm, or corporation shall install or cause to be installed any mobile manufactured home on a building site without having first obtained a building permit and a mobile manufactured home installation attachment thereto from the administrative authority. No mobile manufactured home dealer shall deliver a mobile manufactured home to a building site until that dealer has verified that the installer has obtained the necessary building permits.

15.24.060 APPLICATION REQUIREMENTS

In addition to the building permit application and issuance regulations of WCC 15.04, the following shall apply to mobile manufactured home installations:

A. A separate application shall be required for each mobile manufactured home installation. The application shall be made upon forms provided by the administrative authority and shall be accompanied by the permit fee established herein.

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B. Each application shall be accompanied by a plot plan drawn to scale with detail sufficient to show that the installation will meet siting requirements of all applicable state and local regulations.

C. Applications for mobile manufactured homes to be installed on building sites other than sites within a mobile home park shall also be accompanied by two sets of foundation plans for a permanent foundation.

15.24.070 INSPECTION

Approved installation specifications shall be available at the site at the time of inspection of the installation. In the event that no approved installation specifications are available or the approved specifications as provided above do not cover all the installation requirements of this chapter, then the total installation of the portions thereof not covered by the approved specifications shall comply with the appropriate provisions of Sections 15.24.070 and 15.24.090 through 15.24.140 of this chapter.

A. On building sites other than those in mobile home parks, the installer of the manufactured or mobile home shall request a footing inspection after the placement of the footing forms and rebar and prior to pouring or placing the footings, a tie-down inspection and a final inspection after all aspects of the installation have been completed. For mobile home park installations, the installer shall request a final inspection after all aspects of the installation have been completed. All requests for inspection shall be made one working day before such inspection is desired.

B. The manufactured/mobile home may be occupied once the installation has passed final inspection for compliance with the requirements of this chapter and any conditions placed upon the issued permit.

C. If the installation does not comply with the installation requirements of this chapter and the conditions of the installation permit, the local enforcement agency shall provide the installer with a list of corrections that the installer must make. The list of corrections shall state a date by which the corrections must be completed. If the items that require correction do not endanger the health or safety of the occupants, or substantially affect the habitability of the manufactured/mobile home, the local enforcement agency may permit the owner of the mobile home to occupy it.

15.24.080 BUILDING SITE PREPARATION

A mobile manufactured home may not be installed on a building site unless the ground at the site has adequate compaction and load-bearing ability to meet the support requirements of Section 15.24.090 of this chapter or, if the building site is in a mobile home park, the park owner must insure that the ground on which the mobile home is to be installed has been improved as necessary to provide a proper base for the mobile home and that the area beneath the mobile home has adequate drainage.

15.24.090 FOUNDATION SYSTEM FOOTINGS

A. Footings shall be constructed of solid concrete runners or an approved alternate 16 inches wide extending 18 inches below grade per the manufacturer's installation specifications or an approved alternate.

B. Four-inch slab with thickened footings extending 18 inches below grade if in a flood plain.

C. Eighteen inches below grade, 16 inches diameter concrete posts eight feet o.c. with a four inch concrete slab and Z hook for positive connection between post and slab.

D. Footings shall be:

1. Evenly bedded and level;
2. Placed on firm, undisturbed or compacted soil that is free of organic material;
3. Centered in a line under the main frame longitudinal members on both sides of the mobile manufactured home; and
4. Spaced not more than eight feet apart and no more than two feet from the ends of the main frame. The building official may require a closer spacing, depending on the load bearing capacity of the soil.

E. A mobile manufactured home with more than one section must have center line blocking at end walls and at other points of connection of the sections of the mobile manufactured home that have ridge beam bearing support. Blocking is also required at both ends of a door opening that is six feet or more wide in an exterior wall.

F. If a mobile manufactured home requires footings on its exterior perimeter, as specified by the installation recommendations or required by the building official, the footings shall be installed below the frost line.

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G. Footings shall be constructed so that 75 percent of the area under the mobile manufactured home has at least 18 inches clearance between the bottom of the main chassis members and the ground level. The area beneath the furnace cross-overs and fireplaces must always have at least 18 inches clearance. At no point under the mobile manufactured home may clearance be less than 12 inches.

