

AMENDATORY SECTION (Amending WSR 08-12-041, filed 5/30/08, effective 6/30/08)

WAC 296-150M-0020 What definitions apply to this chapter? "Alteration" is the replacement, addition, modification, or removal of any equipment or installation that affects the construction, planning considerations, fire safety, or the plumbing, mechanical, and electrical systems of a manufactured home. The installation of whole-house water treatment equipment that requires cutting into the existing plumbing is considered an alteration and requires a permit, an inspection and an alteration insignia.

"Alteration insignia" is an insignia issued by the department of labor and industries to verify that an alteration to a manufactured home meets the requirements of federal law 24 C.F.R. 3280 and this chapter.

"Anchoring system" is the means used to secure a mobile home to ground anchors or to other approved fastening devices. It may include straps, cables, turnbuckles, bolts, fasteners, and other components.

"ANSI" is the American National Standards Institute, Inc., and the institute's rules applicable to manufactured homes, ANSI A225.1

Manufactured Homes Installation, 1994 edition, except section 3.5.2 - Ground Cover and section 4.1.3.3 - Clearance.

"Authority having jurisdiction" means that either the department of labor and industries or the local jurisdiction is responsible for establishing specific manufactured home standards. The authority for specific manufactured home standards is divided as follows:

- The department of labor and industries establishes standards for manufactured home installation and alterations and performs alteration inspections;

- The local jurisdiction establishes standards for manufactured homes governing the building site and performs installation inspections.

"Building site" is a tract, parcel, or subdivision of land on which a manufactured home is installed.

"DAPIA" is a Design Approval Primary Inspection Agency as approved by the United States Department of Housing and Urban Development.

"Department" is the department of labor and industries. The department may be referred to as "we" or "us" in this chapter. Note: You may contact us at: Department of Labor and Industries, ((Specialty

Compliance)) Factory Assembled Structures, P.O. Box 44440, Olympia, WA 98504-4440.

"**Design plan**" is a design submitted to the department for approval of a manufactured home structural alteration. This also includes other types of work and installations (plumbing, electrical, etc.) that are incidental to the structural alteration.

"**Equipment**" means the appliances used in the alteration or installation of a manufactured home.

Examples (~~(of appliances)~~) that require an alteration inspection include:

- Furnace;
- Water heater;
- Air conditioner; (~~and~~)
- Heat pump; and
- New and extended electrical circuits.

Examples (~~(of appliances)~~) that do not require an alteration inspection include:

- (~~(• Microwave oven;)~~)
- Washer;
 - Dryer; and

- Dishwasher and range that are connected to their source of power by a plug-in cord.

"Equivalent air conditioning/heat pump components" is equipment that performs the same function and is compatible with the equipment of another manufacturer, sometimes referred to as mix and match.

"Footing" is the portion of a support system that transmits loads from the manufactured home to the ground.

"Foundation skirting" or **"skirting"** is the material that surrounds and encloses the space under the manufactured home.

"Homeowner" is an individual who owns a manufactured home. Dealers, distributors, and developers are not regarded as homeowners.

"HUD" is the United States Department of Housing and Urban Development with headquarters located in Washington, D.C.

"Indigent" means a person receiving an annual income, after taxes, of one hundred twenty-five percent or less of the most recently published federal poverty level.

"Installation" is the activity needed to prepare a building site and to set a manufactured home within that site. Site means a tract, parcel, or subdivision of land including a mobile home park.

"Installed manufactured or mobile home" is a manufactured or mobile home that has been placed on either private property or in a park

and has been installed for occupancy. Installation includes the approval of the blocking of the home, and the connection of the home to all of the utilities, including water, sewer and electrical.

"IPIA" is a manufactured home production Inspection Primary Inspection Agency approved by the United States Department of Housing and Urban Development. The department of labor and industries is the IPIA for Washington state.

"Local enforcement agency" is an agency of city or county government with power to enforce local regulations governing the building site and installation of a manufactured home.

"Manufactured home" is a single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home also:

- Includes plumbing, heating, air conditioning, and electrical systems;
- Is built on a permanent chassis; and
- Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater (see RCW 46.04.302).

Note: Total square feet is based on exterior dimensions measured after installation using the longest horizontal projections. Dimensions may not include bay windows but may include projections containing interior space such as cabinets and expandable rooms.

Exception: A structure that meets the requirements of a manufactured home as set out in 24 C.F.R. 3282.7(u), except the size requirements is considered a manufactured home, if the manufacturer files with the secretary of HUD a certificate noted in C.F.R. 3282.13.

"Mobile home" is a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. For the purposes of this chapter references to manufactured homes include mobile homes.

"Park site" is the installation location of a manufactured home within a residential area for manufactured homes.

"Repair" is to restore an item to sound condition, to fix.

"Replacement" is the act or process of replacing, to substitute.

