

DRAFT FAS RULES – Version 3

Chapter 296-150I WAC

~~MANUFACTURED HOME INSTALLER TRAINING AND CERTIFICATION PROGRAM~~

MANUFACTURED AND MOBILE HOME INSTALLATION

Last Update: ~~12/4/18~~ 5/12/21

NOTE: This draft version includes rule revisions to accommodate the July 12, 2021, HUD MSCSS changes under sections 0310 and 0390 and other miscellaneous changes under sections 0020,0100,0300,0380 and 3000.

WAC

296-150I-0010 Authority, purpose, scope.

296-150I-0020 ~~What~~ Definitions that apply to this chapter?

MANUFACTURED HOME INSTALLER REQUIREMENTS

296-150I-0030 ~~What should~~ The manufactured home installer training program ~~include?~~ requirements.

296-150I-0040 Examination-Failure-Retaking.

296-150I-0050 ~~What is the~~ Manufactured home installer certification - ~~a~~ application process?

296-150I-0060 Manufactured home installer-Continuing education requirements.

Commented [SCL(1): This new title wording matches [RCW 43.22A](#) and reflects that this WAC includes installation requirements in addition to installer training requirements.

Commented [SCL(2): References in comments to SEBA report mean the SEBA Professional Services, LLC audit of "Washington State's Dept. of L&I Rules and standard for Manufactured Housing Installation" dated 10/24/2017.

Commented [SCL(3): Rules updated December 2019 to address issues identified in HUD SEBA report, general clean up and housekeeping. CR-101 filing was in August 2019.

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Commented [CAR(4): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Commented [SCL(5): Adds header for clarity. There are actually two major sets of rules in this chapter, those related to installer training and those for installation requirements.

Commented [CAR(6): Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Commented [CAR(7): Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Capitalizes the word "application" to align with the title in section 0070. Either way, just so they match.

296-150I-0070 Manufactured home installer certification

renewal-Application process.

296-150I-0080 Installer certification-Revocation.

296-150I-0090 Requirement for applicable licenses and
registrations.

296-150I-0100 Manufactured home ~~on-site work and equipment~~
installation-Manufactured home installer certification required.

Commented [SCL(8): Global change. Current wording is confusing. Changes all use of "on-site work and equipment installation" to just "installation".

296-150I-0105 Manufactured home installation-specialty work by
licensed electricians and plumbers.

Commented [SCL(9): Adds a new section. The existing rule is embedded as part of a definition for "manufactured home installation". It is being moved from definition into rule.

296-150I-0110 Manufactured home installation, ~~on-site work and
equipment installation~~ Homeowner performing work on their own
home - Exceptions.

Commented [SCL(10): Same as above - global change.

296-150I-0120 Manufactured home installation permit and
inspections-Obligation of the dealer and certified installer.

Commented [CAR(11): Change for clarity.

296-150I-0130 Manufactured home installer-Responsibilities to
the consumer.

296-150I-0140 Manufactured home installation-Installer
certification tags required.

~~296-150I-0150 Installer certification tag Issuance by local enforcement agency.~~

Commented [SCL(12): Repeals the rule. The rule is obsolete. No cities or counties sell Washington Installer labels.

296-150I-0160 Installer certification tag-Placement-Removal.

296-150I-0170 Monthly certification tag report.

296-150I-0180 Alternative education providers-Approval process and compliance.

296-150I-0190 Legal action-Installer certification required.

~~296-150I-0200 How does the department ensure~~Departmental assurance of installer compliance with the requirements of chapter 43.22A RCW~~?~~.

Commented [CAR(13): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

~~296-150I-0210 What v~~Violations of RCW 43.22A.130 ~~that~~ can result in the issuance of a notice of infraction~~?~~.

Commented [CAR(14): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

~~296-150I-0220 What i~~Information ~~that~~ must be included in a notice of infraction~~?~~.

Commented [CAR(15): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

~~296-150I-0230 Who can be issued~~Issuance of a notice of infraction~~?~~.

Commented [CAR(16): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0240 ~~How does a person, firm, contractor, partnership, corporation or certified installer appeal~~ Appealing a notice of infraction?.

Commented [CAR(17): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0250 ~~Who presides over an appeal hearings and where is it held?.~~

Commented [CAR(18): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0260 ~~Who will represent the appellant and the department~~ Representation at the appeal hearings?.

Commented [CAR(19): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0270 ~~How is the appeal hearing conducted?~~ process.

Commented [CAR(20): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0280 ~~What does the department do with the~~ Departmental review and consideration of appeal notices ~~that they receive?.~~

Commented [CAR(21): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0290 ~~When must a person, contractor, manufactured/mobile home dealer, manufacturer, or home dealer's or manufacturer's agent pay~~ Payment of assessed monetary penalties?.

Commented [SCL(22): This instance of "mobile" is not deleted as Department of Licensing (DOL) still refers to them as mobile home dealers.

MANUFACTURED HOME INSTALLATION REQUIREMENTS

Commented [CAR(23): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0300 ~~Who establishes standards for i~~ Installation of standards for manufactured homes?.

Commented [SCL(24): Adds header for clarity. There are actually two major sets of rules in this chapter, those related to installer training and those for installation requirements.

Commented [CAR(25): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0310 ~~What i~~Instructions are used for a manufactured home installation?~~.~~

Commented [CAR(26): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0320 How ~~may I to~~ obtain a copy of the ~~American National Standards Institute (ANSI) A225.1 — Manufactured Homes Installation~~ Model Manufactured Home Installation Standards 24 CFR Part 3285?~~.~~

Commented [SCL(27): SEBA audit finding 2. Global change to replace obsolete ANSI reference to Model Manufactured Home Installation Standard.

296-150I-0330 ~~What are the r~~Requirements for temporary placement of manufactured ~~(mobile)~~ homes?~~.~~

Commented [SCL(28): Changes for global clean-up. Instances of mobile removed except in relation to dealers and in the definitions where it adds clarity to the definition.

296-150I-0340 ~~Do~~ ~~Special requirements of~~ local enforcement agencies ~~have special requirements~~ for installing manufactured homes in hazardous areas?~~.~~

Commented [CAR(29): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0350 ~~Who may install~~ Certification requirements for installing a manufactured home?~~.~~

Commented [CAR(30): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0360 ~~Does a person who installs a m~~Manufactured home need an installation permit? ~~Requirements.~~

Commented [CAR(32): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0370 ~~Does a m~~Manufactured home installation ~~require an~~ inspection?~~s.~~

Commented [CAR(33): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0375 State monitoring of manufactured home

installations and inspections.

Commented [SCL(34): Adds a new section. Authority [RCW 43.22A 140](#). This partially addresses SEBA audit finding 6.

296-150I-0380 ~~How does the local enforcement agency gain access~~

~~to the m~~Manufacturer's installation instructions?.

Commented [CAR(35): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0390 ~~What are the r~~Requirements for ~~on site~~ structures

adjacent to manufactured homes and who regulates them?.

Commented [SCL(36): Changes for clarity and to plain talk the rule.

296-150I-0400 ~~What happens if a d~~Dispute arises concerning an installation requirement?.

Commented [CAR(37): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-0410 ~~What are the r~~Requirements if a home is damaged

~~during transit~~prior to, or during ~~set-up?~~installation.

Commented [CAR(38): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Commented [CAR(39): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

296-150I-3000 Penalties, fees, and refunds.

WAC 296-150I-0010 Authority, purpose, scope. This chapter is authorized by chapter 43.22A RCW, ~~Mobile and manufactured home installation,~~ which requires the department to train and certify

Commented [CAR(40): The Department is considering a legislative change for this RCW title in 2021. The request will be to change it to Manufactured and Mobile Home Installation. This is also the title of this Chapter. I don't believe it is necessary to name the RCW in the rule, if we have the number, so we should remove the title so it does not matter.

manufactured home installers ~~and by chapter 43.22 RCW which~~ authorizes the director of L&I to set installation standards for manufactured and mobile homes. For the purposes of this chapter references to manufactured homes include mobile homes.

Commented [SCL(41): Changes to clarify scope, in accordance with [RCW 43.22A](#) and [RCW 43.22.440](#) which directs the agency to set installation requirements. Further, this chapter already includes installation requirements which is not reflected in the current scoping language.

Commented [SCL(42): Changes for clarity and so that we do not have to reference mobile homes in other sections of the rule.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0010, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0020 ~~What definitions apply to this~~

~~chapter?~~ Definitions that apply to this chapter. (1)

Commented [CAR(43): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

"**Administrative law judge**" is any person appointed by the chief administrative law judge (as defined in RCW 34.12.020(21)) to preside at a notice of infraction appeal hearing convened under chapter 43.22A RCW.

Commented [SCL(44): Changes to update the reference and to align with current numbering in RCW 34.12.020.

(2) "**Appeal hearing**" is any proceeding in which an administrative law judge is empowered to determine legal rights, duties or privileges of specific parties on behalf of the director.

(3) "**Appellant**" means any person, contractor, firm, partnership, corporation, or other entity that has filed an appeal.

(4) "**Approved homeowner**" is an individual person who owns a manufactured home and who also has passed the departments' installer training class and test, with the intention of installing their home and residing in that home upon completion of the installation work.

Commented [SCL(45): Adds a new definition and new "approved homeowner" language in the rules to address SEBA audit finding 1.

(5) **"Authorized representative"** means an employee of a state agency, city, or county acting on behalf of the department.

Commented [SCL(46): Added definition for term already used in rules. Includes anyone with delegated or contractual authority to regulate manufactured home installation and installer certification.

(6) **"Bottom board"** means the close up material on the bottom side of the manufactured home floor that protects it from rodents and transportation damage and meets the requirements of 24 CFR Part 3280.305(g) (6).

Commented [SCL(47): Added definition for term used in these rules.

(47) **"Certified manufactured home installer"** means a person who is in the business of installing ~~manufactured or mobile~~ ~~or~~ ~~manufactured~~ homes and who has been issued a certificate by the department as provided in this chapter.

Commented [SCL(48): This instance of "mobile" is not deleted for clarity of definition.

Commented [SCL(49): Changes for cleanup. Terms reversed for consistency of word order in the rest of the document.

