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#22 - MOBILE/MANUFACTURED HOME SETUP REQUIREMENTS

1) Permit Requirements

* A Building Permit from the City of Cosmopolis must be obtained prior to the installation or delivery of a manufactured home to the site.

* You must use a contractor licensed by the state of Washington, or own both the property AND the mobile/manufactured home. To verify your contractor's licensing, contact the Washington State Dept. of Labor and Industries (phone: (360) 415-4000; website: www.LNI.wa.gov).

Building Site Preparation & Home Placement

New manufactured homes must be installed and the site prepared according to the manufacturer's requirements. If manufacturer's specifications are unavailable a professional engineer or architect licensed in the state of Washington may prepare design specifications for the installation and site preparation or per the American National Standards Institute (ANSI) A225.1-Manufactured Homes Installation, 1994 edition instructions. Copies of the standard are available from the Washington State Office of Manufactured Housing at (360) 725-2957 or NFPA at (617) 770-3000.

Assembly

Sections of a multiple-section manufactured home must be aligned, closed, and securely fastened at the required points along the ridge beam, end walls, and floor line in accordance with the manufacturer's installation requirements. Common areas to pay special attention to are:

- Areas of potential air leaks must be insulated and sealed.
- Areas of potential water leaks must be sealed with metal flashing or trim (if required) and with putty tape or other approved caulking to ensure the mobile/manufactured home is watertight.
- Electrical connections and other fixtures and connections required between sections of a mobile/manufactured home must be properly installed.

Attached Decks, Covered Porches and Carports

ALL structural connections to a mobile/manufactured home must be approved by the Washington State Department of Labor and Industries and any **covered** deck or porch requires a separate permit (see Handout #)

The City of Cosmopolis allows an **uncovered** deck size of up to 40 sq. ft. without an additional permit (or approval from L&I) when associated with a mobile/manufactured home installation provided that:

- Guardrails, handrails, and stairways meet code requirements (see page 4)

- The deck meets construction provisions in the **Residential Deck Packet**
- All land use and setback requirements are met (see Handout #3 - Residential Setbacks);
- The deck is completely self-supporting and braced, and the manufactured home does not support any of the weight of the deck.
- Any deck that is higher than 30" above grade AND greater than 40 square feet requires a separate permit (see Handout # - Decks).

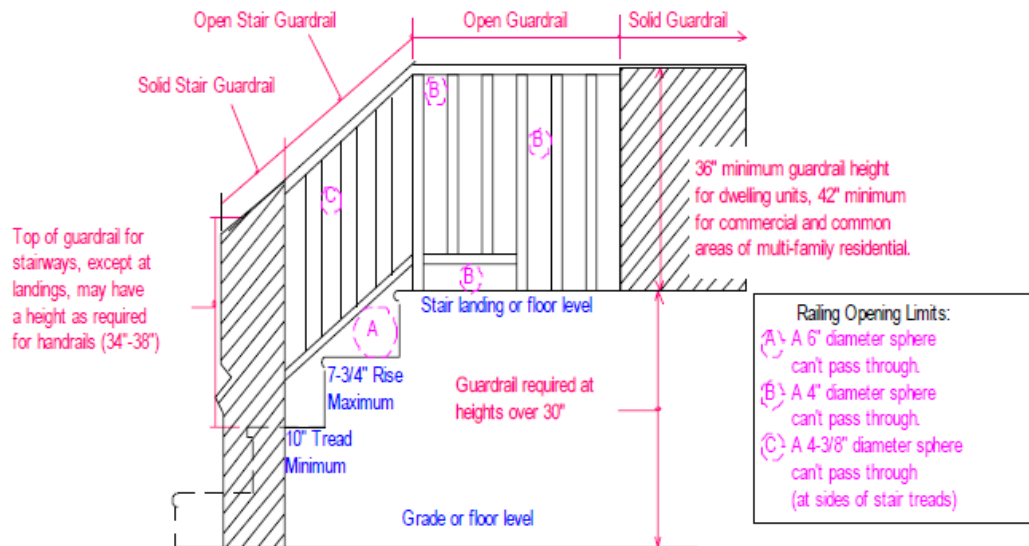
2) INSPECTIONS

The installer must request an inspection after all aspects of the installation are completed. Any necessary corrections and reinspections must be completed within 180 days from the date of the previous inspection or the permit will expire. You must notify the City of Cosmopolis that the unit is ready for reinspection. If the inspector finds that the previously identified corrections have not been completed, a reinspection fee may be assessed.