"State administrative agency (SAA)" the department of labor and industries shall perform all the consumer complaint and related functions (~~(of the state administrative agency)~~) that are required for purposes of complying with the regulations established by the federal department of housing and urban development for manufactured housing including the preparation and submission of the state administrative plan.

"Structural alteration-custom design" is a design that can only be used once.

"Structural alteration-master design" is a design plan that can be used more than once. The master plan expires when there is a code change applicable to the design.

"System" is part of a manufactured home designed to serve a particular function such as structural, plumbing, mechanical, or electrical functions.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0020, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0020, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0020, filed 1/9/02, effective 1/9/02. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-0020, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0020, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0020, filed

6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340,
[43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480.

WSR 96-21-146, § 296-150M-0020, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 96-21-146, filed 10/23/96, effective
11/25/96)

**WAC 296-150M-0060 Who handles consumer complaints about manufac-
tured homes?** The Washington state department of (~~community, trade and
economic development (CTED), office of manufactured housing section~~)
labor and industries (L&I), factory assembled structures program, han-
dles consumer complaints about manufactured homes. (~~CTED~~) Labor and
industries, factory assembled structures program is the state adminis-
trative agency (SAA) for the United States Department of Housing and
Urban Development for the federal manufactured home program.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360,
[43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-
0060, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 08-12-041, filed 5/30/08, effective 6/30/08)

WAC 296-150M-0300 What approval do I need to alter a manufactured home? If you alter a manufactured home in Washington state, you must purchase permits prior to making an alteration. This includes:

- (1) Alterations made by a contractor working for a homeowner;
- (2) Alterations made by a homeowner to their own home; and
- (3) Alterations made by a dealer after a manufactured home is sold.

(4) The person or contractor performing the work is responsible for purchasing the permit and abatement of corrections, if applicable.

Note: The homeowner can't purchase a permit on behalf of the contractor.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0300, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0300, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 05-24-020, filed 11/29/05, effective 1/1/06)

WAC 296-150M-0302 What are some examples of work to manufactured or mobile homes that either require or do not require a permit and inspection?

| TYPE OF WORK | ALTERATION PERMIT AND INSPECTION REQUIRED? | |
|---|--|----|
| | Yes | No |
| (1) Air Conditioner/Heat Pump | | |
| (a) New installation | X | |
| (b) Replacement | X | |
| (c) Reconnection after moving home | X | |
| (d) Repair | | X |
| (e) Adjustment and/or maintenance | | X |
| (2) Bottom Board - Repair | | X |
| (3) Clothes Washer | | |
| (a) New installation | | X |
| (b) Replacement | | X |
| (c) Repair with approved parts | | X |
| (d) Adjustment and/or maintenance | | X |
| (4) Clothes Dryer (Electric) | | |
| (a) New installation (Prewired electrical) | | X |
| (b) Replacement | | X |
| (c) Repair with approved parts | | X |
| (d) Adjustment and/or maintenance | | X |
| (e) Replacement with gas clothes dryer when modifications to electrical or gas systems are performed | X | |
| (5) Clothes Dryer (Gas) | | |
| (a) New installation (Preplumbed gas) | | X |
| (b) Replacement | | X |
| (c) Repair with approved parts | | X |
| (d) Adjustment and/or maintenance | | X |
| (e) Replacement with electric clothes dryer when modifications to electrical or gas systems are performed | X | |
| (6) Dishwasher | | |
| (a) New installation | X | |
| (b) Replacement | | |
| (i) Cord connected | | X |
| (ii) Direct wired | X | |
| (c) Repair | | X |
| (d) Adjustment and/or maintenance | | X |
| (7) Doors (Interior and Exterior) | | |
| (a) Additional* | X | |
| (b) Replacement of door that fits into the same opening | | X |
| (8) Electrical | | |