15.24.100 FOUNDATION SYSTEM PIERS

An installer must build and position piers and load-bearing supports or devices to distribute the required load evenly. An installer must use manufactured piers or load-bearing supports or devices that are listed or approved for the intended use or may construct piers that comply with the following requirements. All blocks must be concrete blocks.

A. A pier may be made of a single stack of 8-inch by 16-inch blocks if the blocks are not stacked more than three blocks high. A pier made of a single stack of blocks shall be installed at a right angle to the main frame longitudinal members and shall be capped with no more than 2-inch by 8-inch by 16-inch wood blocks or one 4-inch by 8-inch by 16-inch concrete block.

B. A pier may be made of a double stack of 8-inch by 8-inch by 10-inch blocks if the blocks are not stacked more than five blocks high. Each row of blocks in such a pier shall be stacked at right angles to the abutting rows of blocks. ~~A wood block must be hemlock fir, douglas fir, or spruce pine fir.~~ The pier shall be capped by with 2-inch by 8-inch by 16-inch ~~wood or~~ concrete blocks. The pier shall be installed so that the joint between the cap block is at right angle to the main frame longitudinal members.

C. A pier may be made with more than five rows of blocks if the stacked blocks are filled with 2,000 psi concrete or mortar. A licensed architect or professional engineer may approve a foundation system that includes a pier that is higher than 72 inches (nine blocks high) or in which more than 20 percent of the piers exceed 40 inches (five blocks high).

D. All blocks shall be set with cores placed vertically.

15.24.110 FOUNDATION SYSTEM PLATES AND SHIMS

An installer may fill a gap between the top of a pier and the main frame with a wood plate that is not more than two inches thick and two opposing wedge-shaped shims that are not more than two inches thick. Wood plates and shims must be of hemlock fir, douglas fir, or spruce pine fir. A shim shall be at least four inches wide and six inches long. The installer shall fit the shim properly and drive it tight between the wood plate or pier and the main frame to ensure that the mobile manufactured home is level and properly supported at all load-bearing points. A block that abuts a wedge-shaped shim shall be solid.

15.24.120 FOUNDATION FACIA

A mobile manufactured home shall have an approved foundation around its entire perimeter. The wood of the facia shall be at least six inches from the ground unless it is pressure-treated wood. Metal fasteners shall be galvanized, stainless steel, or other corrosive-resistant material. Ferrous metal members in contact with the earth, other than those that are galvanized or stainless steel, shall be coated with asphaltic emulsion. A mobile manufactured home that is installed shall have ventilation openings with a net area of one square foot per 150 square feet of crawl space, except manufactured homes installed in the flood plain shall have ventilation openings with a net area of 1 square inch per 1 square foot of crawlspace installed within 1 foot of finished grade. The openings shall be designed to provide cross ventilation on at least two approximately opposite sides of the mobile manufactured home. The installer shall locate the openings as close to the corner of the manufactured home as practical and shall cover the opening with a corrosive-resistant wire mesh or louvers. Dryer vents and hot water tank pressure release valves shall exhaust on the exterior of the foundation facia. The facia for each section of the mobile manufactured home shall have an opening of at least 18 inches by 24 inches with a cover of metal or pressure-treated wood to allow access to the crawl space. In all cases the foundation facia shall be installed before a final sign off can be made.

15.24.130 ANCHORING SYSTEM

The building official shall require a single section or multiple section ~~mobile~~ ~~manufactured~~ home to have an anchoring system. Such an anchoring system shall be ~~equal to the following requirements:~~ ~~installed per the manufacturer's installation specifications or according to the design of a professional,~~ ~~Washington State licensed engineer or architect.~~

A. Components of the anchoring system shall have a resistance to weather deterioration that is at least equal to that of a zinc coating that is not less than 0.3 inches per square foot of coated surface. Cut edges of zinc-coated strapping do not need to be coated.

