



# Manufactured Homes

## Bulletin 22

*Division of Building, Safety, and Inspection for 2018 International Codes*

Manufactured/Mobile Homes are permitted through WA State Labor and Industries and Pierce County. Your structure must have the appropriate label from L&I to be installed.

**New Installations and relocated units:** You will need the following to apply for a permit from Pierce County:

- Residential Building Application form
- Site Plan, including EVA (emergency vehicle access) plan for driveway.
- Proof of Ownership
  - This can be a bill of sale of the mobile home. The name of the purchaser on the bill of sale must match the name on the tax parcel where the home will be placed. Must include unit serial number.
- Fire Flow Certificate or Letter of Water Availability.
- Drinking Water Availability.

**Other Possible Related Permits:**

- Gas piping permit will be required if propane/gas is being used.
- Septic/sewer connection (Health)
- Driveway Approach/Site Development (Development Engineering)
- Accessory Dwelling Unit Application – ADU, for a second residence (Planning)

**Manufactured home as Temporary Housing:** Permitted the same as a permanent manufactured home through Building Division. Planning may have other requirements.

**Inspections:** Two inspections are required: Set-up and Final.

**Decks/landing:**

- Landings are required outside of all exterior doors.
- Must be completed to pass final inspection.
- See Bulletin 3 and our Deck Fast Track permit for details.

**Additions/alterations:**

- Any alteration to the mobile structure: Permitted through WA State L&I, not this department. This includes, re-roofing, HVAC, water heaters, wood or other fuel powered stoves, interior remodeling, additions etc.
- Stick built alterations/additions: Has the same items required for a regular residential remodel building permit.

**Setbacks:**

- **Building:** Mobile homes must meet the same fire separation setback requirements as stick-built construction following Table R302.1(1) of the current International Residential Code (IRC).
- **Planning:** Setbacks to exterior lot lines vary depend on individual location; verify with the Planning Division.

### **Mobile Home Parks:**

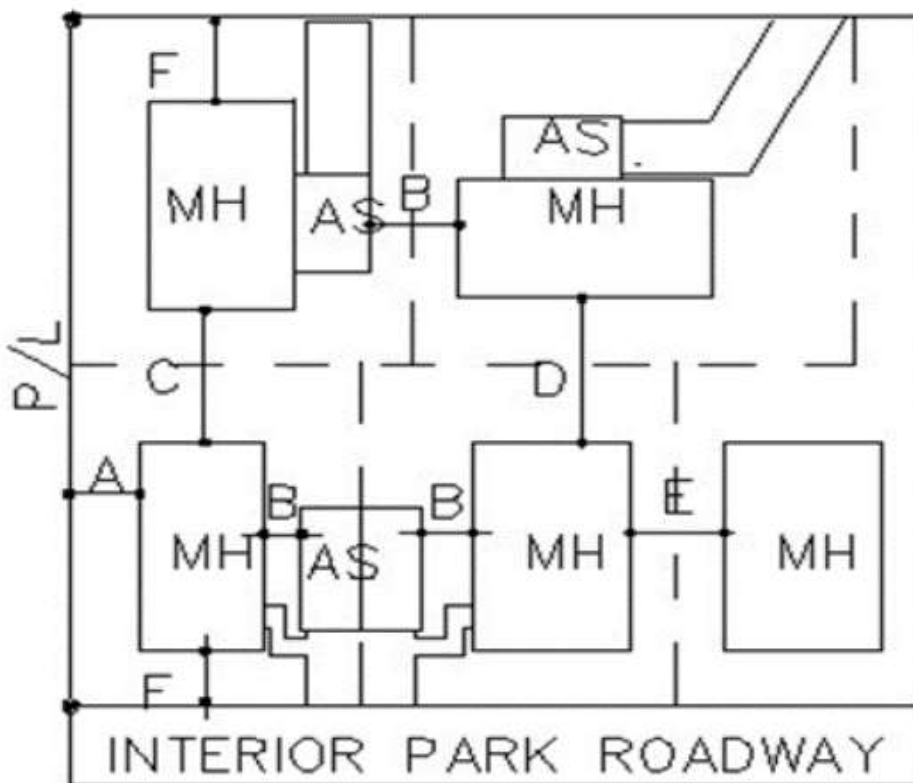
1. Mobile homes placed in a **Non-Conforming Park** established **before** May 5, 1980:

- A** - Manufactured home or accessory building to the exterior lot line of the park varies with the land use zone where the park is located.
- B** - **Noncombustible** (metal) accessory buildings may be placed on a pad site line but must be 3 feet from a manufactured home or accessory building on an adjacent lot. **Combustible** accessory buildings must be 5 feet from a pad site line.
- C** - Manufactured homes end to end: 6 feet
- D** - Manufactured homes end to side: 8 feet
- E** - Manufactured homes side to side: 10 feet
- F** - The setback for any building to edge of an interior park roadway is set by the park management.

2. Mobile homes placed in a **Conforming Park** established **after** May 5, 1980:

- A** - Manufactured home or accessory building to the exterior lot line of the park varies with the land use zone, where the park is located and the Residential Code (IRC).
- B & C** - The minimum space between a manufactured home and accessory building shall be 6 feet wall to wall with a maximum overhang of 12 inches.

**F** - Same as F above.



**AS:** Accessory buildings (shed, garage, carport) or structures (decks and landings)

**P/L:** Property Line/Exterior boundary of Mobile Home park.