~~(5) "Compliance inspector" refers to the departmental staff responsible for investigating potential violations of chapter 43.22A RCW.~~

Commented [SCL(50): Deletes obsolete definition. See definition of "authorized representative". Compliance inspector is only one of several persons who may be issuing corrections and infractions. Only other reference to "compliance inspector" has been removed from the definition of "Infraction".

(68) **"Contractor"** is as defined in chapters 18.27, 18.106, and 19.28 RCW.

(9) **"DAPIA"** is a Design Approval Primary Inspection Agency as approved by the United States Department of Housing and Urban Development and defined by 24 CFR Part 3286.3.

Commented [SCL(51): Adds a new definition for clarity. This acronym used below, same as [WAC 296-150M-0020](#).

(710) "Dealer" is the same as "manufactured/mobile home dealer" below. |

Commented [SCL(52): Adds new definition for clarity. Term with non-standard meaning used throughout the rules.

(11) "Department" refers to the department of labor and industries.

~~(8) "Extension of the pressure relief valve for the water heater" means extension to the outside of the home as described in the Uniform Plumbing Code.~~

Commented [SCL(53): Deletes definition. This is not a definition. These requirements have been incorporated into the rules.

(912) "Final infraction" means an infraction that was not appealed during the time period required by 43.22A.200, or was affirmed by an administrative law judge or any court.

Commented [SCL(54): Adds a new definition for terms used throughout the chapter.

(13) "HUD" is the US Department of Housing and Urban Development, Office of Manufactured Housing Programs, Washington DC 20140-8000

Commented [SCL(55): Adds a new definition for acronym used throughout the chapter.

(14) "IBTS" is the Institute for Building Technology and Safety, 45207 Research Place, Ashburn, VA 20147. |

Commented [SCL(56): Adds a new definition for acronym used throughout the chapter.

(15) "Infraction" means a violation of chapter 43.22A RCW as cited by the department's compliance inspectors.

Commented [SCL(57): Removes language for clarity. An infraction is a violation of the law. See added definition of authorized representative and the provisions in WAC 296-150I-0210 for the issuance of a notice of infractions (also added definition).

(16) "Installation" means all on-site work necessary for the setting up and completion of a manufactured or mobile home,

starting with the preparation of the building site through final permit approval by the local enforcement agency.

(17) "Local enforcement agency" is the governing body of each city, town or county with the power to enforce local regulations governing the use, location and construction of buildings in that jurisdiction. |

Commented [SCL(58): Adds a new definition for clarity. While this is defined in [RCW 43.22A.010](#) (6), that definition needs further clarification in rule.

~~(1018)~~ **"Manufactured home"** means a single-family dwelling built in accordance with the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code.

~~(1119)~~ **"Manufactured/mobile home dealer"** is a vehicle dealer as defined in chapter 46.70.011 (17) RCW.

Commented [SCL(59): Adds a new definition for clarity. Aligns with [RCW 43.22.450](#). See realignment with [WAC 296-150M-0020](#).

~~(1220)~~ **"Manufacturer"** refers to a manufacturer of single-family dwellings built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code.

Commented [SCL(60): Changes to update and clarify the rule, where the equivalent term can be found in DOL rules.

~~(1321)~~ "Mobile home" means a factory-built dwelling, built before June 15, 1976, to standards other than the national manufactured housing construction and safety standards act of 1974 (42 U.S.C. 5401 et seq.), and acceptable under applicable state codes in

effect at the time of construction or introduction of the home into this state. |

~~"Mobile or manufactured home installation" as defined in RCW 43.22A.010 does not include installation of electrical wires and equipment that convey electrical power to the home or to an outlet in the home, and does not include the ground crossover. Installation of electrical wires and equipment that convey electrical power to the home or to an outlet in the home must be performed by a journeyman or specialty electrician as defined in chapter 19.28 RCW. Equipment does not include plug-in household appliances.~~

(22) "Notice of infraction" means a form used by the department to notify contractors or homeowners that an infraction under this chapter has been filed against them.

~~(1423)~~ **"Other equivalent experience"** means six months of hands-on experience installing manufactured homes under the guidance of a reputable, recognized manufactured home installer; or two years experience in residential or commercial construction.

~~(1524)~~ **"Retailer"** means the same as "dealer" for the purposes of this section. |

Commented [SCL(61): Adds a new definition for clarity. Aligns with the definition in [RCW 43.22.335](#).

Commented [SCL(62): Eliminates the definition for housekeeping and clarity. This is not a definition. These requirements have been incorporated into new section WAC 296-150I-0105.

Commented [SCL(63): Adds a new definition for term used throughout the chapter. Aligns with [RCW 18.27.010](#).

Commented [SCL(64): Adds a new definition for clarity and term used throughout the chapter.

(25) "Site" means the parcel of land ~~designed~~ approved by the local enforcement agency to accommodate the dwelling and auxiliary structures.

Commented [SCL(65): Changes language for clarity. A parcel of land cannot be an installation site unless the local building department has approved it as such.

(26) "Vapor retarder" means a ground cover material of 6 mil black polyethylene sheeting or equivalent.

Commented [SCL(66): Adds a new definition for reference in WAC 296-150I-310 below. This aligns the requirement in CFR 3285.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0020, filed 5/30/08, effective 6/30/08.]

Manufactured Home Installer Requirements

WAC 296-150I-0030 ~~What should~~ must the The manufactured home installer training program ~~include?~~ requirements. The training program must contain instruction and a written examination. The program curriculum must include, but is not ~~be~~-limited to, the following topics:

Commented [SCL(67): Adds a header for major division of the rules and clarity. The requirements from WAC 296-150I-0030 to WAC 296-150I-0290 are all about installer requirements as opposed to the following sections are about installation requirements.

Commented [CAR(68): Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Commented [CAR(69): Changes language for clarity, consistency, and proper word usage.

- Relevant federal, state and local laws and standards;
- Supports, footings, anchors, site preparation, placement, closing in, plumbing, electrical, combustion appliances, skirting, interior, and exterior finishing;
- Operational checks and adjustments;
- Auxiliary or adjacent structures; and

Commented [CAR(70): Change for clarity. Auxiliary and adjacent are the same type of structures. The definition in WAC 296-96-0010 of "site" and the federal standards use the word auxiliary. We change and use the word "adjacent" in section 0390 as a more accurate description of what is being covered. We also use the word "adjacent" in our program documents for homeowners, contractors and inspectors.

- Alterations.

As part of the training program, ~~the~~ department will provide a training manual to each applicant ~~as part of the training program,~~ with the contents of ~~which will include, but not be limited to,~~ the above ~~topics~~ curriculum.

Commented [CAR(71)]: Changes language for clean-up, sentence structure, and logic.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0030, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0040 ~~Examination-Failure-Retaking.~~ The

examination ~~must~~ will only include topics covered in the training program. In order to pass the examination, applicants must answer seventy percent of the questions correctly. An applicant who fails the examination will be permitted to retake the training course and/or the examination as often as is necessary to secure a passing rate of seventy percent.

Commented [CAR(72)]: Changes language for clean-up and for plain talk.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0040, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0050 ~~What is the~~ Manufactured home installer certification - ~~a~~ Application process? ~~||~~ . A person

~~desiring~~ wanting to be certified as a manufactured home installer

Commented [CAR(73)]: Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Commented [CAR(74)]: Capitalizes the word "application" to align with the title in section 0070. Either way, just so they match.

under chapter 43.22A RCW must submit a signed application form and the fee specified in WAC 296-150I-3000 to the department, ~~which~~. The application must contain~~s~~e the following information:

Commented [CAR(75): Changes language for clarity, word usage, and plain talk.

(1) The applicant's full name, date of birth, driver's license number or other government identification number, and Social Security number. Social Security numbers are required on applications for professional licenses pursuant to RCW 26.23.150 and federal law PL 104-193, The Personal Responsibility and Work Opportunity Reconciliation Act of 1996.

(2) Written affidavit documenting evidence of experience as required under RCW 43.22A.040.

(3) Business name, phone number, and contractor registration number, if applicable. Status of applicant, i.e., owner or employee.

(4) Training/examination location and date preference.

(5) If the application is denied by the department as a result of the applicant's failure to meet the requirements of chapter 43.22A RCW and this chapter, the department will attempt to notify the applicant prior to the date the applicant is scheduled to attend the training and examination.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564].
WSR 10-06-043, § 296-150I-0050, filed 2/23/10, effective 4/1/10.
Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-
12-040, § 296-150I-0050, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0060 Manufactured home installer—Continuing

education requirements. Certified manufactured home installers must complete a minimum of four credit hours of continuing education every three years. The continuing education credit hours may be satisfied by attending an annual class offered by the department or a class offered by an alternative education provider approved by the department pursuant to chapter 296-150I WAC. All fees required by WAC 296-150I-3000 for continuing education classes must be paid to the department in advance.

(1) Continuing education class curriculum will include statute, code, or rule changes and common installation problems.

(2) If a certified installer is unable to attend the continuing education classes offered by the department or alternative education provider, the installer may attend a regularly scheduled installer certification training course.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-
12-040, § 296-150I-0060, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0070 Manufactured home installer certification

renewal-Application process. (1) A certified ~~manufactured home~~ installer ~~desiring to~~may renew their certification as a manufactured home installer under chapter 43.22A RCW ~~must file~~by filing a certification renewal application with the department.

Commented [CAR(76): Changes language for clarity, to eliminate unnecessary wording, and for plain talk.

(2) The application must:

(a) Be received by the department on or before the installer's certification expiration date.

(b) Be accompanied by the certification renewal fee specified in WAC 296-150I-3000.

(3) If a certified installer fails to apply for renewal and provide proof of continuing education within ninety days prior to the expiration of the installer's current certification, the installer must reapply for installer certification and meet all requirements for installer certification as set forth in chapter 43.22A RCW and this chapter.

(4) Before a ~~new certification is~~ renewal will be issued, the certified installer must provide proof to the department that the certified installer has met the continuing education requirements set forth in this chapter.

Commented [CAR(77): Changes language for clarity and plain talk. Issuing a "new" certification would be for an installer who has a lapsed or revoked certificate.