| TYPE OF WORK | ALTERATION PERMIT AND INSPECTION REQUIRED? | |
|---|--|-------|
| | Yes | No |
| (a) Replacing main electrical panel***** | X | |
| (b) Adding circuits | X | |
| (c) Extending existing circuit(s) | X | |
| (d) Replacing lighting fixtures**** | | X |
| (e) Replacing circuit breakers/fuses | | X |
| (f) Replacing switches, receptacles, light bulbs, fluorescent tubes and glass or plastic shades | | X |
| (g) Repairing bath exhaust fans | | X |
| (h) Repairing fans in kitchen range hoods | | X |
| (9) Exterior Finish | | |
| (a) Painting | | X |
| (b) Replacement of siding | X | |
| (10) Furnace (Electric) | | |
| (a) New installation | X | |
| (b) Replacement | X | |
| (c) Repair | | X |
| (d) Adjustment and/or maintenance | | X |
| (e) Replacement with gas furnace | X | |
| (11) Furnace (Gas) | | |
| (a) New installation | X | |
| (b) Replacement | X | |
| (c) Repair | | X |
| (d) Change from LP Gas to Natural Gas or from Natural Gas to LP gas per its listing | | X |
| (e) Adjustment and/or maintenance | | X |
| (f) Replacement with electric furnace | X | |
| (12) Gas Lines | | |
| (a) New installation | X | |
| (b) Extend existing gas line | X | |
| (c) Repair | X | |
| (13) Interior | | |
| (a) Painting, wall papering and similar finish work | | X |
| (b) Replacement or addition of curtains, drapes, blinds, window shades and other window coverings | | X |
| (c) Replacement of carpeting and other floor-covering materials with similar materials | | X |
| (14) Microwave Oven (Over range) | | |
| (a) New installation when electrical system modifications are performed | X | |
| (b) Replacement | | X |
| (c) Repair | | X |
| (d) Adjustment and/or maintenance | | X |
| (15) Microwave Oven (Countertop) | | X |
| (16) Pellet Stove | | |
| (a) New installation | X | |
| (b) Replacement | X | |
| (c) Repair | | X |
| (d) Adjustment and/or maintenance | | X |
| (17) Plumbing | | |
| (a) Adding plumbing fixtures*** | X | |
| (b) Repairing damage*** | X | |
| (c) Replacing fixtures*** | X | ((X)) |
| (d) Repairing fixtures*** | | X |

| TYPE OF WORK | ALTERATION PERMIT AND INSPECTION REQUIRED? | |
|---|--|----|
| | Yes | No |
| (e) Replacement/repair of shower doors and curtains | | X |
| (18) Range/Cook Top/Eye Level Oven (Electric) | | |
| (a) Replacement | | |
| (i) Cord connected | | X |
| (ii) Direct wired | X | |
| (b) Repair with approved parts | | X |
| (c) Adjustment and/or maintenance | | X |
| (d) Replacement with gas appliance(s) | X | |
| (19) Range/Cook Top/Eye Level Oven (Gas) | | |
| (a) New installation | X | |
| (b) Replacement | | X |
| (c) Repair with approved parts | | X |
| (d) Adjustment and/or maintenance | | X |
| (e) Replacement with electric appliance(s) | X | |
| (20) Roofing | | |
| (a) Reroofing | X | |
| (b) Applying liquid or mastic roof sealant to a metal roof | | X |
| (c) Repair of damaged composition shingles | | X |
| (21) Structural changes | | |
| (a) Adding a dormer* | X | |
| (b) Truss repairs* | X | |
| (c) Add opening in wall** | X | |
| (d) Add gypsum board to walls or ceilings | X | |
| (e) Repair or replacing floor decking/joists | X | |
| (22) Water Heater (Electric) | | |
| (a) Replacement w/electric water heater | X | |
| (b) Repair | | X |
| (c) Adjustment and/or maintenance | | X |
| (d) Replacement with gas water heater | X | |
| (23) Water Heater (Gas) | | |
| (a) Replacement w/gas water heater | X | |
| (b) Repair | | X |
| (c) Change from LP gas to Natural Gas or from Natural Gas to LP gas per its listing | | X |
| (d) Adjustment and/or maintenance | | X |
| (e) Replacement with electric water heater | X | |
| (24) Windows | | |
| (a) Replacement in same opening with no structural changes***** | | X |
| (b) Replacement when structural changes are required | X | |
| (c) Replacement of glass | | X |
| (25) Wood Stove/Fireplace | | |
| (a) New installation | X | |
| (b) Replacement | X | |
| (c) Repair | | X |
| (d) Adjustment and/or maintenance | | X |

*May also require a plan review. Please contact your local L&I representative.

**May also require a plan review. The department has detailed drawings you may use for openings in sidewalls. Please contact your local L&I representative.

***Fixtures include: Faucets, sinks, lavatories, laundry tubs, water closets (toilets), tubs, showers and tub/shower combos. A permit is not required for replacing a sink or toilet with a like fixture as long as there are no changes to the existing water or drain lines.

****Fixtures must be installed per its listing and intended use.
****Windows in bedrooms must be of egress type.
****Meter bases may only be installed by the manufacturer of the
home unless repaired or replaced.

Note: Exemption from the permit and inspection requirements shall not be deemed to grant authorization for any work to be done in violation of the applicable code, Chapter 296-150M WAC.

[Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0302, filed 11/29/05, effective 1/1/06. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0302, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0302, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0302, filed 1/9/02, effective 1/9/02.]

AMENDATORY SECTION (Amending WSR 08-12-041, filed 5/30/08, effective 6/30/08)

WAC 296-150M-0306 What codes and requirements are (~~used~~) applicable when altering a manufactured/mobile home? Alterations to a manufactured/mobile home must be in compliance with the Manufactured Home Construction and Safety Standards, 24 C.F.R. Part 3280, as adopted by the Secretary for the Department of Housing and Urban Development (HUD) and the amendments to that federal standard adopted in this WAC

chapter. The department will accept the following provisions, which supersede the applicable requirements in 24 C.F.R. Part 3280.

