



PLACEMENT AND INSTALLATION OF MANUFACTURED HOMES WITHIN THE CITY OF SEDRO-WOOLLEY

The owner or installer of a manufactured home within the City of Sedro-Woolley is required to obtain a permit from the City's Building and Planning Department prior to placement and installation of all new and used manufactured homes. **A DEALER MAY NOT DELIVER A MANUFACTURED HOME UNTIL VERIFICATION THAT THE OWNER OR INSTALLER HAS FIRST OBTAINED A VALID BUILDING PERMIT FROM THE CITY.**

The Building and Planning Department is the permitting agency for the placement, installation, and construction of all new and used manufactured homes within the City of Sedro-Woolley.

The Sedro-Woolley Building and Planning Department requires the following on building permit applications for the placement and installation of new and used manufactured homes within the City of Sedro-Woolley.

1. Manufacturer's installation manual or copies of complete sections of manual showing tie-down support instructions.
2. A site plan illustrating the following: property dimensions, location and dimension of all existing and proposed structures, utilities, access driveway, and any critical areas.
3. Method of withstanding the given snow load at the site of installation. Check with your dealer or manufacturer for information regarding the designed roof load of your particular home.

**Fees for a manufactured home building permit have a base cost of \$500.
Modular Homes base cost \$750 plus foundation and/or basement permit fees.**

The fee includes plan review and inspections. Additional fees may apply based on the type of project. Please refer to the City of Sedro-Woolley's Fee Schedule.

GENERAL INSTALLATION GUIDELINES AND REQUIREMENTS

Specific installation procedures are based on either the manufacturer's installation manual for new homes or the American National Standards Institute, Inc.'s (ANSI) standards for manufactured homes.

SITE PREPARATION

1. Installation guidelines assume that the minimum load bearing capacity of the soil is 1500 p.s.f.
2. Remove all organic material from the building foot print (clearing and grading is a regulated activity under the Coastal Zone Management Act and the Uniform Building Code and may require a permit).

FOOTING SYSTEM

1. Footings and pier design depend on such factors as soil conditions, dimensions of the home, roof loads and the capacity and spacing of the piers.
2. Typical standard footings are constructed of minimum 3½" x 16" x 16" solid concrete pads or two 8" x 8" x 16" solid concrete blocks laid with their joint parallel to the main frame of the home.

FOUNDATION SYSTEM

1. Piers must be built and positioned to distribute the loads evenly. Listed manufactured piers or devices may be used or piers may be built on site of concrete blocks with their cores placed vertically.
 - 1.1. A pier may be a single stack of 8" x 8" x 16" blocks if not stacked more than three blocks high and are placed at a right angle to the main frame of the home. These can be capped with no more than two 2" x 8" x 16" wood blocks or one 4" x 8" x 16" concrete block.
 - 1.2. A pier may be made of a double stack of 8" x 8" x 16" blocks if not more than five blocks high. Each row of blocks in such pier shall be stacked at right angles to the abutting rows of blocks. The pier must be installed so that the joint between the cap blocks is at a right angle to the main frame of the home.
 - 1.3. A pier may be made with more than five rows of blocks if filled with minimum 2000 p.s.i. concrete. A licensed architect or engineer must design a foundation system that includes any blocks more than 72" (9 blocks) high or in which more than 20 % of the piers exceed 40" (5 blocks) high.

FOUNDATION SYSTEM PLATES AND SHIMS

1. An installer may fill a gap between the top of a pier and the main frame of the home with a wood plate that is not more than 2" thick. Wood shims must be of Hemlock-fir, Douglas-fir, or Spruce-pine-fir. A shim must be minimum of 4" wide and 6" long.

ANCHORING SYSTEMS.

1. Listed ground anchors may be used if installed and adjusted to the manufacturer's specifications. Steel rods cast in concrete slabs or continuous footings may also be used and shall provide resistance to the specified loads.
2. Ties must be connected to the main frame of the home and shall be spaced as evenly as possible with a maximum spacing of 11' and a tie located within 2' of each end of the frame. TIES MUST HAVE AN INSTALLED ANGLE OF 45-50 DEGREES.
3. Strapping must be attached to the frame as directed by the manufacturer's specifications.
4. Cable ties must be connected to the main frame by a 5/8" closed-eye bolt through a hole drilled in the center of the I-beam web. Tension devices must be constructed to prevent disconnection in the tie becomes slack. Two U-bolt clamps shall be used at each eye.

PLUMBING

1. Supply piping must be tested by the installer to 100 p.s.i. before final hook-up to service.
2. An accessible shut-off valve is required to be installed between the supply and the inlet to the home.
3. Exposed sections of water supply line must be insulated to prevent freezing.
4. Drain piping must be tested by the installer by capping the line and filling with water before final hook-up.
5. Drain piping must be adequately supported to provide a minimum of 1/4" drop per foot of run. Exception: 1/8" dropper foot allowed if a cleanout is installed at the upper end of the run.

MECHANICAL

1. Gas piping must be tested by qualified personnel prior to final hookup.
2. Heat ducting must be supported to prevent contact with ground.

SKIRTING AND VENTILATION

1. A manufactured home must have skirting around the entire perimeter. WOOD SKIRTING WITHIN SIX INCHES OF GROUND SHALL BE PRESSURE TREATED.
2. Ventilation must be provided at 1/150 of the underfloor area. Vents should be equally spaced along at least two opposite sides and be as close to the corners as practicable.
3. A six mil. Vapor barrier, or alternative, must be installed on the ground surface to reduce moisture buildup.
4. The hot water pressure relief-valve piping, dryer vent ducting and condensate drain must exit skirting.

DECKS, LANDINGS AND STAIRS

1. Any deck not over 30" above grade without a roof or any deck not more than 32 sq. ft. without a roof, regardless of height will be covered under the manufactured home permit.
2. Landings are required at all exterior doorways. Landings must be a minimum of 36" x 36" and be within one inch of the threshold.
3. Stairs must be a minimum of 36" wide, have a maximum 7 ¾" rise and a minimum 10" run. Headroom of 6' 8" is required, measured vertically from the nose of the treads.
4. Handrails are required on stairways with four or more risers. The handrail shall have a cross-sectional area 1 ¼" – 2" and be installed 34" – 38" above the nose of the treads.
5. Guardrails are required on all decks and stairs exceeding 30" above grade. The intermediate rails or an ornamental pattern shall be such that a 4" sphere cannot pass through.
6. Wood must be treated or of natural resistance to decay. Nails and screws must be corrosion resistant.