(5) The department will attempt to notify installers prior to expiration; however, it is the installer's responsibility to ensure timely renewal.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0070, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0070, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0080 Installer certification-Revocation. (1) The

department ~~will~~ may revoke an installer's certification if they receive three or more "final infractions" during their current three-~~year~~ certification period. The department ~~will~~ may judge the installer to be incompetent due to multiple infractions of the state manufactured home installer requirements and the manufactured home installation ~~code~~ requirements. Revocation of the installer certification will be valid for two years from the effective date of the revocation.

(2) Where applicable, the department must send notice to the certificate holder's employer regarding revocation of an installer certification.

Commented [SCL(78): Changes language for housekeeping. Aligns with [RCW 43.22A.080](#). Permits the department to use discretion on whether to revoke certification based on the severity of the infractions.

Commented [SCL(79): Adds language for clarity and sentence structure. This aligns with wording in [RCW 43.22A.080](#). The existing wording is ambiguous.

Commented [SCL(80): Changes language for clarity. The infractions are actually of the installer requirements and not the installation code specifically.

(3) A person may reapply for a manufactured home installer certification two years after the effective date of the revocation by submitting a completed application and payment for training and examination. Upon passing the written examination, a ~~certificate of~~new manufactured home ~~installation~~installer certification will be issued.

Commented [CAR(81): The certificate is incorrectly named. This is the term used for the document that shows a manufactured home has been properly installed.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0080, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0080, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0090 Requirement for applicable licenses and registrations. The issuance of a ~~certificate of~~ manufactured home ~~installation~~installer certification by the department under chapter 43.22A RCW and these rules does not exempt the certified installer from compliance with any local, state, or federal requirements relative to any business or occupational licenses or registrations.

Commented [CAR(82): The certificate is incorrectly named. This is the term used for the document that shows a manufactured home has been properly installed.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0090, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0100 Manufactured home ~~on-site work and equipment~~

Commented [SCL(83): Changes language for clarity. Global change per above note.

installation-Manufactured home installer certification required.

~~On-site work or~~ Manufactured home equipment installation work

Commented [SCL(84): Changes language for clarity. Installation work is inherently "on site". Some on site work may not be installation work and may not require a certified installer on site.

which falls within the scope ~~of installation as~~ set forth in RCW

Commented [SCL(85): Changes language for cleanup, remove redundant wording, and sentence structure.

43.22A.010(6) shall not be performed on a manufactured home ~~at~~

Commented [SCL(86): Alignment with wording changes in other sections.

~~any time after the initial installation of a manufactured home~~

Commented [SCL(87): Changes language for cleanup and unnecessary wording.

without the on-site supervision of a certified manufactured home

Commented [SCL(88): Nowhere else in the rules do we require an installer for the installation. Original wording is very confusing and does not make sense - what is "after the initial installation"?

installer. Some categories of installation work are exempt from

Commented [SCL(89): Changes language for cleanup and clarity. Aligns with language in [RCW 43.22A.120](#).

certification requirements in accordance with RCW 43.22A.120,

WAC 296-150I-105 and WAC 296-150I-110.

Commented [CAR(90): Added new language to provide appropriate references.

~~On-site work and equipment installation work shall not be~~

NOTE: This language was moved from new section 0020 - definition of "installation" as shown in second draft version.

~~performed until a permit for such work has been issued by the~~

~~local enforcement agency. On-site work and equipment~~

Commented [SCL(91): Same as above - Global change.

~~installation work must be inspected upon completion by the local~~

Commented [SCL(92): Same as above - Global change.

~~enforcement agency in the same manner initial home installations~~

~~are inspected.~~

Commented [SCL(93): Move to WAC 296-150I-0370. This is the wrong location for this requirement. The requirement for a permit is really an installation requirement and not an installer certification requirement.

~~On-site work and equipment installation work include, but are~~

~~not limited to:~~

~~(1) Releveling a home such as installing all new pier blocks or~~

~~footings;~~

~~(2) Complete skirting replacement;~~

~~(3) Installing earthquake resistant bracing systems; and~~

~~(4) Any other work described in RCW 43.22A.010(6).~~

~~On-site work and equipment installation work does not include routine maintenance or other routine repairs such as periodic adjustments to piers, replacement of a damaged pier, or skirting repair.~~

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0100, filed 5/30/08, effective 6/30/08.]

NEW SECTION

WAC 296-150I-0105 Manufactured home installation-specialty work by licensed electricians and plumbers. Specialty work performed within the scope of their licenses by licensed plumbers and electricians is exempt from the installer certification requirements of this chapter.

WAC 296-150I-0110 Manufactured home installation, ~~on-site work or equipment installation~~ Homeowner performing work on their own home-Exceptions. (1) The owner of a ~~mobile or~~ manufactured home

Commented [SCL(94): Removes language due to lack of authority. Work such as releveled the home and installing all new skirting are repairs and changes to the installation work, that is work permitted by the local building departments. They would be the ones to inspect these kind of changes rather than L&I. [RCW 43.22](#) gives us authority to inspect alterations to the Manufactured Homes (MH) itself, which these are not.

Commented [SCL(95): Establishes a new section. This change takes language that was located in the definitions section of WAC 296-150I-0350 and moves it to this rule. Aligns with and authority under [RCW 43.22A.120](#).

This is language that was in section WAC 296-150I-0350 about installation work and it makes more sense as a stand alone section following WAC 296-150I-0100 "who has to be certified".

Commented [SCL(96): Same as above - Global change.

Commented [SCL(97): Global change and for cleanup. Manufactured includes mobile per WAC 296-150I-0010.

may install or perform ~~on-site work or equipment~~ installation work on his or her own home without obtaining certification from the department as a certified manufactured home installer if the home is intended for use as the homeowner's primary residence.

Commented [SCL(98): Same as above - Global change.

For the installation of a manufactured home the homeowner must attend and pass an installer training class prior to starting the work.

Commented [SCL(99): Adds a new requirement. SEBA audit finding 1. Federal rules require installation work to be performed only by a certified installer. State law exempts homeowners from certification. The compromise is to require homeowners to take and pass the class to become an "approved homeowner".

(2) The installation, ~~on-site work or equipment installation~~ work must be performed in compliance with this chapter and be permitted and inspected by the local enforcement agency, ~~Washington installation code.~~

Commented [SCL(100): Changes for clarity and SEBA audit finding 1.

(3) If the owner of a manufactured home hires any individual or business to assist the owner in the installation, ~~on-site work, or equipment installation work,~~ a certified installer is required to be ~~on-site~~ supervising such work and must meet all the requirements of this chapter.

Commented [SCL(101): Same as above - Global change.

Commented [SCL(102): Changes for housekeeping, as this should not be hyphenated.

(4) For the purposes of this chapter, an "owner" of a manufactured home does not include a ~~manufactured~~ mobile home dealer, distributor, park owner or manager, contractor, or developer who installs or performs ~~on-site work or equipment~~

Commented [CAR(103): See comment under section 0210. In this case "manufactured home dealer" is the wording used in the current rule and we did not change it, however it is the only place this wording is used, so it should be changed to align with this new set of rules.

Commented [SCL(104): Same as above - Global change.

installation work on a manufactured home intended for resale or rental.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0110, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0120 Manufactured home installation permit and inspections—Obligation of the dealer and certified installer.

(1) ~~If a~~ A certified installer ~~obtains~~ must assure that a placement permit for the manufactured home installation ~~or~~ placement permit has been purchased from the local enforcement agency, ~~the~~ The certified installer shall ensure that all required installation inspections, relative to the work performed by the certified installer, are completed.

Commented [SCL(105)]: Changes for clarity.

(2) Installer certification ~~requirements do~~ does not eliminate any contractor registration requirements of chapter 18.27 RCW ~~to become a registered contractor~~.

Commented [SCL(106)]: Changes for cleanup and sentence structure.

(3) An out-of-state ~~mobile/~~ mobile manufactured mobile home dealer who performs ~~the set up,~~ installation, ~~or repair~~ work must comply with the ~~be an active registered contractor~~ registration requirements of 18.27 RCW. The ~~mobile/m~~ mobile manufactured mobile home

Commented [SCL(107)]: Changes word order to align with the definition. Instances of mobile/manufactured being retained when used in relation to dealers, to align with DOL dealer licensing laws.

Commented [SCL(108)]: Changes the word order to align with the definition.

dealer must employ at least one certified installer to supervise the installation.

Commented [SCL(109)]: Changes for clean-up, clarity, and sentence structure.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0120, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0120, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0130 Manufactured home installer Responsibilities

to the consumer. A certified manufactured home installer shall:

(1) Verify the acceptability of the site preparation before beginning any installation work.

Commented [SCL(110)]: Adds a new requirement to address SEBA audit finding 3. Specific requirement added that the installer must verify the installation site is properly prepared.

(2) Ensure all phases of the installation work performed by the installer or crew being supervised are complete and in compliance with this chapter ~~Washington installation code.~~

Commented [SCL(111)]: Following sections renumbered.

(3) Notify the local enforcement agency upon completion of the installation work; and

Commented [SCL(112)]: Changes for housekeeping - Global change. Installation requirements are not installation code.

(4) Correct all nonconforming aspects of the installation identified by the local enforcement agency or by an authorized representative of the department within thirty days of issuance of notice of the same.

Commented [CAR(113)]: Changes to eliminate unnecessary wording.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0130, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0140 Manufactured home installation-Installer

certification tags required. Prior to installing ~~or performing~~

~~on-site work or equipment installation~~ work on a manufactured

home, certified manufactured home installers or the retailers by

whom they are employed must obtain an "installer certification

tag" from the department ~~or from the local enforcement agency~~

~~who participates in tag sales.~~ The installer certification tag

shall be in the form approved by the department.

No manufactured home may be installed by a certified installer

without ~~an~~the installer affixing their certification tag ~~affixed~~

thereto. The certified installer must indicate the installation

work they have performed or supervised on the installer tag.

Only currently certified manufactured home installers ~~shall~~ will

be issued installer certification tags.

~~Homeowners performing~~ Approved homeowners performing the

installation, ~~on-site work or equipment installation~~ work on

their own manufactured home ~~are not required to acquire and~~

~~affix~~ are required to purchase an installer certification tag for

use on their home.

Commented [SCL(114)]: Same as above - Global change.

