

AN ORDINANCE OF THE COUNTY OF WALLA WALLA REGULATING THE PLACEMENT, INSTALLATION AND OCCUPANCY OF MOBILE HOMES IN THE UNINCORPORATED AREA OF WALLA WALLA COUNTY, STATE OF WASHINGTON: PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTING FEES THEREFORE: PROVIDING PENALTIES FOR THE VIOLATION THEREOF: REPEALING ORDINANCE NO. 124 AND ALL OTHER ORDINANCES AND/OR RESOLUTIONS IN CONFLICT HERewith.

The Board of County Commissioners of the County of Walla Walla does ordain as follows:

SECTION 1.01 TITLE. This ordinance shall be known as the Walla Walla County "Mobile Home Installation Ordinance."

SECTION 2.01 DEFINITIONS.

A. BUILDING OFFICIAL. The building official, or his designee, is the officer charged with the administration and enforcement of this ordinance.

B. INSTALLER. An individual, firm, corporation, partnership, association, or agency responsible for the installation of a mobile home. This includes the owner of the property.

C. LOT OF RECORD. A parcel of land used or which is capable of being used under the regulations of this ordinance and "The Comprehensive Zoning Resolution for Walla Walla County."

D. MOBILE HOME, DOUBLE-WIDE. "Mobile Home, Double-Wide" means a one-family dwelling thirty-two feet or more in length and more than fourteen body feet in width as measured along the total body length when assembled, constructed in accordance with State of Washington, or Federal standards as evidenced by the attachment of an insignia, designed for transportation after fabrication in two or more sections on public streets and highways on its own chassis and wheels, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundation, and connection to utilities.

E. MOBILE HOME, SINGLE WIDE. "Mobile Home, Single Wide" means a structure thirty-two body feet or more in length and eight body feet but not more than fourteen body feet in width, constructed in accordance with State of Washington, or Federal standards as evidenced by the attachment of an insignia, designed for transportation after fabrication on public streets and highways on its own chassis and wheels, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundation, and connection to utilities.

F. TRAILER, TRAVEL. "Travel Trailer" means a vehicular portable structure less than thirty-two body feet in length and eight body feet or less in width, constructed on its own chassis and wheels, designed to be towed upon public streets and highways, capable of temporary human habitation for travel, recreation, and vacation purposes.

G. MOBILE HOME PARK. Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two or more mobile homes for dwelling purposes.

H. MOBILE HOME SPACE. An area or lot in a mobile home park on which an individual mobile home is sited.

I. SKIRTING. Approved material not adversely affected by the elements, which is securely anchored by an approved method to a mobile home and covers the entire space except required for crawl hole access between the bottom-most point of the permanent exterior wall of the mobile home and the surrounding grade level.

### SECTION 3.01 INSTALLATION PERMITS.

A. The owner or installer of a mobile home must obtain an installation permit from Walla Walla County Regional Planning, Building Inspection Division, before a mobile home can be sited within the unincorporated areas of the County. A dealer may not deliver a mobile home to the location site until he has verified that the owner or installer has obtained an installation permit from the Building Inspection Division. The Building Inspection Division shall issue the installation permit after it has determined that all applicable building, zoning and any other regulations adopted by the County of Walla Walla have been complied with.

B. The installation permit shall be valid for a period of sixty (60) days from the date of issuance, and shall be issued for the location of a specific mobile home on a specific lot of record or mobile home space. Location of a different mobile home in the same location or of the same mobile home in a different location shall cause the permit to become null and void and shall require a new installation permit and fee be paid by the applicant.

C. Failure to meet the conditions of the installation permit within the sixty (60) day period shall require reapplication. Such application shall be accompanied by a non-refundable fee as set forth in the Land Development Fee Ordinance, provided that an extension of the original installation permit for a period of 30 days may be granted by the building official, or his designee, for good cause shown upon a request by applicant prior to expiration of the original period.

D. The application must be submitted by the owner or installer, and must provide the following information:

1. The name, address, and telephone number of the mobile home owner.
2. The manufacturer and dealer of the mobile home to be installed.
3. The manufacturer's serial number (if known) of the mobile home.
4. The name, address, and telephone number of the installer and the installer's mobile home dealer's license number or their Washington State Contractor's registration number.
5. The address and location of the proposed building site.
6. A plot plan showing the location and dimensions of the mobile home and its proposed placement on the proposed site or lot, together with the location of existing buildings, structures, or improvements on the property.
7. A copy of the legal description of the lot of record if the mobile home is to be placed other than within a mobile home park.
8. A description of the drainage and preparation of the site if the mobile home is to be placed other than within a mobile home park.

