



# #52—MOBILE/MANUFACTURED HOME SETUP REQUIREMENTS

## Installation Permits

- A Building Permit from the Kitsap County Department of Community Development (DCD) 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 Bremerton office of the Washington State Dept. of Labor and Industries (phone: (360) 415-4000; website: [www.LNI.wa.gov](http://www.LNI.wa.gov)).

## New Homes

**New manufactured homes must be installed according to the manufacturer's requirements.** If unavailable, the unit must be installed according to the design of a professional engineer or architect licensed in the state of Washington.

## Relocated Homes

**Relocated manufactured homes must be installed according to the manufacturer's requirements.** If unavailable, the unit must be installed according to either the:

- Design of a professional engineer or architect licensed in the state of Washington; or
- 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.

All of the installation requirements listed below must also be followed.

## Building Site Preparation

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



## 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.
- 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.

## Heat Ducts

Heat duct crossovers must be installed per the manufacturer's installation manual. If unavailable, use ANSI A225.1, or the following:

- Heat duct crossovers must be supported at least 1" above the ground by strapping or blocking.
- Heat duct crossovers must be installed to avoid standing water, prevent compression or sharp bends, and minimize stress at the connections.
- The crossover duct at the intersection must be insulated.

## Dryer Vents

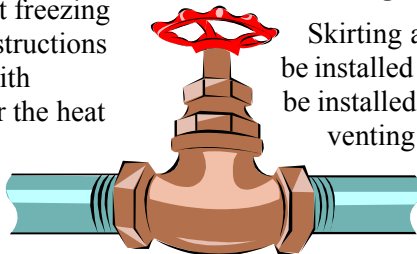
- Dryer vents must exhaust to the outside of the wall or skirting.
- Dryer ducts outside the manufactured home shall comply with the dryer manufacturer's specifications or shall be made of metal with smooth interior surfaces.

## 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.

## Water Pipe Protection

- Water pipes must be protected against freezing per the manufacturer's installation instructions or by use of heat tape listed for use with manufactured homes and installed per the heat tape manufacturer's installation instructions.
- The water pipe connection to the mobile/manufactured home must have a main shut-off valve.



## Gas and Water Line Testing

- A Kitsap County Inspector will verify that the installer has tested exterior gas lines. The lines must be tested using air, carbon dioxide, or nitrogen, and stand a pressure of not less than 10 pounds per square inch for not less than 15 minutes with no perceptible drop in pressure.
- A Kitsap County Inspector will inspect the water supply piping system. The system must prove tight under a water pressure not less than the working pressure under which it is to be used. The water used for tests shall be obtained from a potable supply. The system may alternatively be tested using air pressure of 50 pounds per square inch (344.5 kPa). For either method, the piping must withstand the pressure test for not less than 15 minutes without leaking.

## Building Sewer Drainage Testing

The builder must plug the end of the building sewer at its point of connection with the public sewer or private sewage disposal system and completely fill the building sewer with water from the lowest to the highest point. The building sewer must be watertight at all points.

## Heat Pump and AC Lines

- Heat pump and air conditioning condensation lines must extend to the exterior of the manufactured home.

## Ground Cover

- A ground cover of at least 6-mil black polyethylene sheeting must be installed under the manufactured home.

## Clearance

- Clearances underneath manufactured homes must be at least 18" with one exception as follows: 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.

## Skirting, Ventilation and Access

Skirting and all underfloor ventilation components shall be installed prior to requesting a final inspection. Both must be installed in accordance with the manufacturer's skirting, venting and access requirements. If the manufacturer's instructions are not specific, the following Washington Administrative Code (WAC) 296-150M-0610 requirements shall be followed:

### Skirting

- Skirting must enclose the crawlspace around the unit's entire perimeter.
- Skirting must be made of materials suitable for ground contact.
- Metal fasteners must be galvanized, stainless steel, or other corrosion-resistant material.
- Ferrous metal members in contact with the earth, other than those that are galvanized or stainless steel, must be coated with an asphaltic emulsion.
- All skirting must be recessed behind the siding or trim and must not trap water between the skirting and siding or trim.

### Ventilation

- To prevent the entrance of rodents, vent openings must be covered with corrosion-resistant wire mesh with openings no larger than .25".
- Vent openings must have a net area of not less than one square foot for each 150 square feet of underfloor area.
- Vent openings must be located as close to corners and as high as practical, and must provide cross ventilation on at least two opposite sides.

### Access

- Access to the underfloor area of a manufactured home must have a finished, readily accessible opening at least 18" x 24".
- The access opening(s) must be located so that all areas under a manufactured home are available for inspection.

## Outside Attachments

ALL structural connections to a mobile/manufactured home must be approved by the Washington State Department of Labor and Industries. Here are some general guidelines. See brochure #54—Decks, and #55—Porches for additional information.

### Decks

Kitsap County allows an uncovered deck size of up to 40 sq. ft. without an additional permit when associated with a mobile/manufactured home installation, provided that:

- Guardrails, handrails, and stairways meet code requirements (see brochure #67—Handrails and Guardrails);
- All outside deck material is pressure-treated wood or an approved wood that is naturally resistant to decay (such as cedar or redwood);
- All fasteners (nails and bolts) used with pressure treated wood are hot-dipped galvanized or stainless steel.
- It meets land use and setback requirements (see brochure #10—Residential Setbacks);
- Steps, landings, decks, etc. are fully supported by concrete footings placed a minimum of 12" below grade; and
- The deck is completely self-supporting and braced, and the manufactured home does not support any of the weight of the deck.

Any covered deck or porch, regardless of size, requires a separate permit (see brochure #55—Porches).

Any deck that is higher than 30" above grade AND greater than 40 square feet requires a separate permit (see brochure #54—Decks).

### Stairs

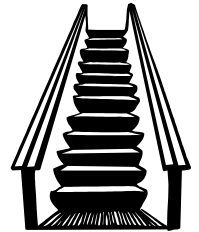
- Exterior stairways exposed to weather or wood in contact with the ground or concrete must be made from either an approved wood of natural resistance to decay or pressure-treated wood not less than 2" thick.



- Minimum width of stairs: 36"
- Rise/Run
  - Minimum run: 10"
  - Maximum rise: 7 3/4"
  - Maximum variation between the largest and the smallest riser or tread shall not exceed 3/8"
- Stair treads must have a nosing not less than 3/4" nor more than 1 1/4" and the leading edge shall be curved no more than a 9/16" radius.

### Handrails

- All stairs with four or more risers must have at least one continuous handrail the full length of the stairs.
- Handrails are required on the open side or sides.
- Handrails must be 34" to 38" above the nosing of treads.
- Handrail ends must return to a newel post or wall.



### Landings

- A floor or landing with dimensions at least 36" in each direction is required on each side of a door.

### Guardrails

- Guardrails are required at landings, decks, or stairs that exceed 30" above grade.
- Minimum guardrail height is 36".
- Spacing: intermediates must be placed such that a 4" sphere cannot pass between them.

### Inspections

- **Manufacturer's installation instructions must be on site for inspection.**
- Both a tie-down inspection and a final inspection are required.
- If tie-down anchors are cast in concrete, the concrete forms and reinforcement must be inspected prior to concrete placement.
- 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 DCD 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.
- No unit may be occupied until it passes the final DCD inspection, and a certificate of occupancy issued.