Commented [SCL(115)]: Removes provisions for local Authority Having Jurisdiction (AHJ) to sell these labels. No statutory requirement. Existing provision have never been used.

Commented [CAR(116)]: Changes for clarity and requirement moved from WAC 296-150I-0200.

Commented [SCL(117)]: Changes for clean-up, word usage.

Commented [SCL(118)]: Changes to address SEBA audit finding 1.

Commented [SCL(119)]: Same as above - Global change.

Commented [SCL(120)]: Changes to address issues raised by SEBA audit finding 1. This will simplify the process of identifying proper installation on manufactured homes.

(1) Installer certification tags may only be purchased by a certified manufactured home installer, an approved homeowner or by a manufactured home retailer licensed by the Washington ~~state~~ State department of licensing.

Commented [SCL(121): Same as above.

Commented [SCL(122): Changes for clean-up - state should be capitalized.

(a) The certified manufactured home installer, approved homeowner or manufactured home retailer purchasing the installer certification tag is responsible for complying with the security, use, and reporting requirements of this chapter.

Commented [SCL(123): Same as above.

(b) Manufactured home retailers may purchase installer certification tags ~~in bulk~~ and issue them to certified manufactured home installers employed by the manufactured home retailer.

Commented [CAR(124): Redundant wording. Housekeeping.

(2) In order to purchase installer certification tags, the certified manufactured home ~~installer, approved homeowner or~~ manufactured home retailer ~~shall~~ must submit an application to the department ~~or local enforcement agency~~ on a form approved by the department. The application shall be accompanied by the appropriate installer certification tag fee as set forth in WAC 296-150I-3000.

Commented [SCL(125): Same as above.

Commented [SCL(126): Changes for housekeeping. Obsolete process section WAC 296-150I-0150 deleted.

(3) The department ~~or manufactured home retailer~~ may issue a maximum of thirty certification tags to a certified manufactured home installer. A certified manufactured home installer may not have more than thirty installer certification tags issued at any one time for which the reporting requirements of this section have not been met.

(4) Installer certification tags cannot be transferred or assigned without the written approval of the department. Fees paid for installer certification tags are not refundable.

(a) If a certified manufactured home installer's certification is suspended, revoked, or expires, all unused installer certification tags assigned to the certified manufactured home installer must be returned to the department.

(b) If a certified manufactured home installer or manufactured home retailer ceases to do business, all unused installer certification tags must be returned to the department.

(c) If a manufactured home retailer changes ownership, unused installer certification tags may be transferred to the new ownership if the department approves the transfer following

Commented [SCL(127): Changes for clarity. This is incorrect as the retailer does not issue certification tags. L&I issues the tag to the retailer.

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receipt of a written request for transfer from the manufactured home retailer.

(5) Issuance of installer certification tags may be denied if:

(a) The certified manufactured home installer's certification has been revoked or suspended pursuant to chapter 43.22A RCW;

(b) The certified manufactured home installer has failed to comply with the reporting requirements of this chapter;

(c) The department has evidence that the certified manufactured home installer has misused the installer certification tag by not complying with the requirements of this chapter;

(d) The certified manufactured home installer possesses installer certification tags in excess of the quantity authorized by subsection (3) of this section for which the reporting requirements of this chapter have not been met; or

(e) The certified manufactured home installer is not an active registered contractor or an employee of a manufactured home retailer or active registered contractor licensed in Washington.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0140, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0140, filed 5/30/08, effective 6/30/08.]

~~WAC 296-150I-0150 Installer certification tag Issuance by local enforcement agency. A local enforcement agency may issue installer certification tags to certified manufactured home installers if:~~

Commented [SCL(128)]:Repeals all of WAC 296-150I-0150, as this is an obsolete process. No local AHJs sell Washington Installer Number (WAINS) labels. This has never been used.

~~(1) The local enforcement agency has entered into an agreement with the department to issue installer certification tags on a "per installation" basis;~~

~~(2) The local enforcement agency has verified that the certified installer is qualified to purchase an installer certification tag under the requirements of this chapter; and~~

~~(3) The local enforcement agency must file with the department a monthly report complying with the requirements of WAC 296-150I-0170.~~

~~[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0150, filed 5/30/08, effective 6/30/08.]~~

WAC 296-150I-0160 Installer certification tag-Placement-

Removal. (1) The installer certification tag must be placed on the home upon completion of ~~the~~ each installation installer's

portion of the work and prior to inspection by the local enforcement agency.

Commented [SCL(129): Changes language for clarity. When work is done by several installers, they each need to place their label on the home when they finish their portion of the work so that it is available to local AHJ when doing inspections.

(2) The installer certification tags must be placed on the end of a home section directly above or below the HUD certification tag or ~~temporarily located in plain sight within three feet of the home's front entry~~placed on the chassis main I beam directly adjacent to and visible from the crawl space access.

Commented [SCL(130): Changes to the rule, as this is a better alternative location, where the label will be protected from long term exposure to the weather.

(3) The local enforcement agency may not issue final approval of a home installation until one or more installer certification tags have been affixed to the home indicating all installation work was performed by a certified manufactured home installer or approved homeowner.

Commented [SCL(131): Changes to address SEBA audit finding 1.

~~EXCEPTION: Installation work performed by a homeowner on his or her own residence does not require an installer certification tag.~~

Commented [SCL(132): Exception deleted to address SEBA audit finding 1.

(4) The installer certification tag ~~must~~may only be removed ~~only~~ by the owner of the home following final approval of the installation of the home by the local enforcement agency.

Commented [CAR(133): Changes language for clarity, sentence structure, and plain talk.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0160, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0170 Monthly certification tag report. Certified

manufactured home installers, approved homeowners and

Commented [SCL(134): Global change, same as above.

manufactured home retailers who purchase installer certification tags from the department must submit a monthly report to the department on a form approved by the department relative to all installer certification tags issued.

(1) The report is due no later than the 15th day of each month following the month of installation work being performed on a home. A certification tag report is not required for those months in which no installation work was performed.

(2) A manufactured home retailer who assigns tags to a certified manufactured home installer is responsible for ensuring completion of the monthly report. The manufactured home retailer must file a separate report for each certified manufactured home installer to whom the manufactured home retailer assigned installer certification tag(s).

(3) The installer certification tag report must contain the following information for each installation:

(a) The installer certification tag number;

(b) The address of the installation;

(c) The date of the installation;

(d) The name and certification number of the certified
manufactured home installer; and

(e) Any other information required by the department.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0170, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0180 Alternative education providers-Approval

process and compliance. Pursuant to RCW 43.22A.060, the department may approve education providers to offer the certification training and/or continuing education required by RCW 43.22A.050, 43.22A.070 and this chapter. The factory assembled structures board will review each installer training course and will recommend approval or disapproval of the course to the department. The department will either approve or disapprove the course.

(1) To be considered for approval, an installer certification course must:

- Consist of not less than twelve hours of instruction for new applicants;

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- Consist of not less than four hours for continuing education;

and

- Be open to monitoring by a representative of the department.

If the department determines that the continuing education course does not meet or exceed the minimum requirements for approval, the department may deny the course approval or reduce the number of credited hours.

(2) The education provider must submit to the department a written proposal including the following:

- (a) The education and experience of proposed instructors;
- (b) A detailed description of course content and materials; and
- (c) The proposed course schedule.

(3) All instructors identified by the education providers must meet the following requirements:

- (a) Two years' experience in one or more of the following areas:

- (i) Supervising manufactured home installation, service, or repair;

- (ii) Design, engineering, or architectural work related to building construction;

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(iii) Inspecting manufactured home installation or construction for a local, state, or federal agency;

(iv) Completion of a two-year educational program in a construction-related field; or

(v) A combination of any of the above to meet the two-year requirement; and

(b) Complete the department-sponsored training and pass the certification exam with a score of ninety percent or higher.

(4) The curriculum proposed by the education provider must meet or exceed the department-sponsored training curriculum.

(5) The department must provide the education service provider written notice of approval or rejection as an alternative education service provider within sixty days of submittal of the complete proposal.

(6) All approved alternative education providers must:

(a) Make all necessary arrangements (scheduling class dates/times and facilities) and provide all educational materials for the classes presented;

(b) Provide to the department a list of participants within ten days of each class;

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(c) Provide to the participant a certificate of completion. Each certificate must indicate:

(i) The name of participant;

(ii) The date of training;

(iii) A statement indicating the participant has completed the training as required by chapter 43.22A RCW.

(7) The alternative education provider must notify the department in writing fourteen days prior to the scheduled class date of the date, time and location of each class. Department representatives must be permitted to audit any class without fee.

(8) Curriculum changes must be submitted to and approved by the department prior to implementation.

(9) If the application is not approved, the rejection notice will include an explanation of the reason(s) for rejection. If the course sponsor disagrees with the board's decision, the course sponsor may request a reconsideration hearing by the full factory assembled structures advisory board. A request to appeal course rejection must be received by the department forty-five days before a regularly scheduled board meeting.

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The course sponsor must submit, to the department, any additional information to be considered during the hearing, in writing, at least thirty days before the board hearing.

The course sponsor must provide at least twenty copies of any written information to be submitted to the board.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0180, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0190 Legal action—Installer certification

required. No person may file a lien against a homeowner, or bring or maintain in any court of this state a suit or action, that seeks compensation for the performance of any work requiring certification under chapter 43.22A RCW or for the breach of any contract for installation work which is subject to chapter 43.22A RCW unless:

- (1) The manufactured home installer was certified under chapter 43.22A RCW at the time the installer entered into contract for performance of the work and was certified continuously while performing the work for which compensation is sought; or
- (2) The supervising manufactured home installer was the employee of the contractor or retailer seeking compensation and was

certified under chapter 43.22A RCW continuously during performance of the work for which compensation is sought.
[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0190, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0200 ~~How does the department ensure~~Departmental
insurance of installer compliance with the requirements of

chapter 43.22A RCW~~2~~1. The department of labor and industries

will ensure installers comply with the requirements of RCW 43.22A.130 which requires a certified manufactured/~~mobile~~ home installer to be present for each phase of the installation being performed by all members of the installation crew by:

- (1) Random site inspections of manufactured home installations
and verification of installer certification and supervision; and
- (2) Investigations of complaints and violations reported to the
department; and

- (~~2~~3) Audit of installers certification tag reports and usage.

