



ProtectMyManufacturedHome

What You Should Know:

# Repairing the floors in your manufactured or mobile home

An L&I alteration permit is required when repairing or changing the floor decking or framing in your manufactured or mobile home. In most cases, plans must also be submitted for approval prior to doing the work. L&I has a four-step process for home alterations. Here's how:

## Step 1: See if you need to submit plans.

You **need** to submit plans for any of the following replacements:

- Floor decking in an area greater than 8 feet by 16 feet.
- Floor decking of more than 50 percent of the floor **length** of a single home section
- Floor decking of more than 75 percent of the floor **width** of a single home section
- Repairing or replacing floor joists or other supporting construction.

Plans must specifically show:

- A floor plan with the locations of the repairs or changes.
- Details showing the size, grade and fastening of floor framing and floor decking.
- How floor decking supports interior walls.
- How new or repaired floor framing is connected to the steel frame below the home.

Plans must be stamped by a Washington professional engineer (PE) or architect. When you repair damaged floor decking and framing, **you need to submit plans when buying a permit** (see step 2). There is a fee for reviewing plans which is added to the permit. It usually takes two to three weeks to process plans and **plans must be approved before proceeding with the work.**



## Get more information

- Visit [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS)
- For structural issues, contact plan review at: 360-902-5218
- For general permit help, call customer service at: 360-902-5206
- Or email [FAS1@Lni.wa.gov](mailto:FAS1@Lni.wa.gov)



Washington State Department of  
**Labor & Industries**  
Factory Assembled Structures Program

*Upon request, foreign language support and formats for persons with disabilities are available. Call 1-800-547-8367. TDD users, call 360-902-5797. L&I is an equal opportunity employer.*

You **do not need** to submit plans if:

- Repairing floor decking smaller than 8 feet by 16 feet. Replaced panel edges must be tongue and groove or supported by 2- by 6-foot blocking, with the decking glued to the framing with construction adhesive and screwed at 6 inches on center.
- Repairing up to four floor joists. The new joist must be glued with construction adhesive and screwed to the side of the damaged joist and fastened to the steel frame below the home with a screw or lag bolt.

## Step 2: Get a permit.

An alteration permit for “other structural changes” (includes floor repairs) can be purchased at any L&I office, or online at [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS). The permit can also be created when plans are sent to L&I. You can submit plans through your local L&I office, email them to [FAS1@Lni.wa.gov](mailto:FAS1@Lni.wa.gov), or mail them to:

Factory Assembled Structures Plan Review Section  
Washington State Department of Labor & Industries  
P.O. Box 44430  
Olympia, WA 98504

An important note on permits:

- No permit is needed for painting a manufactured home.
- No permit is needed for repairing siding with like, or in-kind materials.

Contractors who fail to take out alteration permits prior to starting work are subject to fines.

## Step 3: Do the work.

There are important things to remember when repairing damaged floors:

- Post your permit near your front door or worksite.
- Be sure to hire a registered contractor who provides a detailed written bid.
- Reinsulate the floor to match the original construction.
- Repair the bottom of the floor to keep out animals and insects.
- Seal the top of the floor decking in bathrooms, utility rooms and other wet areas.



## Step 4: Get the project inspected.

You’ve finished the project. **It’s your responsibility** to make sure it gets inspected. Here’s what you need to do:

- Call for a structural reroof inspection at [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS) by entering “request FAS inspection” in the search box or call or visit an L&I office. The inspector will contact you when scheduled to be in your area, usually in about 10 days.
- Remember: The lack of a permit and inspection could affect the safety of your home, your ability to obtain financing, or obtain insurance.

### Why does L&I require permits and inspections?

Think of L&I as Washington’s “building department” for all factory assembled structures in the state. Since 1968, the agency has been responsible for inspections of manufactured and mobile homes and other modular buildings.