B. An installer shall install, preload, and adjust a ground anchor in accordance with the anchor manufacturer's instructions. The installer must supply a copy of the instructions to the building official. ~~A ground anchor, when installed must be able to resist a working load of 3,150 pounds in the direction of the tie plus a 50 percent overload, 4,725 pounds total without failure. Failure occurs if the point of connection of a vertical tie to an anchor is withdrawn more than two inches at 3,150 pounds or when the point of connection of a diagonal tie is moved more than four inches horizontally when a load of 3,150 pounds is applied at 45 degrees from the horizontal.~~ Ground anchors shall be marked with the manufacturer's identification and model number in a location that is visible to the inspector after the anchor is installed. The manufacturer of a ground anchor must provide instructions with each anchor that specifies the kinds of soils for which the anchor is suitable.

C. If concrete slabs or continuous footings are used to transfer the anchoring loads to the ground, the following requirements apply:

1. Steel rod cast in concrete shall be able to resist the loads and corrosion as specified for ground anchors.
- ~~2. A deadman anchor may be used in place of a listed anchor. It shall be constructed of solid concrete at least six inches in diameter and two feet long, reinforced with two four-inch pre-formed steel rods installed at least five feet below the surface of the ground.~~
- ~~3.~~ 3. A concrete slab may be used in place of a ground anchor if it provides holding strength equal to the required four ground anchors.

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D. Ties shall be of cable, strapping, or other approved materials. Ties shall be fastened to the ground anchors and drawn tight with turnbuckles, yoke fasteners, or other approved tension devices. Tension devices shall end in clevis, forged, or welded eyes. Hook ends are not permitted unless they are fully wrapped around the frame. Tension devices shall be designed to prevent self-disconnection if the ties become slack. Cable tie eye shall be secured with twin inch "U" bolts, cable clamps, or an approved equal. ~~The materials must resist a workload of 3,150 pounds with no more than two percent elongations, and must withstand 50 percent overload, 4,725 pounds total.~~ Ties shall connect the ground anchors to the main frame longitudinal members. Ties must not connect to steel outrigger beams that fasten to the main frame unless the manufacturer's installation instructions specifically approve the connection. Diagonal ties must lie at least 40 degrees from the vertical.

A cable frame tie shall be connected to the main frame by a five-eighths inch drop forged closed eye bolt through a hole drilled in the center of the I-beam web or by an approved alternate. The installer shall reinforce the web, if necessary, to maintain the strength of the beam.

The installer shall space the ties as evenly as practical and shall locate a tie within eight feet of each end of the ~~mobile~~ **manufactured** home. The installer may attach two or more ties to a single ground anchor if the anchor can carry the total required load. The installer shall install vertical ties at each detached corner of a clerestory roof and added-on sections of expandable ~~mobile~~ **manufactured** homes. As a minimum, the installer shall install the following number of ties for each I-beam or other main frame longitudinal member:

Length of Home in Feet (excluding hitch)	Number of Vertical Ties per detached corner of Add-ons	Number of Diagonal Ties
32 - 54	1	5
55 - 73	1	6

15.24.140 ASSEMBLY

A. Sections of a multiple section mobile manufactured home shall be aligned, closed, and securely fastened at the required points along the ridge beam, endwalls, and floor line. Heat ducts, electrical connections, and other fixtures and connections required between sections of a mobile manufactured home shall be properly installed. The floor of the mobile manufactured home shall be level within the tolerances given in the following table.

Tolerances may not exceed the following amounts (L equals the clear span between supports, twice the length of a cantilever):

Floor	L/240
Roof and Ceiling	L/180
Headers, Beams, Girders (Vertical Load)	L/180
Walls and Partitions	L/180

B. The installer shall provide adequate clearance to ensure that the cross-over heat duct does not touch the ground and is not compressed. The installer shall insulate the cross-over duct at the intersection. The installer shall insulate and seal areas of potential air leaks to ensure that the mobile manufactured home is airtight and shall seal areas of potential water leaks with metal flashing or trim, if required, and with putty tape or other approved caulking to ensure the mobile manufactured home is watertight.