9. The septic tank permit number issued by the Walla Walla County-City Health Department.
10. The driveway permit number issued by the Walla Walla County Engineer.

SECTION 4.01 PERMIT FEES. The installation fee for each mobile home shall be \$100.00. A double permit fee shall be charged if a mobile home is moved onto the site and/or the setup has commenced prior to obtaining the installation permit.

SECTION 5.01 INSPECTIONS. The installer shall request an inspection after all aspects of the installation other than the installation of skirting has been completed. The Building Inspection Division will inspect the installation within 48 hours after receiving the request. If the inspection is not completed within the 48 hour period, the tenant or owner may occupy the mobile home at his or her own risk.

Occupancy before inspection does not imply approval. The Building Official will certify the installation after it has been determined that all requirements of this ordinance and other applicable regulations of the County of Walla Walla have been met.

#### SECTION 6.01 GENERAL INSTALLATION REQUIREMENTS.

A. All mobile homes shall be installed in compliance with the regulations stated in this ordinance.

B. A mobile home may not be placed on a lot of record occupied by another dwelling unit or use unless, it is in an approved mobile home park, except as provided for in "The Comprehensive Zoning Resolution for Walla Walla County," Section 5.02 (Dwelling for Agricultural Employees) or Amendment No. 138 of Zoning Resolution No. 70.

C. A HUD-labeled mobile home shall be installed in compliance with the mobile home manufacturer's installation recommendations. These recommendations must be approved by HUD. The manufacturer shall send two copies of its approved installation recommendations to the purchaser of the mobile home. These copies shall be in the mobile home and available at the time of inspection. A mobile home not labeled by HUD should also be installed in accordance with installation recommendations provided by a professional engineer or architect licensed in Washington.

D. No person, firm, partnership, corporation, or other entity may install a mobile home unless they are the owners of the mobile home, a licensed mobile home dealer, or a contractor registered under Chapter 18.27 of the RCW.

E. All water and sewer connections shall be installed according to the Uniform Plumbing Code and the requirements of the Walla Walla County-City Health Department.

F. Each mobile home installed within any 100 year flood plain, as designated by the Corps of Engineers, shall be placed on a permanent foundation which meets the "Flood Proof Construction" requirements of the Comprehensive Zoning Resolution for Walla Walla County.

G. Each mobile home placed on a permanent foundation or basement shall have all running gear, including axles removed.

H. Each mobile home installed on a parcel of land outside of a designated mobile home park shall have the towing tongue removed or camouflaged by landscaping to such an extent that it is unrecognizable.

I. Steps shall be required for all exit doors and shall be a minimum of 36 inches wide and shall not exceed an 8-inch rise with a minimum 9-inch tread. More than two steps in height shall require two handrails which shall be 32 inches above the nose of the step.

Exception: Stairs or stairways that parallel the exterior wall of the mobile home will require only one handrail on the open sides of the stairway if the width is 44 inches or less.

#### SECTION 7.01 TEMPORARY INSTALLATION PERMITS.

A. The issuance of a temporary installation permit shall allow the use of a mobile home during the construction of a permanent dwelling, without meeting all zoning and/or mobile home installation requirements. The applicable requirements of the mobile home installation ordinance shall be determined at the time of permit application by the Building Official.

B. The temporary installation permit shall be issued only after the Building Permit for the permanent dwelling has been obtained, and upon payment of a \$25.00 fee.

C. The temporary installation permit shall allow the use of the mobile home for a period of one year. Upon written request from the permit holder, the Building Official may extend the permit for an additional one year.

D. Upon completion of the permanent dwelling or the expiration of the temporary installation permit, the mobile home shall be removed from the lot of record within 30 days.

#### SECTION 8.01 BUILDING SITE PREPARATION.

A mobile home may not be installed on any building site unless it has been determined that the ground has the load-bearing ability to meet the minimum requirements in WAC 296-150B-230. The installer -- or, if the location site is in a mobile home park, the park owner -- must insure that the ground on which the mobile home is to be installed has been improved as necessary to provide a proper base for the mobile home and that the area beneath the mobile home has adequate drainage to prevent collection of surface water.

Exception: Location sites within existing established mobile home parks when the mobile home is installed in the same location as the previous mobile home.

#### SECTION 9.01 FOUNDATION FOOTING SYSTEM.

A. Footings shall be constructed of:

1. Solid concrete or an approved alternate that is at least 3½" thick by 16" square; or
2. Two 8" x 16" x 4" solid concrete blocks that are laid with their joints parallel to the main frame member.