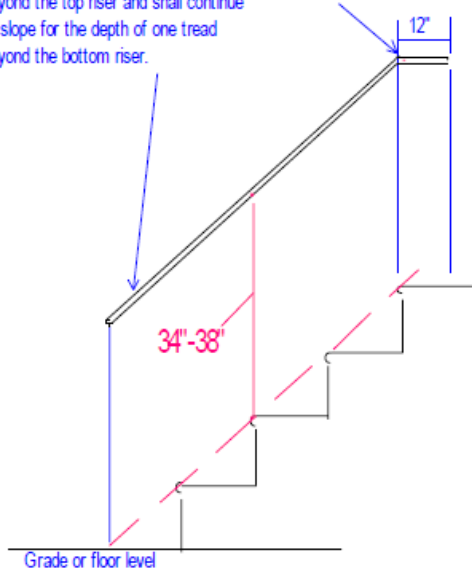
- a) **FND, MH FOOTING:** If tie-down anchors are cast in concrete, the concrete forms and reinforcement must be inspected prior to concrete placement.
- b) **EROSION:** An ongoing routine inspection to ensure that no sediment is leaving the site or causing erosion control problems.
- c) **MH SETUP:** To inspect the installation of the home. Manufacturer's installation instructions must be on site for inspection. Items the inspector will be looking at may include:
 - Clearance:** Clearance under the manufactured home must be at least 18" *Exception: Not more than 25% of the lowest member of the main frame of the home may be less than 18" above the ground or footing. However, in no case shall clearance be less than 12" anywhere under the home.*
 - Hot Water Tank Lines** Hot water tank pressure relief lines must drain to the outside of the exterior wall or skirting. The end of the pressure relief pipe must not be threaded, must be turned downward, and be at least 6" but not more than 2' above the ground.
 - Heat Ducts:** Heat duct crossovers must be installed per the manufacturer's installation manual. Duct crossovers must be supported at least 1" above the ground by strapping or blocking and installed to avoid standing water, prevent compression or sharp bends, and minimize stress at the connections.
- d) **GAS PIPE:** For installation of Propane tanks and gas piping a separate mechanical permit is required.
- e) **SEWER CONNECTION:** If connecting to a public sewer system, public works will require a connection permit and inspection through their department.
- f) **FINAL:** No unit may be occupied until it passes the final City of Cosmopolis inspection, and a Certificate of Occupancy issued. Items the inspector will be looking at may include:
 - Landings:** A floor or landing with dimensions at least 36" in each direction is required on each side of a door.
 - Dryer Vents:** Must exhaust to the outside of the wall or skirting. Where installed outside the manufactured home, ducts shall comply with the dryer manufacturer's specifications or shall be made of metal with smooth interior surfaces.
 - Stairs:** Exterior stairways exposed to weather or wood in contact with the ground or concrete must be made from either an approved wood of natural resistance to decay or pressure-treated wood not less than 2" thick.
 - Ground Cover:** A ground cover of at least 6-mil black polyethylene sheeting must be installed under the manufactured home.

- Skirting: Skirting must enclose the entire perimeter of the crawlspace and be made of material suitable for ground contact. All skirting must be recessed behind the siding or trim and must not trap water between the skirting and siding or trim.
- Underfloor Ventilation: Underfloor vent openings must have a net area of not less than one square foot for each 150 square feet of underfloor area and be covered with corrosion resistant wire mesh with openings no larger than .25". Openings must be located as close to corners and as high as practical, and must provide cross ventilation on at least two opposite sides.
- Underfloor Access: Access to the underfloor area of a manufactured home must have a finished, readily accessible opening at least 18" x 24".

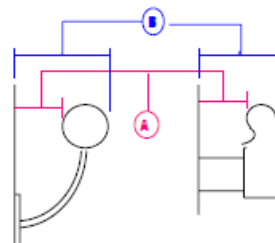
Stair & Railing Detail



Handrail extensions are required on commercial and common areas of multi-family buildings. The extension length shall be at least 12" horizontally beyond the top riser and shall continue to slope for the depth of one tread beyond the bottom riser.



Handrail Height and Extensions



Wall Clearance