~~The certified installer must enter their Washington installer certification number on the installer tag for each element they are supervising.~~

Commented [CAR(135)]: Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Commented [SCL(136)]: Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

Commented [SCL(137)]: Changes for clarity. Provide scope and context for what "inspections" are.

Commented [SCL(138)]: Changes for clarity. Added category of compliance type work which is provided for already.

Commented [SCL(139)]: Changes to clarify that this process involves more than the reports.

Commented [CAR(140)]: Relocates language to WAC 296-150I-0140.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564].
WSR 10-06-043, § 296-150I-0200, filed 2/23/10, effective 4/1/10.
Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-
12-040, § 296-150I-0200, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0210 ~~What violations~~ Violations of RCW 43.22A.130
that can result in the issuance of a notice of infraction? (1)

Commented [CAR(141): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Under RCW 43.22A.130, the department can issue a notice of infraction to a person, contractor, manufactured/mobile home dealer, manufacturer, or home dealer's or manufacturer's agent for:

- (a) Failure to have a certified installer on the installation site whenever installation work is being performed;
- (b) Failure to correct all nonconforming aspects of the installation identified by the local enforcement agency or by an authorized representative of the department within thirty days of issuance of notice of the same;
- (c) Failure by a certified installer to affix a certification tag to an installed manufactured/~~mobile~~ home;

Commented [SCL(142): Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

(d) Transfer of certification tag(s) from a certified installer to another certified installer without prior written approval of the department;

(e) Transfer of certification tag(s) from a certified installer to a noncertified installer;

~~(f) Transfer of unused installer certification tags by a manufactured home retailer to a new ownership without prior written approval of the department.~~

Commented [SCL(143): Changes to eliminate obsolete process. Unassigned tags are not sold to retailers. Tags are purchased by an installer or by the retailer for an installer. This really would be a transfer of tags from a certified installer to another installer under (d) and (e) above.

(2) Each worksite and day at which a violation occurs constitutes a separate infraction.

(3) Once a violation of chapter 43.22A RCW or this chapter becomes final, any additional violations within three years become a "second," "third," or "additional" violation subject to an increased penalty as set forth in WAC 296-150I-3000.

(4) See WAC 296-150I-3000 for the specific monetary penalties associated with each of the violations discussed in this section.

[Statutory Authority: Chapter 43.22A RCW. WSR 17-23-173, § 296-150I-0210, filed 11/21/17, effective 1/1/18. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0210, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0220 ~~What information~~ that must be included in a notice of infraction? ~~When an installer violates chapter~~

43.22A RCW, the department may issue a notice of infraction

~~which must contain the following:~~

(1) The department shall prescribe the form of the notice of infraction issued under this chapter.

(2) The notice of infraction must include the following:

(a) A statement that the notice represents a determination that the infraction has been committed by the person named in the notice and that the determination is final unless contested as provided in this chapter;

(b) A statement that the infraction is a noncriminal offense for which imprisonment may not be imposed as a sanction;

(c) A statement of the specific infraction for which the notice was issued;

(d) A statement of a monetary penalty that has been established for the infraction;

(e) A statement of the options provided in this chapter for responding to the notice and the procedures necessary to exercise these options;

Commented [CAR(144): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Commented [CAR(145): The stricken wording is repeated in (2) below. This does not make sense as is.

(f) A statement that, at a hearing to contest the determination, the state has the burden of proving, by a preponderance of the evidence, that the infraction was committed, and that the person may subpoena witnesses including the authorized representative who issued and served the notice of the infraction; and

(g) A statement that failure to respond to a notice of infraction is a misdemeanor and may be punished by a fine or imprisonment in jail.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0220, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0230 ~~Who can be issued~~Issuance of a notice of infraction? . A person, firm, contractor, partnership, or

corporation may be issued a notice of infraction for violations of chapter 43.22A RCW and this chapter.

The department must send the written notice, by certified mail, of civil penalties imposed under chapter 43.22A RCW and this chapter to the last known address of the party named in the notice.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0230, filed 5/30/08, effective 6/30/08.]

Commented [CAR(146): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

WAC 296-150I-0240 ~~How does a person, firm, contractor, partnership, corporation or certified installer appeal~~Appealing
~~a notice of infraction?—.~~ A person, firm, contractor, partnership, corporation or certified installer may appeal a notice of infraction by:

Commented [CAR(147): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

(1) ~~File~~ing two copies of an appeal notice, specifying the reasons for the appeal, at the office designated on the notice of infraction; and

(2) ~~File~~ing the appeal notice within twenty days of the date the infraction is mailed.

Commented [CAR(148): The change in the title from question style to statement style removes important wording needed for clarity.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0240, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0250 ~~Who presides over an a~~Appeal hearings ~~and where is it held?—.~~ An administrative law judge from the

Commented [CAR(149): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

office of administrative hearings will preside over the hearing and give a decision. The hearing shall be conducted in the county where the infraction occurred. However, both the appellant and the department have a right to ask the administrative law judge to change the hearing's location.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0250, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0260 ~~Who will represent the appellant and the department~~ Representation at the appeal hearings? . Appellants

Commented [CAR(150): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

may either represent themselves or be represented by an attorney. The department will be represented by the office of the attorney general.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0260, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0270 ~~How is the appeal hearing conducted~~ process?

Commented [CAR(151): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

. The hearing process shall be conducted according to chapter 34.05 RCW, Administrative Procedure Act and chapter 10-08 WAC. All appeals of the hearing decision shall be to the superior court according to chapter 34.05 RCW.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0270, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0280 ~~What does the departmental do with the review and reconsideration of~~ appeal notices that they receive? .

Commented [CAR(152): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

(1) Appeal notices that are received timely are first reviewed by the department for purposes of reconsideration.

(2) Appeal notices that are not received timely will be returned to the appellant with appeal rights stated.

(3) Appeal notices that are received timely and are not reconsidered according to subsection (1) of this section are recorded and forwarded to the office of the attorney general, then to the office of administrative hearings.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0280, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0290 ~~When must a person, contractor, manufactured/mobile home dealer, manufacturer, or home dealer's or manufacturer's agent~~ Payment of assessed monetary penalties?

Commented [CAR(153): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

. (1) If a person, contractor, manufactured/mobile home dealer, manufacturer, or home dealer's or manufacturer's agent named in a notice of infraction does not choose to appeal the notice, then ~~the person, contractor, manufactured/mobile home dealer, manufacturer, or home dealer's or manufacturer's agent~~ they must

Commented [CAR(154): Changes for cleanup and clarity. No need to repeat as this is the subject of the sentence.

pay the department the amount of the penalty prescribed for the infraction.

(2) After an administrative law judge decides that an infraction has been committed, a person, contractor, manufactured/mobile

home dealer, manufacturer, or home dealer's or manufacturer's agent who does not appeal the decision to a superior court has thirty days to pay any outstanding monetary penalties.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0290, filed 5/30/08, effective 6/30/08.]

MANUFACTURED HOME INSTALLATION REQUIREMENTS

WAC 296-150I-0300 ~~Who establishes~~ Installation standards for
~~installation of manufactured homes?~~ . (1) The director of

labor and industries is responsible for establishing uniform
~~installation standards and requirements for where possible and~~
~~practical for persons or entities engaged in performing~~ the
installation of manufactured homes within the state.

(2) Local jurisdictions may adopt additional installation requirements only for those installation situations not covered by federal standards. For example, local jurisdictions may impose fire sprinkler requirements, noise control construction ordinances, prescribe the frost depth and soil bearing capacity at the installation site, and adopt requirements to protect

Commented [CAR(155): Adds a header for formatting and alignment with other rules.

Commented [CAR(156): Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Commented [SCL(157): Changes for clarity by removing redundant wording.

Commented [SCL(158): Adds language to align with wording "requirements" used in this part of the chapter.

Commented [SCL(159): Changes for clarity by removing redundant and confusing language.

Commented [SCL(160): Adds language for another type of requirement common to local jurisdictions in WA.

manufactured homes in hazardous areas (see WAC 296-150I-
~~0310~~0340). |

Commented [CAR(161)]: Reference correction.

Also, local jurisdictions may impose their requirements for snow loads as long as all structures within their jurisdiction are required to comply with the same standard and provided those installing the manufactured home are given options in satisfying that standard. Such an option might include, but not be limited to, allowing an installer to erect an additional structure, which meets local standards, and protects the manufactured home. For example, an installer could erect a free-standing ~~ramada~~ roof over structure over a manufactured home to protect it from local snow loads.

Commented [SCL(162)]: Changes language for clarity. Eliminates obsolete term.

Local jurisdictions may not:

(a) Dictate alternate foundation design and construction ~~which~~ when a foundation is built according to either the

Commented [CAR(163)]: Revised wording for clarity.

manufacturer's installation instructions or a design created by an engineer or architect licensed in Washington ~~state~~State.

Commented [SCL(164)]: Changes language for clean-up, as state should be capitalized.

(b) Impose regulations on smoke detectors and carbon monoxide detectors because they are regulated by federal standards.

Commented [CAR(165)]: Effective July 12, 2021, HUD has rules for CO detectors in manufactured housing. Local authorities will no longer be able to make their own rules on CO detectors. CFR 3282.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0300, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0310 ~~What instructions are used for a~~
~~manufactured home installation?~~ To the extent that the
~~installation of a manufactured home is not covered by a~~
~~manufacturer's, engineer's, or architect's instructions, The~~
installation of all ~~the~~ manufactured homes s shall comply with the
~~installation~~ requirements of this section.

Commented [CAR(166)]: Amends the title to eliminate the Question format for consistency with other titles throughout the chapter.

Commented [SCL(167)]: Removes language for clean-up, clarity, and to eliminate confusion. New wording aligns with RCW and with HUD.

Commented [SCL(168)]: Changes for clarity by removing redundant wording.

(1) Installation of a new manufactured home.

(a) The ~~initial~~ installation of a new manufactured home
~~installation~~ must be conducted according to the manufacturer's
instructions.

Commented [SCL(169)]: Changes to align with language changes in other sections.

Commented [SCL(170)]: Changes for clarity.