(1) (~~Tested equivalent air conditioning/heat pump components that have been tested and listed for use with a particular furnace by a nationally recognized testing laboratory.~~) Tested equivalent air condition/heat pump components that have been tested and listed for use with a particular furnace by a nationally recognized testing laboratory or Air conditioners and heat pumps shall be that are rated in accordance with Air-Conditioning, Heating and Refrigeration Institute (AHRI) standards. The blower motor of the furnace and/or air handler shall be tested at the time of installation to verify and document adequate cubic feet per minute of air flow as required by the manufacturer. Documentation of the blower motor test (such as a start-up sheet) is required to be provided on-site for the inspector at the time of inspection.

(2) Water heaters that are listed by a nationally recognized testing laboratory and installed per the manufacturer's installation instructions.

Note: For installation of electrical or gas furnaces and/or water heater in pre-HUD homes, the requirement of 24 C.F.R. Part 3280.203 for flame spread limitations is waived as long as the installation meets the requirement of the installed appliance for distance from combustibles. This does not apply when performing fire safety alterations for relocation as required by state law.

(3) Pellet stoves for installation that have been listed by a department approved nationally recognized testing laboratory. For a current list of approved laboratories, contact any department field office or the department at the address shown in WAC 296-150M-0020.

(4) All electrical alterations and additions to the manufactured/mobile home shall comply with the current edition of the National Electrical Code.

Electrical disconnects must be secured to a manufactured/mobile structural member (not the skirting) and have a 30" x 30" clearance for maintenance.

(5) The International Residential Code for structural alterations.

Note: The replacement of exterior siding is an alteration and requires the approval of the department and an alteration insignia.

(6) The use of corrugated stainless steel tubing (CSST) is allowed when installed according to the manufactured installations instructions for mobile/manufactured homes by the following CSST manufacturers:

- (a) Gastite;
- (b) TracPipe;
- (c) Pro-Flex.

(7) Installation of gas room heaters in bedrooms must:

(a) Have direct vented (sealed combustion) and be listed as UL 307A for liquid fuel burning heater or ANSI Z21.88 and ANSI Z21.86 for vented gas fireplaces.

~~(b) ((Not be able to draw combustion air from the living space and must be designed so that it will become inoperative if any door, latch, or opening is not properly sealed.~~

~~(e))~~ Have a smoke detector, listed to Underwriters Laboratory (UL) 217. The smoke detector can either be hardwired or battery powered (ten-year battery) and installed according to the manufacturer's installation requirements.

~~((d))~~ (c) Have a carbon ~~((dioxide (CO₂)))~~ monoxide (CO) detector, listed to UL 2034. The CO~~(())~~ detector must be installed according to the manufacturer's installation requirements.

~~((e))~~ (d) Have at least one means of egress.

(8) Carbon monoxide alarms are required to be installed in manufactured and mobile homes in accordance with RCW 19.27.530 adopted by the Washington state building council.

(a) For any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the

state building code before the buyer or any other person may legally occupy the residence following such sale.

(b) Maintenance of a carbon monoxide alarm in a building where a tenancy exists, including the replacement of batteries, is the responsibility of the tenant, who shall maintain the alarm as specified by the manufacturer.

(c) Real estate brokers licensed under chapter 18.85 RCW shall not be liable in any civil, administrative, or other proceeding for the failure of any seller or other property owner to comply with the requirements of this section or rules adopted by the building code council.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0306, filed 5/30/08, effective 6/30/08; WSR 07-05-063, § 296-150M-0306, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0306, filed 11/29/05, effective 1/1/06. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-0306, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0306, filed 6/4/99,

effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0306, filed 6/30/98, effective 7/31/98.]

AMENDATORY SECTION (Amending WSR 05-24-020, filed 11/29/05, effective 1/1/06)

WAC 296-150M-0309 How do I apply for alteration approval and obtain an alteration insignia? (1) To apply for alteration approval and the alteration insignia, you must:

(a) Complete an alteration permit form and an application for alteration insignia. (~~We will provide the forms upon request.~~) You may purchase a permit online at the L&I web site or by visiting the nearest L&I office.

(b) If applying using paper forms, submit the completed forms to ~~(us)~~ the department, with the first hour of inspection fee and alteration insignia fee. Alterations requiring more than one inspection shall have the first hour inspection fee paid to the department prior to ~~(any)~~ additional inspections. (See WAC 296-150M-3000.)

(2) The request for inspection of your alteration should be at least five days before the date you want the inspection.

(3) Once we approve your alteration, we will attach the alteration insignia to your manufactured home.

Note: Specifications, engineering data, and test results should be available for our inspector. If applicable, your approved design plan must also be available during the inspection.