B. Footings shall be:

1. Evenly bedded and leveled.
2. Placed on firm, undisturbed and compacted soil that is free of organic material.

3. Centered in a line directly under the main frame members on both sides of the mobile home; and
4. Spaced not more than 8 feet apart, and not more than 2 feet from the ends of the main frame. A closer spacing may be required depending on the load bearing capacity of the soil.

C. A mobile home with more than one section must have center line blocking at end walls and at any other point of connection of the sections of the mobile home that are a ridge beam bearing support. Blocking is also required at both ends of a door opening six feet or more in width in an exterior wall.

D. If a mobile home requires footings on its exterior perimeter, the footings shall be installed a minimum of 24 inches below finish grade. Footings for the main frame longitudinal members must be recessed only if frost heave is likely to occur.

E. Footings shall be constructed so that 75 percent of the area under the mobile home has at least 18 inches of clearance between the bottom of the main chassis members and the ground level. The area beneath furnace crossovers and fireplaces, however, must always have at least 18 inches clearance. At no point under the mobile home may clearances be less than 12 inches.

#### SECTION 10.01 FOUNDATION PIERS.

An installer must build and position piers and load-bearing supports or devices to distribute the required loads evenly. An installer may use manufactured piers or load-bearing supports or devices that are listed or approved for the intended use, or may build piers that comply with the following requirements. All blocks must be concrete.

A. A pier may be made of a single stack of 8" x 8" x 16" blocks if the blocks are not stacked more than three blocks high. A pier made of a single stack of blocks shall be installed at a right angle to the main frame member and shall be capped with no more than two 2" x 8" x 16" wood blocks or one 4" x 8" x 16" concrete block.

B. A pier may be made of a double stack of 8" x 8" x 16" blocks if the blocks are not stacked more than five blocks high. Each row of blocks in such a pier shall be stacked at right angles to the abutting row of blocks. A wood block must be of hem-fir, Douglas fir, or spruce pine fir. The pier shall be capped with two 2" x 8" x 16" wood or concrete blocks. The pier shall be installed so that the joint between the cap blocks is at right angles to the main frame member.

C. A pier may be made with more than five rows of blocks if the stacked blocks are filled with 2000 psi concrete or mortar. A licensed architect or professional engineer must approve a foundation system that includes a pier that is higher than 72 inches (9 blocks) high, or in which more than 20 percent of the piers exceed 40 inches (5 blocks) high.

D. All blocks shall be set with the cores placed vertically.

SECTION 11.01 SKIRTING. A mobile home shall have an approved skirting around its entire perimeter. The wood of the skirting shall be at least 3 inches from the ground, unless it is pressure-treated wood. Metal fasteners shall be galvanized, stainless steel, or other corrosion-resistant materials. Ferrous metal members in contact with the earth, other than those that are galvanized, or stainless steel, shall be coated with an asphaltic emulsion.



A mobile home that is installed on a non-recessed site and that has wood or metal skirting shall have ventilation openings with a net area of at least  $1\frac{1}{2}$  square inches per lineal foot. A mobile home that has been installed on a recessed site shall have ventilation openings in the foundation fascia with a net area of at least  $1\frac{1}{2}$  square feet for each 25 lineal feet of fascia. The openings shall be designed to provide cross ventilation on at least two approximately opposite sides of the mobile home. The installer shall locate the openings as close to the corners of the mobile home as practical and shall cover openings with corrosion-resistant wire mesh or louvers.

Dryer vents and hot water tank pressure relief valves shall be exhausted on the exterior of the skirting. The skirting for each section of the mobile home shall have an opening of at least 18" x 24" with a cover of metal or pressure-treated wood to allow access to the crawl space. The skirting must be installed within 30 days of the placement of the mobile home.

#### SECTION 12.01 ANCHORING SYSTEM.

A. All mobile homes installed within the Western Walla Walla County Wind Hazard Area, as determined by the Bonneville Power Administrations Report on extreme winds in the Columbia Basin Region, and as designated on Map A shall have an approved anchoring system which meets the following requirements:

1. Components of the anchoring system shall have a resistance to weather deterioration that is at least equivalent to that of a zinc coating that is not less than 0.3 ounces per square foot of coated surface. Cut edges of zinc coated strapping do not need to be coated.
2. An installer shall install, preload, and adjust a ground anchor in accordance with the anchor manufacturer's instructions. The installer must supply a copy of the instructions to the Building Inspection Division. A ground anchor, when installed, must be able to resist a working load of 3,150 pounds in the direction of the tie, plus a fifty (50) percent overload (4,725 pounds total) without failure.

