

Chapter 2.080 - MANUFACTURED HOMES

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2.080.010 Purpose and intent

It is the purpose and intent of this chapter to set forth terms and conditions applicable to manufactured homes equivalent to those for all other dwellings, in order to not discriminate against the placement and use of manufactured homes in order to comply with RCW 35.63.160, 35.21.684, and 35A.21.312, as amended in 2004. This chapter shall not override any legally recorded covenant or deed restrictions of record.

2.080.020 Installation Standards

Manufactured homes shall meet all the following criteria:

- A. May not have been previously titled to a retail purchaser and may not be a "used mobile home" as defined by RCW 82.45.032(2), now or hereafter amended.
- B. Be built to meet or exceed the standards established by federal law 42 U.S.C. 5401 through 5403, now or hereafter amended.
- C. Must be comprised of at least two fully enclosed attached parallel sections, each of which are not less than twelve feet wide by thirty-six feet long.
 - 1. If a manufactured home consists of more than two sections, the other sections must be attached to the two required parallel sections, but do not have to be parallel to the two parallel sections.
 - 2. The additional sections may be placed above, behind or next to the parallel sections.
- D. Have a composition of wood, shake or shingle, coated metal, or similar roof of not less than a nominal 3:12 pitch. A roof consisting of 'rolled' asphalt material is prohibited.
- E. Be compliant with the Federal Manufactured Home Construction and Safety Standards in effect at the date of manufacture.
- F. Be set on and securely attached to a foundation support system as specified by the manufacturer. The design and construction of the foundation must be approved by the City.
 - 1. The gap from the bottom of the home to the ground, around the entire perimeter of the house, shall be skirted by concrete or other International Building Code (IBC) approved product as approved by the City, which can be either load bearing or decorative.
 - 2. A minimum of an 18-inch crawl space, measured from the lowest frame member, shall be left under all homes.
- G. Have permanent steps and landings installed at all exits.
- H. A perimeter masonry wall shall surround manufactured homes to fill space between ground level and base of home. Foundation shall extend a minimum of six inches above ground level and shall be fully secured to the ground via the appropriate tie-down devices.

- I. Manufactured homes shall comply with all other siting, density, and dimensional standards of the zoning district in which they are a permitted use.