(4) The department will (~~send~~) provide written (~~notification to the local jurisdiction~~) approval in the form of a fire safety certificate to the owner. The owner is required to forward this information to the authority having jurisdiction (AHJ) and/or county treasurer's office in which the mobile home will be located, if the mobile home (~~fails~~) passes the department's fire safety alteration inspection.

[Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0309, filed 11/29/05, effective 1/1/06. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0309, filed 6/4/99, effective 7/5/99.]

AMENDATORY SECTION (Amending WSR 03-12-044, filed 5/30/03, effective 5/30/03)

WAC 296-150M-0320 What must I provide to request approval of an alteration? (1) For approval of an alteration, you must complete and return our alteration permit application form. The application must contain:

(a) A description of the proposed alteration(s);

(b) Applicable specifications, manufacturer's instructions, engineering data, test procedures and results; and

(c) Payment of the alteration permit fee, alteration insignia fee, and any inspection fees. (See WAC 296-150M-3000.)

Note: The department may waive alteration permit fees for indigent permit applicants. (See WAC 296-150M-0322.)

(2) For approval of a structural alteration, we must approve the design plan. This is in addition to the requirements stated in subsection (1) of this section. (See WAC 296-150M-0370.)

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0320, filed 5/30/03, effective 5/30/03.

Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0320, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 96-21-146, filed 10/23/96, effective 11/25/96)

WAC 296-150M-0330 How do I obtain alteration insignia information and the forms you require? (~~Upon request, we will provide you with the forms and the fee schedules needed to obtain an alteration insignia or you can contact any department of labor and industries office~~

~~for the forms. Our address is noted in the definition of department.))~~

Information to obtain alteration insignia information and forms may be found online at the L&I web site or by contacting an L&I office.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0330, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 98-14-078, filed 6/30/98, effective 7/31/98)

WAC 296-150M-0331 Does my alteration permit expire? Yes, your alteration permit will expire one year after the date of purchase. (~~(Alteration permits purchased prior to January 1, 1998, will expire on December 31, 1998. Alteration permits purchased after January 1, 1998, will expire one year after the date of purchase.))~~)

[Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0331, filed 6/30/98, effective 7/31/98.]

AMENDATORY SECTION (Amending WSR 03-12-044, filed 5/30/03, effective 5/30/03)

WAC 296-150M-0360 When is design plan approval required for an alteration? (1) Design plan approval is required when you make a

structural alteration to your manufactured home. A design plan approval may require engineering by a professional engineer currently licensed and certified in the state of Washington.

(2) A structural alteration is a change to the body or frame of a manufactured home. For example:

(a) An alteration is made if you change the size of a room or the pitch of a roof on your manufactured home.

(b) Any addition such as a carport that adds structural load to the manufactured home and is not fully self-supporting is an alteration.

(c) Alterations or installations of other types of work (plumbing, electrical, etc.) that are incidental to the structural alteration.

(d) Rebuilding portions of the home or reroofing over existing roof.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0360, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0360, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 96-21-146, filed 10/23/96, effective 11/25/96)

WAC 296-150M-0390 If my design plan is not approved, how much time do I have to submit a corrected plan? (1) You have ninety days to correct and resubmit your original design plan and send us ((the)) any applicable resubmittal fee after we notify you of plan deficiencies. After ninety days, your initial design plan is returned to you.

(2) If you submit your corrected design plan after ninety days, you must send the initial design plan fee instead of the resubmittal fee. (See WAC 296-150M-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0390, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 08-12-041, filed 5/30/08, effective 6/30/08)

WAC 296-150M-0410 What are the requirements for altering mobile/manufactured homes? (1) Roof over framing (dormer) additions to manufactured/mobile homes must meet the following requirements:

(a) Maintain a minimum twenty pound roof, live load, and provide documentation to the department.

(b) The dead load for the dormer must be the difference between the live load design of the roof and the roof design snow load of the manufactured/mobile home location (as per Snow Load Analysis for Washington, by Structural Engineers Association of Washington).

(c) Existing roofing material, other than the sheathing, must be completely removed under the dormer.

(d) An engineering analysis shall take into account the wind load on the structure, when the dormer extends above the original ridge line of the manufactured/mobile home.

(e) The engineer or architect of record must clarify in writing on the original stamped drawings that the design plans may be used on other manufactured/mobile homes of the same live load, for generic designs that are to be used more than one time.

(f) Submit all manufactured/mobile home alterations to the department to be reviewed by plan review for compliance.

(2) Reroofing of a manufactured/mobile home must be installed and vented according to the manufacturer's installation instructions. Installation of underlayment must follow the shingle manufacturer's LOW

SLOPE INSTALLATION INSTRUCTIONS and/or the Asphalt Roofing Manufacturers Associ-

ation (ARMA) instructions for installations under 4/12 pitch. For roof pitches above 4/12, the manufacturer's installation instructions or ARMA installation instructions still apply.

