



CITY OF BLACK DIAMOND MOBILE HOME INSPECTION PROCEDURES

Obtaining inspection approvals are the responsibility of the applicant. To request an inspection, call 360-886-2560 one working day before the inspection is desired. The permit card must be on the site at the time of the required inspection.

Mobile Home placement and support

When do I call for a placement and support inspection?

- A) Prior to skirting;
- B) The mobile home has been placed on the site;
- C) The support system has been installed according to manufacturer's installation instructions;
and
- D) Tie downs have been installed according to the manufacturer's installation instructions.
- E) All mechanical duct work and plumbing waste is installed, ground cover is in place.

Final Occupancy Inspection

When do I call for a final inspection?

- A) The skirting is installed on the structure;
- B) The front and rear porches are installed to the standards of the International Residential Code;
- C) Water and sewer connections have been made;
- D) The state electrical approval for mobile home connection has occurred. Contact the department of L&I, 206-835-1111
- E) All of the correction items complied within inspection correction list.

The following documents are necessary on the job site for all inspections:

- A) Permit Card
- B) Site Plan
- C) Mobile home's manufacturer's installation requirements
- D) Other documents as required by inspector

Accessory buildings, such as decks and carports, must not be supported by the mobile home unless designed by the mobile home manufacturer, and must be attached in strict accordance with installation instructions. **Any changes to the manufacturer's installation instructions or any modifications to the home itself may invalidate manufacturer's warranty. Any additions or modifications of the mobile home must be inspected and approved by the state department of labor and industry manufactured home division.*

MOBILE HOME INSTALLATION PROCEDURES (WAC 296-1501-0310)

To the extent that the installation of a manufactured home is not covered by a manufacturer's, engineer's or architect's instructions, the manufactured home shall comply with the installation requirements of this section.

(1) Installation of a new manufactured home.

(a) The initial manufactured home installation must be conducted according to the manufacturer's instructions.

(b) If the manufacturer's instructions do not address an aspect of the installation, you may request:

(i) Specific instructions from the manufacturer; or

(ii) Specific instructions from a professional engineer or architect licensed in Washington State.

For example:

- A manufactured home is installed over a basement and the manufacturer's instructions do not address this application;
- A manufactured home is installed on a site where the specific soil bearing capacity is not addressed in the manufacturer's instructions.

(c) All manufactured homes installed in Washington State must be permanently anchored except for those installed on dealer lots. On dealer lots, temporary sets are permitted without anchoring being installed. A manufactured home must be anchored according to the manufacturer's installation instructions or according to the design of a professional engineer or architect licensed in Washington State. Local jurisdictions **may not** prescribe anchoring methods.

(d) A manufactured home must have a skirting around its entire perimeter. It must be installed per the manufacturer's installation instructions or if the manufacturer is not specific, to the standards in this section. It must be vented and allow access to the under floor area per the manufacturer's installation instructions or per the standards below if the manufacturer's instructions are not available.

If the manufacturer's skirting and access instructions are not specific, skirting, ventilation and access shall be installed as follows:

(i) Skirting:

- Must be made of materials suitable for ground contact.
- Metal fasteners must be made of galvanized, stainless steel or other corrosion-resistant material.
- Ferrous metal members in contact with the earth, except those made of galvanized or stainless steel, must be coated with an asphaltic emulsion.
- Must not trap water between the skirting and siding or trim.
- Must be recessed behind the siding or trim.

(ii) Ventilation:

For homes sited in a flood plain, contact the local jurisdiction regarding proper skirting ventilation. Except for those manufactured homes sited in a flood plain, all skirting and vent openings must:

- Be covered with corrosion-resistant wire mesh to prevent the entrance of rodents. The size of the mesh opening cannot exceed 1/4 inch.
- Have a net area of not less than one square foot for each one hundred fifty square feet of under floor area.
- Be located as close to corners and as high as practical and they must provide cross ventilation on at least two opposite sides.

(iii) Access:

- The under floor area of a manufactured home must have a finished opening at least eighteen inches by twenty-four inches in size.
- Opening must be located so that all areas under a manufactured home are available for inspection.
- Opening must be covered and that cover must be made of metal, pressure treated wood or vinyl.

(e) A manufactured home site must be prepared per the manufacturer's installation manual or per ANSI A225.1, 1994 edition, section 3.

(f) Heat duct crossovers must be installed per the manufacturer's installation instruction manual or per ANSI A225.1 or the following instructions if the manufacturer's instructions are not available:

Heat duct crossovers must be supported at least one inch above the ground by strapping or blocking. They must be installed to avoid standing water. Also, they must be installed to prevent compression, sharp bends, and to minimize stress at the connections.

(g) Dryer vents must exhaust to the exterior side of the wall or skirting. Dryer ducts outside the manufactured home shall comply with the dryer manufacturer's specifications or shall be made of metal with smooth interior surfaces.

(h) Hot water tank pressure relief lines must exhaust to the exterior side of the exterior wall or skirting and must exhaust downward. The end of the pipe must be at least six inches but not more than two feet above the ground.

(i) Water piping must be protected against freezing as per the manufacturer's installation instructions or by use of a heat tape listed for use with manufactured homes and installed per the heat tape manufacturer's installation instructions.

(j) The testing of water lines, waste lines, gas lines, and electrical systems must be as per the manufacturer's installation instructions. If the manufacturer's installation instructions require testing of any of these systems, the local jurisdiction is responsible for verifying that the tests have been performed and passed. Electrical connections and testing are the responsibility of the electrical section of labor and industries except where a city has assumed the electrical inspection responsibilities for their jurisdiction. In that case, the city's electrical inspectors are responsible for the electrical connections and testing.

