

MOBILE/MANUFACTURED HOMES

Topics covered in this Development Information Bulletin (DIB) include:

- What is a Mobile/Manufactured Home?
- What permits do I need to install a mobile/manufactured home or to replace one?
- What happens if I alter a mobile/manufactured home?
- Are single wide mobile/manufactured homes allowed in Island County?
- Who may install a mobile/manufactured home?
- What are the installation requirements for mobile/manufactured homes?

What is a Mobile/Manufactured home?

Mobile Home: A factory-built dwelling unit, which was built prior to June 15, 1976, to standards other than the HUD Code. A mobile home, like a manufactured home is built on a permanent chassis and is designed and constructed to be transportable in one or more sections for use as a dwelling unit, with or without a permanent foundation, when connected to the required utilities and includes plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act.

Manufactured Home: A structure built to federal Department of Housing and Urban Development (HUD) standards on a permanent chassis and designed and constructed to be transportable in one or more sections for use as a dwelling unit, with or without a permanent foundation, when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. **Note:** A commercial coach, recreational vehicle, motor home, park model/trailer or a modular home (built to Uniform Building Code standards), shall not be considered a mobile/manufactured home and may not be used as a permanent residence.

What permits do I need to install or replace a mobile/manufactured home?

A complete building permit application is required for either a new installation or replacement of a mobile/manufactured home. The following are the required elements you must submit with your building permit:

- ◆ Approved septic design and/or asbuilt signed off by Island County Health Department.
- ◆ Approved water availability signed off by Island County Health Department.
- ◆ Approved access permit (if driveway will access a County road) approved by Island County Public Works.
- ◆ Detailed site plan.
- ◆ Detailed floor plan of home, including the make, model, dimensions and year. The floor plan is provided from the manufacturer. If you are purchasing a used home from someone other than a manufacturer, then the floor plan must be drawn.
- ◆ Installation manual.

- ◆ Approved Life, Fire and Safety Inspection approved by WA State Department of Labor and Industries. This is needed only for mobile/manufactured homes that were built prior to 1976.
- ◆ Approved Alteration Permit approved by WA State Department of Labor and Industries. This is needed for any alterations that are made to the home. See below.

Please refer to the building permit application for all requirements that apply.

What happens if I alter a mobile/manufactured home?

Any alterations made to a mobile/manufactured home or additions **directly supported** by the home, requires an Alteration Permit from the Department of Labor & Industries. Examples of structural changes that may require approval by L & I include the following:

- Decks, carports, garages, etc., that are **directly supported** by the home.
- Structural changes to the interior of the home, including installation of wood stoves, gas fireplaces, etc.

Please contact the Department of Labor & Industries to receive an application and arrange for an inspection. Phone: (360) 416-3000.

Note: Any additions made to the mobile/manufactured home require a building permit. An approved Alteration Permit must be approved prior to submittal of the building permit and a copy must be supplied along with the building permit.

Are single wide mobile/manufactured homes allowed in Island County?

Single wide mobile/manufactured homes are allowed in Island County depending on the zoning of your property. **They are not permitted in the Rural Residential zoning or on lots smaller than 2.5 acres in the Rural Zone.** However, they are permitted in the RR zone and on lots smaller than 2.5 acres in the Rural Zone, if you are proposing one of the following:

- Replacement of a legally permitted mobile/manufactured home.
- Temporary residence during construction of a permanent home.
- Temporary home for an infirm relative.

For verification of your zoning and permitted uses, please contact our office.

Note: Island County does not enforce restrictive covenants. Please check for any recorded covenants in your community.

Who may install a mobile/manufactured home?

A mobile/manufactured home may be installed by:

- A homeowner.
- A certified installer.
- An individual who is supervised by an on-site certified installer.

If you contract with an installer, they must be certified through the Department of Community, Trade and Economic Development. You must provide us with a copy of the installer's

certification and Wains #. A certified installer must be present 100% of the time during installation. Our inspectors may choose to shut down the job if a certified installer is not present.

What are the installation requirements:

A mobile/manufactured home must be installed according to the manufacturers' installation manual. An installation manual is given to you when you purchase your home. You can contact the dealer or manufacturer to obtain a copy. If you install an older home and the manufacturers' installation manual is no longer available, you can obtain an ANSI manual. Please refer to the building permit for an order form. An installation manual must be supplied along with the building permit.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

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