(a) Existing asphalt roof will require removal of the original asphalt roofing material prior to the installation of new asphalt roofing.

Reuse of plastic skylights is not allowed. Skylights must be curb mounted type and step flashed per roofing manufacturer and/or ARMA requirements.

(b) If the original asphalt roofing material is not removed and a second layer of asphalt roofing is added, an engineering analysis must be completed to ensure that the existing roof structure can support the additional load while maintaining a 20 pounds per square foot (psf) live roof load, or maintaining the specified roof load listed on the homes data compliance certificate.

(c) Metal roofing with or without insulation board applied after removing existing asphalt shingles must:

(i) Follow the roofing manufacturer's installation requirements.

(ii) Maintain minimum pitch of the roof as required by the roofing manufacturer's installation requirements.

(d) Metal roofing with or without insulation board over an existing metal roof must

~~Allow the metal roof to be installed over another metal roof as required by the manufacturer's installation requirements.~~

~~(3))~~ be installed per the manufacturer's installation requirements.

Skylights installed in mobile or manufactured homes with metal roofing must be installed with specific installation instructions. Installations, if not curb mount factory flashed type, shall be flashed and counter flashed per specific installation instructions detailed by the skylight manufacturer or the metal roofing manufacturer.

(e) Bonding of noncurrent-carrying metal parts: All exposed non-current-carrying metal parts that become energized shall be effectively bonded to the grounding terminal or enclosure of the distribution panel board (note: This includes metal roofing pursuant to MCHSS 3280.809(d)). A bonding conductor shall be connected between each distribution panel board and an accessible terminal on the chassis.

(3) Grounding terminals shall be of the solderless type and approved as pressure-terminal connectors recognized for the wire size used. Star washers or other approved paint-penetrating fitting shall be used to bond terminals to chassis or other coated areas. The bond-

ing conductor shall be solid or stranded, insulated or bare and shall be No. 8 copper minimum, or equal. The bonding conductor shall be routed so as not to be exposed to physical damage. Protection can be afforded by the configuration of the chassis.

(4) Replacing floor decking must meet the following requirements:

(a) Plan review is not required for the following:

(i) The floor decking being replaced is not greater than (~~forty-eight inches by ninety-six inches~~) eight feet by sixteen feet of each section of home. All edges shall be blocked.

(ii) Two-by-six blocking is added to each floor joist and secured with 16d nails at six inches on center.

(iii) Two-by-six blocking is added at the ends of the cut such that one-half is under the existing decking and one-half is under the decking being replaced and is secured with 16d nails, two at each joint.

(iv) (~~Adding~~) Floor decking (~~that is~~) must be the same thickness and grade as originally installed.

(v) Adding decking that is secured with construction adhesive bead and #8x1-3/4 inch screws at six inches on center.

(b) Plan review is required, but engineering will not be required under the following condition:

(i) The floor decking being replaced is greater than (~~forty-eight inches by ninety-six inches~~) eight feet by sixteen feet.

(ii) The decking being replaced is no more than fifty percent of the floor length, each section of home.

(iii) The decking being replaced is no more than seventy-five percent of the floor width, each section of home.

(c) If the floor decking being replaced is greater than (~~forty-eight inches by ninety-six inches~~) eight feet by sixteen feet of each section of home, both plan review and engineering will be required.

(d) On generic designs that are to be used more than once, an engineer or architect must clearly state in writing on the original stamped drawings that the design plans may be used on other manufactured/mobile homes of the same manufacturer.

~~((4))~~ (5) Additions (i.e., rooms, garages, carports, etc.) added to manufactured/mobile homes.

(a) Labor and industries factory assembled structures section is responsible for any alterations to the manufactured/mobile home. This includes:

(i) Any opening that is added or changed.

(ii) Electrical circuits added to the addition that come from the electrical panel in the manufactured/mobile home.

(iii) Using the manufactured/mobile home for support of the addition.

(b) A plan review is required when adding an addition to a manufactured/mobile home for:

(i) Openings not constructed per the department.

(ii) Manufactured/mobile homes which use the structure for support of the addition.

(iii) Adding a dormer on the home.

Note: An engineer or architect licensed in Washington state must design the plans and seal the plans and calculations. The department's FAS plan review section will perform a plan review.

(c) Labor and industries electrical section is responsible for any electrical circuits added to ~~((the))~~ a manufactured/mobile ~~((home))~~ home's addition that comes from the pedestal where the electrical section has electrical inspection authority. Some cities have electrical inspection authority and would make those electrical inspections in their jurisdiction.

(d) Local jurisdiction (city or county) is responsible for the inspection of the addition except as noted above.

(e) Items to pay particular attention to:

(i) If the addition is being served by a required egress door:

- The lock must be removed and nonlocking passage hardware installed or the door may be removed entirely leaving a passageway. One

of the required egress doors must be accessible from the doorway of each bedroom without traveling more than thirty-five feet.