(k) During the installation process, a ground cover must be installed under all manufactured homes. The ground cover must be a minimum of six-mil **black** polyethylene sheeting or its equivalent (exception to ANSI A225.1 [\(3.5.2\)](#)). The ground cover may be omitted if the under floor area of the home has a concrete slab floor with a minimum thickness of three and one-half inches.

(l) Clearances underneath manufactured homes must be maintained at a minimum of eighteen inches beneath at least seventy-five percent of the lowest member of the main frame (I-beam or channel beam) and the ground or footing. No more than twenty-five percent of the lowest member of the main frame of the home shall be less than eighteen inches above the ground or footing. In no case shall clearance be less than twelve inches anywhere under the home (exception to ANSI A225.1 (4.1.3.3)).

(m) Heat pump and air conditioning condensation lines must be extended to the exterior of the manufactured home.

(2) Installation of a relocated manufactured (mobile) home.

(a) A relocated manufactured home installation should be conducted according to the manufacturer's installation instructions.

(b) If the manufacturer's instructions are unavailable, you may use either:

(i) The American National Standard Institute (ANSI) standard ANSI A225.1 - Manufactured Homes Installation, 1994 edition instructions; or

(ii) The instructions of a professional engineer or architect licensed in Washington State.

(c) If either (b)(i) or (ii) of this subsection is used, all of the requirements of subsection (1)(c) through (m) of this section must also be followed.

Local Jurisdiction (City)

Mobile or Manufactured Home Installation Requirements

Q: Is an inspection required for mobile or manufactured home installations?

A: Yes. The local jurisdiction issuing the placement permit is required to inspect MH installations. [RCW 43.22.440](#) requires counties and cities to enforce manufactured home installation rules and charge fees in the same manner the state building code is enforced, including site preparation.

Q: Does a local jurisdiction have any control over how and to what specifications a manufactured home is built?

A: No. Manufactured homes are built in a factory to the Federal Manufactured Home Construction and Safety Standards, HUD Code 3280.

Q: If a manufactured home is being altered in anyway, is a special permit required?

A: Usually. Additions or changes to the home's structure, such as installation and replacement of furnaces, wood stoves, electrical or plumbing systems, etc., are alterations to be permitted and inspected by the Department of Labor and Industries. [WAC 296-150M](#). Please contact us for more information on alterations.

Q: Does the local inspector receive a copy of the installation instructions for inspection purposes?

A: [WAC 296-150I-0380](#) requires installation instructions to be placed under the home and to be returned to such place upon completion of inspection.

- Prior to skirting - the instructions are to be located between the I-beam and the bottom board within five feet of the main electrical feeder.
- After skirting - the instructions are to be located between the I-beam and the bottom board within five feet of the access opening.

Q: Can the local jurisdiction set special installation requirements?

A: Yes, according to [WAC 296-150I](#), Sections 0300 and 0340, local jurisdictions may impose requirements for:

- Installation of homes in floodplains;
- Homes installed in hazardous areas
- Requirements for earthquake protection
- Frost-line depth
- Soil-bearing capacity
- Noise control
- Automatic sprinkler systems for fire protection

- Local snow and wind load requirements. NOTE: All structures in the jurisdiction must be required to meet the same requirements and options for meeting those requirements must be given.

Example: According to [WAC 296-150I-0300](#), if the local roof snow load requirement is set at 50 psf, the local jurisdiction may require the home to have a ramada, snow removal plan, or some other option - the jurisdiction *may not* require the home to be built with a 50 psf roof load.

Q: Can local jurisdictions set special requirements for plumbing, electrical, or smoke detectors included in the home's construction?

A: No. Plumbing systems, electrical systems, and smoke detectors are covered by the Federal HUD Code and are designed and built in the factory according to the HUD Code. The HUD Code does not cover plumbing and electrical outside of the home's construction, such as electrical and plumbing supply to the home site.

Q: Who has jurisdiction over auxiliary structures such as carports, garages, etc?

A: Auxiliary structures are built to the building code in effect at the time and governed by the local jurisdiction. To avoid requiring an alteration permit and inspection by L&I, they must be self-supporting and not use any of the mechanical systems of the home. They may be flashed to the home. Questions regarding whether a building is an auxiliary structure vs. alteration may be directed to the Department of Labor and Industries, Factory Assembled Structures.

Q: Is the local jurisdiction required to verify that testing of water lines, waste lines, gas lines and electrical systems have been performed?

A: Yes. If the instructions used to install the home require testing of a particular system, [WAC 296-150I-0310](#) requires the local inspector to verify that the individual installing that system has performed the test.

Q: May the local jurisdiction require a specific foundation design or anchoring method be used?

A: No. [WAC 296-150I](#) in Section 0300 (2)(a) prohibits local jurisdictions from dictating a foundation design and construction which is built according to either the manufacturer's installation instructions or a design created by an engineer or architect licensed in Washington. The WAC in Section 0310 (c) states that local jurisdictions may not prescribe anchoring methods.

Q: Can local jurisdictions adopt additional requirements to protect manufactured homes in hazardous areas?

A: Yes. [WAC 296-150I](#) (2)(b), local jurisdictions may set a requirement for earthquake protection. Many professionally designed earthquake resistant systems exist on the market today.

For more information:

[RCW 43.22](#) Sections 335-495 - Manufactured/mobile homes, factory-assembled structures

[RCW 43.22A](#) - Installer Certification. [WAC 296-150I](#) - Installer Practices. [WAC 296-150M](#) - WA Installation Code.