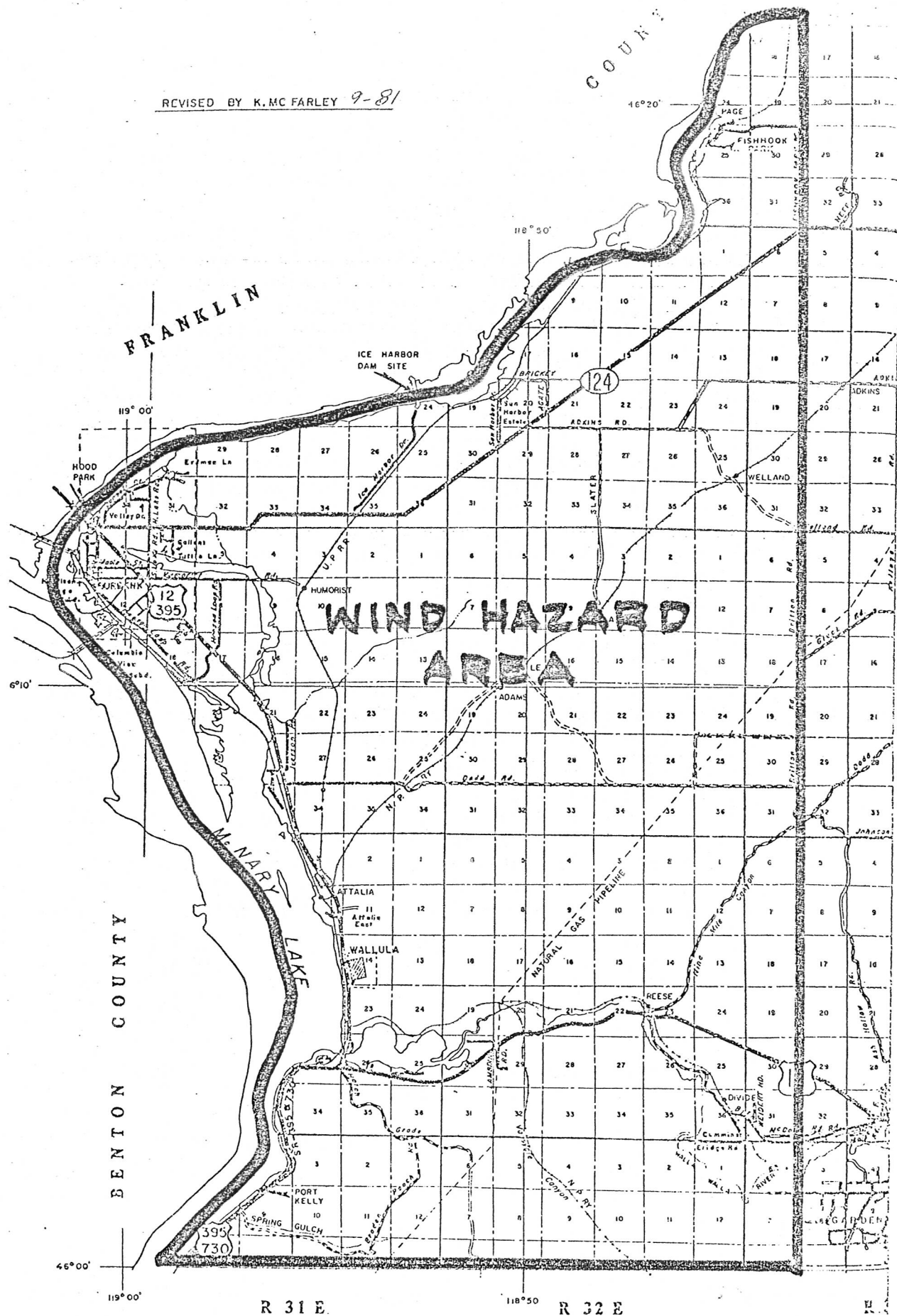
Failure occurs if the point of connection of a vertical tie to an anchor is withdrawn more than two (2) inches at 3,150 pounds or when the point of connection of a diagonal tie is moved more than four (4) inches horizontally when the load of 3,150 pounds is applied at forty-five (45) degrees from the horizontal. Ground anchors shall be marked with the manufacturer's identification and model number in a location that is visible after the anchor is installed. The manufacturer of a ground anchor must provide instructions with each anchor that specify the kinds of soil for which the anchor is suitable.