(b) If the manufacturer's instructions do not address an aspect
of the installation, you may request:

- (i) Specific instructions from the manufacturer; or
- (ii) Specific instructions from a professional engineer or
architect licensed in Washington ~~state~~ State.

Commented [SCL(171)]: Changes for clean-up, as state should be capitalized.

For example:

- A manufactured home is installed over a basement and the
manufacturer's instructions do not address this application;

• A manufactured home is installed on a site where the specific soil bearing capacity is not addressed in the manufacturer's instructions.

(c) All manufactured homes installed in Washington ~~state~~ State must be permanently anchored except for those installed on dealer lots. On dealer lots, temporary sets are permitted without anchoring being installed. A manufactured home must be anchored according to the manufacturer's installation instructions or according to the design of a professional engineer or architect licensed in Washington ~~state~~ State. Local jurisdictions may not prescribe anchoring methods.

(d) A manufactured home must have a skirting around its entire perimeter. ~~It~~ Skirting must be installed ~~per~~ in accordance with the manufacturer's installation instructions or if the manufacturer is not specific, to the standards in this section. Do not enclose with skirting l areas under recessed entries, porches or decks, (whether constructed as part of the home or added on-site) unless skirting is of the fully vented type and installed so as to allow water to freely flow out from under the home. Porch areas open to the crawl space area of the home must

Commented [SCL(172): Changes for clean-up, as state should be capitalized.

Commented [SCL(173): Changes for clean-up, as state should be capitalized.

Commented [CAR(174): Changes for clarity, as it's not clear whether "it" is the manufactured home or the skirting.

Commented [SCL(175): Changes for clean-up and language use.

Commented [SCL(176): Changes for clean-up and sentence structure.

Commented [SCL(177): Changes for housekeeping, as this should not be hyphenated

have ~~ground cover~~ the vapor retarder removed, ~~and~~ the ground

directly below the porch must slope away from the home.

~~It~~ Skirting must be vented and allow access to the under floor

area ~~per~~ in accordance with the manufacturer's installation

instructions or ~~per the standards as required~~ below if the

manufacturer's instructions are not available.

If the manufacturer's skirting and access instructions are not specific, skirting, ventilation and access shall be installed as follows:

(i) Skirting:

- Must be made of materials suitable for ground contact.
- Metal fasteners must be made of galvanized, stainless steel or other corrosion-resistant material.
- Ferrous metal members in contact with the earth, except those made of galvanized or stainless steel, must be coated with an asphaltic emulsion.
- Must not trap water between the skirting and siding or trim.
- Must be recessed behind the siding or trim.

(ii) Ventilation:

Commented [SCL(178): Changes for clarity, as vapor retarder is the language used in the model standard.

Commented [SCL(179): Changes for clean-up and sentence structure.

Commented [CAR(180): Changes for clarity as to what "it" is referring to.

Commented [SCL(181): Changes for clean-up and language use.

Commented [SCL(182): Changes for clean-up and language use.

For homes sited in a flood plain, contact the local jurisdiction regarding proper skirting ventilation. Except for those manufactured homes sited in a flood plain, all skirting and vent openings must:

- Be covered with corrosion-resistant wire mesh to prevent the entrance of rodents. The size of the mesh opening cannot exceed 1/4 inch.
- Have a net area of not less than one square foot for each one hundred fifty square feet of under floor area.
- Be located as close to corners and as high as practical and ~~they must~~ provide cross ventilation on at least two opposite sides.

(iii) Access:

- The under floor area of a manufactured home must have a finished opening at least eighteen inches by twenty-four inches in size.
- Opening must be located so that all areas under a manufactured home are available for inspection.

Commented [CAR(183): Changes for clarity and cleanup. Removes unnecessary wording.

• Opening must be covered. ~~and that~~ The cover must be made of ~~metal, pressure treated wood or vinyl~~ material suitable for skirting or venting as required in this chapter.~~..~~

Commented [SCL(184): Changes for clarity.

(e) A manufactured home site must be prepared ~~per~~ in accordance with the manufacturer's installation manual or ~~per~~ to the requirements of the Model Manufactured Home Installation Standards 24 CFR Part 3285 ~~ANSI A225.1, 1994 edition, section~~ ~~3~~ Subpart C.

Commented [SCL(185): Changes for clean-up and language use.

Commented [SCL(186): Changes for clean-up and language use.

Commented [SCL(187): Changes to address SEBA audit finding 2 and updating the MH installation standard.

(f) If the home is pit set, a drainage system must be installed to divert ground water from the underside of the home.

Commented [SCL(188): Changes for housekeeping and new specific requirement. From previous WAC 296-150B. Aligns with current federal requirements. Incorporated back in rule or clarity in this situation. Aligns with HUD 24 CFR Part 3285.

(g) Heat duct crossovers must be installed ~~per~~ in accordance with the manufacturer's installation instruction manual or ~~per~~ if the manufacturer's instructions are not available, to the requirements in the Model Manufactured Home Installation Standards 24 CFR Parts 3285.606 ~~ANSI A225.1 or the following~~ ~~instructions if the manufacturer's instructions are not~~

Commented [SCL(189): Changes for clean-up and language use.

Commented [SCL(190): Changes for clean-up and language use.

Commented [SCL(191): Changes to address SEBA audit finding 2 and updating the MH installation standard.

~~available:~~

Heat duct crossovers ~~must be supported at least one inch above~~ ~~the ground by strapping or blocking. They~~ must be installed to avoid standing water. ~~Also, they must be~~ and ~~installed to~~

prevent compression, sharp bends, and to minimize stress at the connections. In all cases, the duct must be supported at least 1" off the ground (exception to the Model Manufactured Home Installation Standards 24 CFR Part 3285).

Commented [SCL(192): Changes for clarity, clean-up, and sentence structure.

Commented [CAR(193): Rewording of the existing rule.

(g) Dryer vents must exhaust to the exterior side of the wall or skirting. Dryer ducts outside the manufactured home shall comply with the dryer manufacturer's specifications or shall be made of metal with smooth interior surfaces.

~~(h) Hot water tank pressure relief valve (PRV) drain lines must exhaust drain to the exterior side of the exterior wall or skirting and must exhaust point downward. The end of the pipe must be at least six inches but not more than two feet above the ground.~~

Commented [CAR(194): Effective March 15, 2021, revised rules in HUD MHCSS 3280.609 now cover this topic. This language is moved to section (2) for relocated MH.

Reference Title 24 CFR Part 3280.609(c) (1) (iii).

(i) Water heater pans are only required where the installation instructions are specifically require a pan for warranty or the home was produced after ~~June 2006~~ May 31, 2006. The ~~pressure relief water heater pan drain~~ line must ~~exit drain the skirting to the exterior~~ of the home. ~~as well as the relief line~~ The water heater pan drain line and the PRV drain line must not be for any pan installed and not to be interconnected.

Commented [SCL(195): Levels in original document not correctly designated. Eliminates i(i) and i (ii)

Commented [CAR(196): Amends language for clarity.

Commented [SCL(197): Corrects language, as actual effective date is June 1 per Federal Register Vol 80, NO. 229.

Commented [SCL(198): Changes for clarity.

Commented [SCL(199): Changes for clarity, as this is already covered in item "i" above.

Commented [SCL(200): Changes for clarity.

~~(ii)~~ (j) Water heater Expansion tanks are not required by the department; however, you ~~may want to~~ should check with your local jurisdiction for their requirements prior to installation ~~of your water heater~~.

Commented [CAR(201)]: All sections from here to the end are renumbered.

Commented [CAR(202)]: Changes language for clarity.

Commented [SCL(203)]: Changes for clarity.

Commented [SCL(204)]: Changes for clarity.

Commented [CAR(205)]: Section renumbered.

~~(i)~~ (k) Water piping must be protected against freezing ~~as per in~~ accordance with the manufacturer's installation instructions or by use of a heat tape listed for use with manufactured homes and installed ~~per as required by~~ the heat tape manufacturer's installation instructions.

Commented [SCL(206)]: Changes for clean-up and language use.

Commented [SCL(207)]: Changes for clean-up and language use.

~~(j)~~ (1) The testing of water lines, waste lines, gas lines, and electrical systems ~~must be as per~~ comply with the manufacturer's installation instructions. If the manufacturer's installation instructions require testing of any of these systems, the local jurisdiction is responsible for verifying that the tests have been performed and passed. Electrical connections and testing are the responsibility of the electrical section of labor and industries except where a city has assumed the electrical inspection responsibilities for their jurisdiction. In that case, the city's electrical inspectors are responsible for the electrical connections and testing.

Commented [CAR(208)]: Section renumbered.

Commented [SCL(209)]: Changes for clarity and housekeeping. Use of "as per" is not recommended in the rules.

~~(k) (m)~~ During the installation process, a ~~ground cover~~ A vapor retarder must be installed under all manufactured homes. ~~The ground cover must be a minimum of six-mil black polyethylene sheeting or its equivalent (exception to ANSI A225.1 (3.5.2)).~~ The ~~ground cover may be omitted if the under floor area of the home has a concrete slab floor with a minimum thickness of three and one-half inches.~~ Joints in vapor retarders must overlap a minimum of twelve inches. Voids, cuts and tears in the vapor retarder must be patched or repaired with an approved method.

~~(1) (n)~~ Clearances underneath manufactured homes must be maintained at a minimum of eighteen inches beneath at least seventy-five percent of the lowest member of the main frame (I-beam or channel beam) and the ground or footing. ~~No more than twenty five percent of the lowest member of the main frame of the home shall be less than eighteen inches above the ground or footing.~~ In no case shall clearance be less than twelve inches anywhere under the home ~~(exception to ANSI A225.1 (4.1.3.3))~~ and 18" at the heat duct cross over locations.

~~(m) (o)~~ Heat pump and air conditioning condensation lines must be extended to the exterior of the manufactured home.

Commented [CAR(210): Section renumbered

Commented [CAR(211): Changes to remove unnecessary wording.

Commented [SCL(212): Changes for clarity.

Commented [SCL(213): Changes for redundancy with the definition added in WAC 296-150I-0020.

Commented [SCL(214): Changes for clarity.

Commented [SCL(215): Changes for housekeeping and to align with CFR 3285.204.

Commented [CAR(216): This elaborates on the specific VR installation requirements already in Title 24 CFR Part 3285.204(c).