C. The water pipe connection to the mobile manufactured home shall have a main shut-off valve in compliance with 24 CFR 3280.609(b) adopted as of April 1, 1982. Exterior water lines and ducting under the mobile manufactured home shall be insulated. In all other respects, utility connections to the mobile manufactured home, including water, sewer, electricity, and gas shall comply with the applicable county codes. Accessory structures attached to or located next to a home, such as awnings, carports, garages, porches, or steps shall be constructed in conformance with applicable county codes and structurally independent of the mobile manufactured home unless pre-approved by manufacturer.

15.24.150 VIOLATION - PENALTY DESIGNATED

Any person, firm or corporation violating any of the provisions of this chapter, or of the codes adopted by reference by this chapter, shall be deemed guilty of a civil offense and each day during

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which such violation is continued or committed shall constitute a separate offense, and shall be fined not more than \$1,000 for each offense. The penalty provided in the above section shall be imposed by a notice in writing from the building official; either by certified mail with return receipt requested or by personal service, to the person, firm or corporation incurring the same from the ~~Whatcom County Public Works Department, Division of Buildings and Code~~ ~~Department of Planning & Development Services, the Building Services Division.~~ The notice shall include the amount of the penalty imposed and shall describe the violation with reasonable particularity in ordering the ~~acts or acts~~ ~~act(s)~~ constituting the violation(s) ~~or violations~~ to cease and desist or, in appropriate cases, requiring necessary corrective action to be taken within a specific and reasonable time.

Within 30 days after the notice is received, the person incurring the penalty may apply in writing to the building official for remission or mitigation of such penalty. Upon receipt of the application, said department may remit or mitigate the penalty upon whatever terms the department in its discretion deems proper. The building official's final decision on mitigation or revision shall be reviewed by the county council if the person being penalized files a written appeal therewith of said decision within 10 days of its issuance. The decision of the county council regarding the penalty imposed shall be final.

In addition to civil penalties described above, the prosecuting attorney may in his discretion bring such injunctive, declaratory or other actions as deemed necessary to ensure that violations of this chapter are prevented or cease, and to otherwise enforce the provisions of this chapter.

If construction has occurred on a site without a valid permit as required by this chapter, any and all permits or approvals issued by the county may be denied for that site until the issue has been resolved. In addition, prompt restoration of the site to its original condition will be required.

In the event any person, firm or corporation violates any of the provisions of this chapter, the building official shall cause a notice of violation to be delivered to a person of suitable age at the site and order all work to cease until authorized to proceed. Failure to comply with the order to stop work shall be a gross misdemeanor punishable upon conviction by a minimum fine of \$500.00 up to a maximum fine of \$1,000 or one year in jail, or both. Under no circumstances may the court defer or suspend any portion of the minimum \$500.00 fine for any conviction under this section. Each day or

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part thereof of noncompliance with said order to stop work shall constitute a separate offense.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the ~~building official/~~ ~~Director of Planning & Development Services or the Building Official~~ from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within 180 days from the date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided, further that such suspension or abandonment has not exceeded one year.

15.24.160 FEES

Building permit fees for mobile home installation shall be as set forth herein and in lieu of building permit fees set forth in WCC 17.04.

Preplan check fee is collected at the time of the application submittal. This amount will be deducted from total fees due and is not in addition to the fees outlined above. In the event that the building permit cannot be issued, the preplan check fee will be used to cover processing expenses.

The following fees shall be paid in cash or by separate check to the ~~division of buildings and code~~ Department of Planning & Development Services.

MOBILE MANUFACTURED HOME PERMIT FEES						
	Single Wide Mobile		Double Wide Mobile		Triple Wide Mobile	
	Permit Fee	Pre-Plan Check Fee	Permit Fee	Pre-Plan Check Fee	Permit Fee	Pre-Plan Check Fee
Building Permit (residential lot)	\$125.00	\$75.00	\$200.00	\$100.00	\$225.00	\$150.00
Building Permit (park & residential replacement)	\$75.00	\$50.00	\$125.00	\$75.00	\$150.00	\$100.00
Reinspection of manufactured home	\$35.00		\$35.00		\$35.00	

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