- An exit door at least equal in size to the one removed must be installed in the addition.

(ii) If the addition is being served by a 3rd door and the other doors meet the egress requirements outlined above, no changes to the exterior door are required.

(iii) Electrical circuits run from the manufactured/mobile home electrical panel must:

- Be in conduit if routed under the home; and
- Terminate at the edge of the home in a junction box.

(iv) The addition may be flashed to the manufactured/mobile home for purposes of sealing the exterior joint and may have trim installed on the interior for finishing.

~~((5))~~ (6) Attaching awnings and carports and garages.

(a) Self-supporting awnings and carports.

When awnings and carports are self-supporting they may be flashed to the manufactured/mobile home and no permit is required from L&I FAS section. The awnings and/or carports must be constructed to not block required egress doors or windows. Please check with your local jurisdiction building department for any permits required by them.

(b) Awnings and carports using the home for support.

Aluminum or wood awnings and carports that use the manufactured/mobile home for support will need to:

- Have the connections to the home designed and the additional load on the home analyzed by an engineer or architect licensed in Washington state. The engineer or architect will need to seal these designs and calculations;

- The installer must submit the designs to the FAS plan review section for a review; and

- The installer must have the installation inspected, after the plans are approved.

(c) Manufactured home comes from factory garage ready.

If the manufactured home comes from the factory garage ready, no inspection is required by L&I. Garage ready from the factory means:

- Dormers, if required, are installed by the factory;

- All gypsum board required on the home has been installed at the factory;

- Any door between the home and the garage meets the requirements for separation of a residence from a garage as required by the building code;

- All electrical installations meet the requirements of the National Electrical Code for one hour walls;

- The dryer outlet termination has been designed at the factory to not exhaust into the garage; and

- No other changes are required to the manufactured home at the installation site.

Note: If any changes are required to the manufactured home at the installation site, an alteration permit is required from the department.

(d) Manufactured/mobile home is not garage ready.

If the manufactured/mobile home is not garage ready when it leaves the factory, an alteration permit is required. Engineering analysis and plan review may also be required if additional loads are placed upon the home or openings are made or changed.

The following are some examples of when a plan review would be required:

- A dormer is added;
- An opening in the home is made or changed (note: Openings constructed to the department's approved details would not require a plan review); and

- Gypsum board is added to the wall of the home.

Items to also be aware of:

When a garage is to be attached to a manufactured/mobile home, the following must also be considered:

- The means of egress through exterior doors is not compromised (two are required);

- The means of egress from the bedroom(s) is not compromised (one egress directly to the exterior from each); and/or endwalls are usually shearwalls and any additional openings in them will need an engineering analysis and plan review to substantiate.

~~((6))~~ (7) Decertification of a manufactured/mobile home.

(a) Can only be decertified if the jurisdiction having authority will allow the unit to remain on the property.

(b) All electrical components, including the electrical panel, receptacles, switches and light must be removed and wires cut to where they enter the device.

(c) All plumbing fixtures and exposed plumbing water, drain and waste lines must be cut off where they enter any wall, floor or ceiling.

(d) All mechanical components including water heaters, furnaces, and kitchen appliances must be removed from the home.

(8) Installation of gas lines on manufactured homes:

(a) Gas lines must be material approved for gas distribution in manufactured/mobile homes.

(b) Must have a report available showing that the gas line tests were completed successfully. Either of the following shall be acceptable:

(i) A "Gas Piping Test Affidavit" completed and witnessed by a Washington state registered mechanical contactor representative who shall prepare a report. The test shall meet the requirements of the current HUD C.F.R. 3280 705(8) (i) (ii).

(ii) The test must be witnessed by an L&I inspector.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0410, filed 5/30/08, effective 6/30/08; WSR 07-05-063, § 296-150M-0410, filed 2/20/07, effective 4/1/07.]

AMENDATORY SECTION (Amending WSR 96-21-146, filed 10/23/96, effective 11/25/96)

WAC 296-150M-0500 When must an inspection be requested? (1) You must purchase a permit and request an inspection by us, if you are altering a manufactured home. Note: Purchasing the permit is not the same as requesting the permit. You may request an inspection online at

the L&I web site, in person at the time of purchase, or by calling an L&I office.

(2) You must request an inspection by the local enforcement agency, for manufactured home installations. Note: In some jurisdictions it may be the department that performs the installation inspection.

(3) The installation of manufactured homes must be enforced and fees charged by the counties and cities in the same manner the State Building Code is enforced under RCW 19.27.050.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0500, filed 10/23/96, effective 11/25/96.]