Commented [CAR(217): Section renumbered.

Commented [SCL(218): Changes to eliminate redundant wording. It is the same as the sentence before.

Commented [SCL(219): Changes to address SEBA audit finding 2 and updating to the MH installation standard.

Commented [CAR(220): Section renumbered.

(p) Roof ridge cap or ridge vent must be installed as required by the manufacturer's installation instructions.

(2) Installation of a relocated manufactured ~~(mobile)~~ home.

(a) A relocated manufactured home ~~installation should be conducted~~must be installed according to the manufacturer's installation instructions.

(b) If the manufacturer's instructions are ~~unavailable~~not available, you may use either:

(i) The Model Manufactured Home Installation Standards 24 CFR Part 3285~~The American National Standard Institute (ANSI) standard ANSI A225.1 — Manufactured Homes Installation, 1994 edition instructions~~; or

(ii) The instructions of a professional engineer or architect licensed in Washington ~~state~~State.

(c) ~~If either (b) (i) or (ii) of this subsection is used~~For the installation of a relocated manufactured home, all of the requirements of subsection (1)(c) through ~~(m)~~(p) of this section must also be followed.

(d) Hot water tank pressure relief valve (PRV) drain lines must be installed in accordance with section 3280.609 of the

Commented [SCL(221): Added specific requirement. This aligns with the federal standard and is already a requirement, however this work is often performed incorrectly and putting it in WAC brings visibility to the issue, similar to other issues listed above.

Commented [SCL(222): Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

Commented [SCL(223): Changes for clarity and clean-up. Revised to "must" because both RCW 43.22A and HUD CFR 3285 require the home to be installed to the manufacturers installation instructions.

Commented [CAR(224): Changes for word usage.

Commented [SCL(225): Changes to address SEBA audit finding 2 and updating the MH installation standard.

Commented [SCL(226): Changes for clean-up, as state should be capitalized.

Commented [SCL(227): Changes the language, as the requirements in section 1 apply to relocated homes in (a) not just those in (b).

Commented [CAR(228): Two subsections were moved from 0310(1) to 0310(2) and renumbered.

Manufactured Home Construction and Safety Standard (title 24 CFR part 3280). |

(e) Carbon monoxide alarms shall be installed in accordance with section 3280.211 of the Manufactured Home Construction and Safety Standard (title 24 CFR part 3280). Carbon monoxide detectors installed in relocated homes are permitted to be battery operated.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0310, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0310, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0320 How ~~may I~~to obtain a copy of the Model Manufactured Home Installation Standards 24 CFR Parts 3285~~the American National Standards Institute (ANSI) A225.1 Manufactured Homes Installation?~~ . Contact the department at 1-800-647-0982The standard may be obtained from the Institute for Building Technology and Safety (IBTS) or the U.S. government publishing office (GPO).

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0320, filed 5/30/08, effective 6/30/08.]

Commented [CS229]: Retained requirement for WH drains in moved homes to conform to new HUD rule. Reformatted for clarity.

Authority - RCW 42.22.440

Reference Title 24 CFR Part 3280.609(c) (1) (iii) .

Commented [CS230]: Added new requirement for CO detectors in some relocated manufactured homes to conform to HUD requirements in MHCSS 3280.211, effective July 12, 2021.

Note: this rule does not fully align with state building code requirements in WAC 51-51 R315, because CO detectors will only be required in relocated manufactured homes when they have fuel burning appliances, an attached garage or a basement.

Authority - RCW 42.22.440

Commented [CS231]: The allowance for battery operated detectors in retrofitted situations aligns with state building code practice WAC 51-51 R315.5

Authority - RCW 42.22.440

Commented [SCL(232)]: Changes to address SEBA audit finding 2 and updating the MH installation standard.

Commented [SCL(233)]: The Model Installations Standard is not provided by the department, however it is available from IBTS or the Government Printing Office.

WAC 296-150I-0330 ~~What are the r~~Requirements for temporary placement of manufactured ~~(mobile)~~ homes? ~~—~~. Manufactured

~~(mobile)~~ homes placed on temporary display or in storage by a manufacturer, dealer or distributor in excess of thirty days shall be:

(1) Supported under each main frame beam by supports located within two feet of each end and within four feet of the front and rear axle and other supports so that no span shall exceed sixteen feet; and

(2) Made weather tight at any marriage line joint at the roof and wall lines.

(3) In addition to (1) and (2), manufactured homes in storage or on display longer than 90 days must also be supported at each centerline column and along each rim joist at the manufacturers identified support points.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0330, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0340 ~~De~~Special requirements of local enforcement agencies ~~have special requirements for installing manufactured homes in hazardous areas?~~ ~~—~~. (1) Local enforcement agencies may

Commented [SCL(234): Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

Commented [SCL(235): Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

Commented [SCL(236): Adds a new requirement.

Commented [CAR(237): Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

have special installation requirements for manufactured homes installed in hazardous areas.

(2) A hazardous area is:

(a) An area recognized as a flood plain by the local jurisdiction; or

(b) An area considered hazardous due to the probability of earthquake. In such areas, local jurisdictions may require an earthquake resistant bracing system designed for the earthquake zone in which the home is located by the home manufacturer or by a registered professional engineer or architect.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0340, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0350 ~~Who may~~ Certification requirements for installing a manufactured home?

(1) A manufactured home may be installed by:

- An approved homeowner;
- A certified installer;
- An individual who is supervised by an on-site certified installer; or

Commented [CAR(238): Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

Commented [SCL(239): Changes to address SEBA audit finding 1.

• A specialty trades person as specified in WAC 296-150I-0105,
~~such as a plumber or electrician, for certain aspects of
installation.~~

Commented [SCL(240)]: Changes for clean-up -
relocated to section WAC 296-150I-0105.

(2) A certified installer must be a registered contractor, an
employee of a registered contractor, or an employee of a
~~registered licensed~~ dealership. ~~(See chapter 43.22A RCW for
details about which aspects of installation require the presence
of a certified installer.)~~

Commented [SCL(241)]: Changes language to
correct the term per definition. Aligns
with the proper definition from DOL [RCW
46.70.021](#).

Commented [SCL(242)]: Changes language for
clarity, clean-up, and to remove
unnecessary and confusing language. This
requirement is in the wrong location. It
is already covered under a different
section.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564].
WSR 10-06-043, § 296-150I-0350, filed 2/23/10, effective 4/1/10.
Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-
12-040, § 296-150I-0350, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0360 ~~Does a person who installs a m~~Manufactured
~~home need an installation permit~~ requirements? ~~..~~ (1) A dealer,
owner or agent must not deliver a manufactured home to its site
without verifying that an installation permit has been obtained;
and;

Commented [CAR(243)]: Amends the title to
eliminate the question format and for
consistency with section titles
throughout the chapter.

(2) Manufactured home installation work shall not be performed
until a permit for such work has been issued by the local
enforcement agency.

Commented [SCL(244)]: Adds new language for
clarity. Permit already required before
delivery of unit, so work currently
cannot start until a permit is issued.

(23) Any permit fees set by the local enforcement agency must be paid in full and included with the permit application.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0360, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0370 ~~Does a m~~Manufactured home installation

~~require an inspections?~~ All manufactured home installations must be inspected and approved by the local enforcement agency as required by regulations established by HUD for manufactured housing.

Commented [CAR(245): Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

Local enforcement agencies may enter into interagency agreements with the department to perform ~~on-site~~ installation inspections on their behalf. ~~of the authority having jurisdiction (AHJ).~~

Commented [SCL(246): Changes for clarity and to align with RCW 43.22A.020. The change starts to address SEBA audit finding 6.

Commented [SCL(247): Changes for clean-up and to eliminate redundant wording.

Commented [SCL(248): Changes for clarity. The Local Enforcement Agency and the AHJ are the same thing.

permit must be purchased with the department for these inspections.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-0370, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0370, filed 5/30/08, effective 6/30/08.]

NEW SECTION

WAC 296-150I-0375 State monitoring of manufactured home

installations and inspections. The department monitors the
installation and inspection of manufactured homes within the
state to assure compliance with the regulations established by
HUD, for manufactured housing.

Commented [SCL(249): Changes to address SEBA audit finding 6. Authority under [RCW 43.22A.140](#).

Commented [SCL(250): Changes language to align with [RCW 43.22A.020](#)

~~WAC 296-150I-0380 How does the local enforcement agency gain~~
~~access to the m~~**Manufacturer's installation instructions?** A

Commented [CAR(251): Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

manufacturer's installation manual must be provided for the
inspecting jurisdiction ~~whenever any portions of the~~
~~manufacturer's installation instructions have been used for any~~
~~portion of the installation.~~ When the manufacturers' original
installation instructions are not available for a secondary
installation, the installer shall provide an affidavit in lieu
of the installation instruction manual, that the home is
installed to the provisions of this chapter.

Commented [SCL(252): Adds a new requirement. Process improvement to assure process when manufacturer's instructions are not available.

(1) The installation instructions must be located between the I-
beam and the bottom board within five feet of the main
electrical feeder when the skirting has not been installed.

(2) When the skirting has been installed, the installation instructions shall be located between the I-beam and the bottom board within five feet of the access opening.

(3) Instructions must be returned to ~~such~~ this location when the inspection is completed.

Commented [SCL(253): Changes language clarity and clear rule writing.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0380, filed 5/30/08, effective 6/30/08.]

~~WAC 296-150I-0390 What are the r~~Requirements for on-site
~~structures~~ adjacent to manufactured homes and who regulates
~~them? .~~ on-site Adjacent structures, ~~sometimes referred to as~~
~~auxiliary structures,~~ such as, but not limited to, ~~carports~~
additions, decks, porches and steps awnings should be self-
supporting, unless the manufacturer has designed the
manufactured home to support an "attached accessory building or
structure" as indicated on the HUD data plate posted in the
home.

Commented [SCL(254): Is on site used anywhere else in this rule.

Commented [SCL(255): Also, changes to WAC 296-150M and change to brochures.

Commented [CAR(256): Amends the title to eliminate the Question format for consistency with other section titles throughout the chapter.

Commented [SCL(257): Changes to restructure and clarify all of WAC 296-150I-0390. No substantive change from current requirements.

