

AN ORDINANCE RELATING TO MOBILE HOMES, REQUIRING A PERMIT FOR INSTALLATION, AND PROVIDING A PENALTY FOR FAILURE TO OBTAIN ONE.

THE BOARD OF COUNTY COMMISSIONERS OF WALLA WALLA COUNTY, STATE OF WASHINGTON, DO HEREBY RESOLVE:

WHEREAS, the construction of mobile homes is governed by state statutes and regulations of the State Department of Labor and Industries rather than the State Building Code, and

WHEREAS, the health, safety and welfare of the public requires regulation of the placement, security and utilities services of mobile homes;

Now, therefore be it ordained by the Board of County Commissioners of Walla Walla County, Washington as follows:

Section 1. Definitions - "Mobile Home" shall mean a dwelling unit designed to be transportable upon the public streets or highways certified and approved as such by the State of Washington Department of Labor and Industries as evidenced by the attachment of a seal.

"Mobile Home Park", shall mean a lot, parcel or tract of land, improved or unimproved, upon which two or more mobile homes occupied for dwelling or sleeping purposes are located.

"Recreational Vehicle", shall mean a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use with or without motive power, of such size and weight as not to require a special highway movement permit and certified and approved as such by the State Department of Labor and Industries as evidenced by the attachment of a seal.

Section 2. Occupancy Restriction - No mobile home shall be occupied outside a mobile home park unless placed in accordance with, and pursuant to a permit issued under this ordinance. A recreational vehicle occupied continuously for more than thirty days shall meet all the requirements for a mobile home under this ordinance, unless the same is being used for security purposes ancillary to a construction site.

Section 3. Siting Requirements - Each mobile home placed on a land parcel outside of a mobile home park shall:

- A. Be placed on the parcel according to the presubmitted and approved plot plan described on the permit.
- B. Be placed on a permanent foundation or footings and piers as stated on the permit.
- C. Be securely tied down per manufacturer recommendations.
- D. Have the tongue removed or camouflaged by landscaping to such an extent that it is unrecognizable.
- E. Maintains a minimum of an 18" crawl space under the entire mobile home, 12" under beams.
- F. Have permanent steps attached to all exits.
- G. Have all insignias affixed to the outer skin as required by the Washington State Department of Labor and Industries.
- H. Have all running gear including axles removed when placed on a full foundation with a basement.
- I. Have appropriate skirting securely installed around the entire outer base portion of the mobile home.
- J. Be served by a water supply and sewage disposal system meeting the requirements of the Walla Walla City-County Health Department as evidenced by a septic tank permit issued by said Department.
- K. Comply with the requirements of a permit from the Walla Walla County Engineer for ingress and egress from the subject property to a county road or state highway.
- L. Be in accordance with all Walla Walla County zoning requirements.

Mobile Home Ordinance No. 124

Section 4. Mobile Home Permits - Permits for mobile homes shall be issued by the Walla Walla County Building Department upon submittal of an application in the form prescribed by said department together with appropriate supporting documents demonstrating compliance with this ordinance and payment of prescribed fee.

Section 5. Fees - A flat Mobile Home Permit fee of \$25.00 shall be paid by the applicant to Walla Walla County prior to issuance of the permit and required inspection. A fee of \$10.00 is established for all additional inspection when requested or reinspections. A double fee shall be paid if construction is started prior to obtaining said permit and it shall not relieve anyone from fully complying with any provisions of this ordinance.

Section 6. Inspection - Each mobile home approved for placement on a parcel shall be subjected to the following:

- A. Siting inspection to assure compliance with the County Zoning Ordinance.
- B. Footings and foundations inspection PRIOR TO placement of the mobile home.
- C. Tie-down inspection PRIOR TO installation of skirting.
- D. Skirting and steps inspection.

The permittee shall give the Walla Walla County Building Department 24 hour notice, not to include weekends or legal holidays, when the premises is ready for each inspection and shall not proceed further until approval has been given by said Building Department pursuant to each inspection.

Section 7. Violations - Placement of a mobile home without a permit or contrary to the provisions of a permit issued therefore or in violation of this resolution shall be punishable by a fine of \$100.00. Each days occupancy of a mobile home placed without a permit or contrary to the provisions of a permit issued therefore shall consitute a separate offense.

Section 8. Validity - Should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid, it is the intent of the Board of County Commissioners of Walla Walla County that it would have passed all other portions of this Ordinance independant of the eliminations herefrom of any such portion as may be declared invalid, and accordingly, such declaration of invalidity shall not affect the validity of the Ordinance as a whole nor any part thereof other than the part so declared to be invalid.

Section 9. Effective Date - This ordinance shall take affect and be in force upon adoption.

Dated this 11th day of May, 1976

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON



Franklin F. Gline
Chairman

James A. Stonerup
Commissioner

Eugene V. Kelly
Commissioner

Attest:

Theodore S. Bjerke
County Auditor and ex-officio
Clerk of the Board

FILED FOR RECORD
IN WALLA WALLA CO. WASH.
BY County Commissioners
MAY 11 1 40 PM '76
RECORDED IN VOL _____
OF _____ PAGE _____
THEODORE S. BJERKE
AUDITOR