AMENDATORY SECTION (Amending WSR 05-24-020, filed 11/29/05, effective 1/1/06)

WAC 296-150M-0540 How do I obtain a fire safety certificate to site my pre-HUD home((-))? In order to install a pre-HUD home in Washington, you will need to obtain and pass an inspection by the department. To apply for a fire safety certificate, you must:

(1) Complete an alteration permit form and a fire safety certificate application. We will provide you the forms on request.

(2) A fire safety preinspection checklist can be obtained at your local labor and industries office or on the web at <http://www.lni.wa.gov/tradeslicensing/fas>.

(3) Submit the completed forms to ~~((us))~~ the department, with the ~~((first hour of))~~ inspection fee and the site placement form. ~~((Alterations requiring more than one inspection shall have the first hour of inspection paid to the department prior to each additional inspection. The following fees will need to be paid: Electrical fire safety, structural fire safety, insignia fees for fire safety.))~~ (See WAC 296-150M-3000, Manufactured/mobile home fees.)

(4) Any other alterations to the home that have not been previously inspected and approved by the department will cause the approval of this inspection to be denied. A permit and inspection will need to be completed for these alterations before approval of the fire safety certificate is issued.

(5) Once we approve the inspection, we will provide you with a completed alteration permit and fire safety certificate.

Note: After the home has been sited, any subsequent move will require a separate fire safety certificate. RCW 46.44.170.

[Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0540, filed 11/29/05, effective 1/1/06.]

AMENDATORY SECTION (Amending WSR 05-24-020, filed 11/29/05, effective 1/1/06)

WAC 296-150M-0550 What is required to meet the fire safety certificate requirements? You will need to complete the following requirements for your pre-HUD home. (A pre-HUD home is defined as a mobile home manufactured before June 15, 1976, not built to the HUD standards.)

(1) **Wiring system.** Aluminum wiring is not permitted for use in fifteen and twenty amp branch circuits. You must do one of the following:

(a) Rewire the fifteen and twenty amp branch circuits in copper.

(b) Install receptacles and switches that are approved for the use of either aluminum or copper (i.e., they will be marked AL/CU); or

(c) Install copper "pig tail" connections using (~~wiring nuts~~) wire connectors approved for aluminum wire between the aluminum wire and the receptacle/switch/light fixture/bath and fans/range hoods.

Additionally, if the circuit breakers in the electrical panel for fifteen and twenty amp circuits are not approved for aluminum wiring, the breakers either need to be replaced with those that are acceptable

for aluminum wire or they need to be (~~pit~~) pig tailed with copper wire and wire nuts acceptable for aluminum wire.

(2) **Fire protection.**

(a) Walls, doors and ceilings in the water heater and furnace compartments shall be protected by materials with a flame spread rating not exceeding twenty-five. (This can be met with gypsum wallboard having a minimum thickness of 5/16 inch or ceramic tile.)

(b) The range hood must be at least as wide as the appliance and have a lower front edge or "eyebrow" which extends at least three inches past the cabinet above.

(c) The surfaces of the exposed walls adjacent to and within six inches of a range or cooktop appliance must be composed of gypsum wallboard, with a minimum thickness of 5/16 inch, or ceramic tile. Kitchen cabinets constructed of combustible material that is located above a range or cooktop must be a minimum of twenty-four inches above the cooking surface. The cabinets must be protected on the bottom and on the exposed sides within six inches of either side of the appliance, by covering the surface with gypsum wallboard, with a minimum thickness of 5/16 inch, and installing a metal hood above the cooking appliance. A minimum of 3/8 inch gap is required between the cabinet and the gypsum on top of the hood.

(d) No window may be within twelve inches of the edge of a burner or element of the cooking appliance.

(3) **Emergency egress.**

(a) Every bedroom or other room designed expressly for sleeping purposes must have a window that meets the minimum requirements of at least 5.0 square feet of opening for emergency egress.

(b) Rooms that have a door, with a minimum clear opening of twenty-eight inches wide by seventy-two inches high, which opens directly to the outside do not need to have an emergency egress window.

(c) Windows and devices must be installed in a manner which allows for proper operation.

(d) The bottom of the opening of an egress window shall be no more than thirty-six inches above the floor.

(e) The height of the bottom of the window can be increased to forty-four inches when the clear net area is increased to 5.7 square feet of opening.

(4) **Smoke detectors.**

(a) Smoke detectors are required at each hallway or area giving access to a bedroom or group of bedrooms. When a furnace is located in the hall giving access to the bedrooms, the detector is to be located between the living area and the return air grill of the furnace.

(b) Smoke detectors must be installed on a wall and must be permanently wired and installed on a J-box with splices terminating inside the box.

(c) A smoke alarm with a rated life of ten years and provided with a listed ten year battery can be used in lieu of wired smoke detector.

(d) The smoke detector may not be switched and if more than one smoke detector is installed, then each one is to be wired on a different branch circuit.

(e) Smoke detectors do not need to be wired together to sound simultaneous alarms.

[Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0550, filed 11/29/05, effective 1/1/06.]