3. If concrete slabs or continuous footings are used to transfer the anchoring loads to the ground, the following requirements apply:

Steel rods cast in concrete shall be able to resist the load and corrosion as specified for ground anchors.

A deadman anchor may be used in place of a listed anchor. It shall be constructed of solid concrete at least six (6)

COOK:



"MOBILE HOME INSTALLATION ORDINANCE"  
MAP A.- WESTERN WALLA WALLA COUNTY  
WIND HAZARD AREA

inches in diameter and two (2) feet long, reinforced with two, number four (4) deformed steel rods and installed at least five (5) feet below the surface of the ground.

A concrete slab may be used in place of a ground anchor if it provides holding strength equal to that required for ground anchors.

4. Ties shall be of cable, strapping, or other approved materials. Ties shall be fastened to ground anchors and drawn tight with turnbuckles, yoke fasteners or other approved tensioning devices. Tension devices shall end in clevis, forged, or welded eyes. Hook ends are not permitted. Tension devices shall be designed to prevent self-disconnection if the tie becomes slack. Cable tie eyes shall be secured with two (2) U-bolt cable clamps, or an approved equivalent. Tie materials must resist a working load of 3,150 pounds with no more than two (2) percent elongation and must withstand a fifty (50) percent overload (4,725 pounds total). Ties shall connect the ground anchor to the main frame longitudinal member. Ties may not connect to steel outrigger beams that fasten to the main frame unless the manufacturer's installation instructions specifically approve the connection. Diagonal ties must lie at least forty (40) degrees from the vertical. Vertical ties must be substantially vertical. If a vertical tie is not substantially vertical, the anchor must be placed out board of the tie's connection to the main frame. A cable frame tie shall be connected to the main frame by a 5/8 inch drop forged closed eye bolt through a hole drilled in the center of the I-beam web, or by an approved alternative. Installers shall reinforce the web, if necessary, to maintain the strength of the I-beam.

The installer shall space the ties as evenly as practical and shall locate a tie within eight (8) feet of each end of the manufactured home. The installer may attach two (2) or more ties at each detached corner of a clerestory roof and of add-on sections of expandable manufactured homes. At a minimum, the installer shall install the following number of ties for each I-beam or other main frame longitudinal member.

<u>LENGTH OF HOME (ft)</u> <u>(excluding hitch)</u>	<u>NUMBER OF</u> <u>VERTICAL TIES</u>	<u>NUMBER OF</u> <u>DIAGONAL TIES</u>
32 through 54	2	3
55 through 73	2	4

Multiple section manufactured homes require only diagonal ties; vertical ties are not required.

#### SECTION 13.01 VIOLATION AND PENALTY. Any person, firm or corpor-

ation who places or causes to be placed any mobile home without a permit or in violation of any requirements of this ordinance shall be punished by a fine of not more than \$250.00

Each day the violation is in existence shall constitute a separate and distinct violation. In the enforcement of this chapter, the prosecuting attorney may also commence an action to restrain or enjoin further placements and compel



compliance with all provisions of this chapter. The costs of such action shall be taxed against the person responsible for placing the manufactured home. The Prosecuting Attorney may accept an assurance of discontinuance of any act in violation of this chapter from any person who has engaged in such act.

SECTION 14.01 VALIDITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 15.01 REPEAL OF CONFLICTING ORDINANCE AND/OR RESOLUTIONS.

Ordinance No. 124 and all other ordinances and/or resolutions of the County of Walla Walla in conflict herewith are hereby repealed.

SECTION 16.01 NON-CONFORMING USE.

Any mobile home placed and maintained upon a lot of record or within a mobile home park prior to the effective date of this ordinance, which complied with applicable adopted regulations when installed; may have such use continue without complying with the requirements of this ordinance, provided such continued use is not dangerous to health, safety or life.

SECTION 17.01 EFFECTIVE DATE.

This ordinance shall be in full force and effect upon the date of its passage and adoption.

Adopted and passed this 21st day of June, 19 83

Robert J. Peterson  
Chairman  
Harmon F. Johnson  
Commissioner  
Walter C. Coyle  
Commissioner

FILED FOR RECORD  
IN WALLA WALLA CO. WASH.  
BY \_\_\_\_\_

JUN 21 1 33 PM '83

C. LYNN SMITH  
AUDITOR

Constituting the Board of County  
Commissioners of Walla Walla  
County, Washington

Attest:

Calleen Taylor  
County Auditor, Clerk of the Board  
of County Commissioners.