Commented [CS258]: Effective July 12, 2021, revised HUD rules in MHCSS 3280.5, the data plate must now indicate if the MH is or is not designed to support an "attached accessory building or structure".

Authority RCW 43.22.431.

Reference Title 24 CFR Part 3280.5.

(1) Local enforcement agency jurisdiction.

~~(a) (a) -~~ Adjacent ~~On-site~~ self-supporting structures that do not use any of the systems in the manufactured home are ~~inspected by~~

under the authority of the local enforcement agency for all
permitting, review and inspections ~~and they should be contacted~~
~~for specific on-site structure requirements.~~

~~(b) Awnings and carports that are self-supported by a beam next~~
~~to a manufactured (mobile) home are inspected by the local~~
~~enforcement agency.~~ Adjacent self-supporting structures may be
attached and flashed to the manufactured home and do not require
an L&I permit.

(b) Accessory structure ready homes:

(i) When a manufactured home is designed to support an "attached
accessory building or structure", typically a garage or carport,
the manufactures installation instructions will address the
requirements for fire separation, protection of openings, duct
penetrations, allowable loads, attachment points, support and
anchorage requirements. The garage or carport may be either
site-built or built in the factory. The design and construction
of a site built accessory structure is subject to regulation by
the local enforcement agency.

(ii) Extension of one or more of the systems of the manufactured
home, and other alterations to the home not covered by the

Commented [SCL(259)]: Changes for clean-up -
Global change. Manufactured includes
mobile per WAC 296-150I-0010.

Commented [CAR(260)]: Revised for alignment
with terminology used in HUD MHCSS
3280.5 effective July 12, 2021.

Authority RCW 43.22.431.

Reference Title 24 CFR Part 3280.5.

Commented [CS261]: Revised for alignment
with HUD MHCSS 3280, effective July 12,
2021, which now contains new
requirements for manufactured homes
designed to support an "attached
accessory building or structure".

Authority RCW 43.22.431.

Reference Title 24 CFR 3280.212 and
3280.213.

installation instructions require a permit and inspection by the department in accordance with WAC 296-150M.

Note: The awning or carport may be flashed to the manufactured (mobile) home.

(2) Department of labor and industries jurisdiction.

(a) ~~On-site~~ Adjacent structures that are ~~not self-supporting~~ supported by the manufactured home, or use one or more of the systems of the manufactured home, or have other structural alterations to the home, require a permit and inspection by the department in accordance with WAC 296-150M. and They may also require permits, review and inspection by the local enforcement agency.

~~(b) Awnings and carports that are attached to the manufactured (mobile) home without the benefit of a self-supported beam require approval and inspection by the department.~~

Note: This attachment must be designed and approved by an engineer or an architect licensed in Washington state. Furthermore, these stamped plans must be submitted to the department and approved before an inspection can be conducted.

~~(c) Attached garages:~~

~~(i) If the manufactured (mobile) home is built "garage ready" (one hour fire wall, dormer, etc.) at the factory and is installed by the manufacturer, an alteration inspection may not be required.~~

Commented [CAR(262)]: Changes to restructure and clarify all of WAC 296-150I-0390. No substantive change from current requirements. Clarifies that onsite structures are only adjacent structures.

Commented [SCL(263)]: Changes for clean-up. Relocated into the body of the requirement.

Commented [CAR(264)]: Amends language to restructure and clarify all of WAC 296-150I-0390. No substantive change from current requirements. Clarifies that onsite structures are only adjacent structures.

Commented [SCL(265)]: Removes language, as awnings and carports are adjacent structures already covered in (2) (a).

Commented [SCL(266)]: Changes for clean-up, as this belongs in chapter 296-150M WAC.

~~(ii) If the manufactured (mobile) home is not built "garage ready" at the factory, an alteration inspection is required for all changes made to it.~~

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0390, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0400 ~~What happens if a d~~**Dispute arises concerning an installation requirement?**~~—.~~ (1) If a dispute arises between

any person, business, or local enforcement agency concerning an installation requirement of [the Model Manufactured Home Installation Standards 24 CFR Parts 3285](#) ~~ANSI A225.1~~ or this chapter, the issue may be submitted to the factory assembled structures advisory (FAS) board.

(2) The board may provide an opinion on the requirement.

[Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0400, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-0410 ~~What are the r~~**Requirements if a home is damaged during transit or prior to, or during set-up installation?**~~—.~~ (1) Manufactured ~~and mobile~~ homes that are

~~structurally damaged during transportation~~[prior to, or when](#)

Commented [CAR(267)]: Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

Commented [SCL(268)]: Changes to address SEBA audit finding 2 and for housekeeping.

Commented [CAR(269)]: Amends the title to eliminate the question format and for consistency with section titles throughout the chapter.

Commented [SCL(270)]: Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150-0010.

~~being during set up installation on a new or secondary set up~~ and

Commented [SCL(271): Changes for clarity and clean-up.

are repaired at a location other than the manufacturer's

facility ~~shall require an~~ permits, inspections, and approval

~~with~~ of the repairs from labor and industries. Permits are not

Commented [CAR(272): Changes language for clarity, word usage, and plain talk.

required for the repair of minor damage such as shingle repairs,

broken window(s), paint damage, minor siding damage and damaged

bottom board or similar.

Commented [CAR(273): Moved from footnote for clarity. Our intention is to have all "exceptions" and "notes" in the body of the rule, rather than appended to the end.

Electrical and plumbing repairs to the damaged home shall be

performed by a Washington State licensed electrician and/or

plumber, except as permitted by RCW 18.27.090.

The repair and inspection shall be performed to either:

(a) Plans approved by the manufacturer's ~~design approval primary~~

~~inspection agency~~ DAPIA and verified by the FAS plan review

section; or

(b) Plans approved by an engineer or architect licensed in

Washington and ~~have the plans~~ approved by the FAS plan review

section;

(2) Manufactured homes that are repaired at the manufacturer's

facility do not require an L&I permit.

Commented [SCL(274): Moved from footnote.

~~(2) Electrical and plumbing alterations to the damaged manufactured/mobile home shall be performed by a Washington state licensed electrician and/or plumber.~~

EXCEPTIONS: ~~Damaged home is taken back to the factory:
Minor damage such as shingles, broken window(s), paint damage, minor siding damage, torn bottom paper etc., would not require a permit.~~

Commented [SCL(275)]: Relocated to the main body of the rule for clarity.

[Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564].
WSR 10-06-043, § 296-150I-0410, filed 2/23/10, effective 4/1/10.
Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-0410, filed 5/30/08, effective 6/30/08.]

WAC 296-150I-3000 Penalties, fees, and refunds. Penalties

(1) Monetary penalties for infractions listed in WAC 296-150I-0210 ~~shall~~ may be assessed for each violation of chapter 43.22A RCW in the following amount:

Commented [SCL(276)]: Changes to provide agency flexibility. There is no statutory requirement that a penalty must be issued.

(a) Failure to have a certified installer on the installation site whenever installation work is being performed:

First Final Violation	\$250.00
Each Additional Final Violation	\$1,000.00

(b) Failure to correct all nonconforming aspects of the installation identified by the local enforcement agency or by an authorized representative of the department within thirty days of issuance of notice of the same:

First Final Violation	Warning
Second Final Violation	\$250.00
Third Final Violation	\$500.00
Each Additional Final Violation	\$1,000.00

(c) Failure by a certified installer to affix a certification tag to an installed manufactured ~~or~~ mobile home:

First Final Violation	Warning
Second Final Violation	\$250.00

Commented [SCL(277)]: Changes to clarify what a penalty is for and left instance of "mobile".

Third Final Violation	\$500.00
Each Additional Final Violation	\$1,000.00

(d) Transfer of certification tag(s) from a certified installer to another certified installer without prior written approval of the department:

First Final Violation	Warning
Each Additional Final Violation	\$250.00

(e) Transfer of certification tag(s) from a certified installer to a noncertified installer:

First Final Violation to Each Contractor in Violation	\$250.00
Each Additional Final Violation to Each Contractor in Violation	\$1,000.00

(f) Transfer of unused installer certification tags by a manufactured home retailer to a new ownership without prior written approval of the department:

First Final Violation	Warning
Each Additional Final Violation	\$250.00

Commented [SCL(278): Violation removed from WAC 296-150I-0210. See comment in WAC 296-150I-0210.

Eliminates redundant violation, as this is already addressed in (d) and (e) above.

Commented [CAR(279): Due to COVID pandemic meeting restrictions, the department is moving this training on line. It will be available to the public, free of charge. This revision clarifies that the fee is for testing and certification.

Commented [CAR(280): Changes to update language for clarity about what this training pertains too. Homeowner approval training is being added to the rules. Also, there is no mandatory requirement that L&I provide a full 10 hours of training.

Due to COVID pandemic meeting restrictions, the department is moving this training on line. It will be available to the public, free of charge. This revision clarifies that the fee is for testing and certification.

Commented [SCL(281): Changes for clean-up - Global change. Manufactured includes mobile per WAC 296-150I-0010.

Due to COVID pandemic meeting restrictions, the department is moving this training on line. It will be available to the public, free of charge. This revision clarifies that the fee is for testing and certification.

Commented [SCL(282): Adds a new type of permit to the fee table for installation inspections.

Commented [CAR(283): Changes for clarity.

Fees and Refunds

The following fees are payable to the department in advance:

Training Installer test and certification	\$286.30
Training only, 10 hours Homeowner test and approval	\$143.10
Manufactured/mobile home installation inspector training test and certificate	\$143.10
Refund	\$28.50
Certification renewal	\$143.10
Continuing education class	\$57.10
Retake failed examination and training at scheduled class	\$42.80
Manufactured home installer training manual (on thumb drive)	\$14.20
Installer certification tag	\$9.90
L&I manufactured home installation inspection permit*	See WAC 296-150M-3000 for fee

* Only available when L&I has an interagency agreement with the local enforcement agency in accordance with WAC 296-150I-0370.

(2) The department shall refund fees paid for training and certification or certification renewal as a manufactured home installer if the application is denied for failure of the applicant to comply with the requirements of chapter 43.22A RCW or these rules.

(3) If an applicant has paid fees to attend training or to take an examination and is unable to attend the scheduled training or examination, the applicant may:

- (a) Change to another scheduled training and examination; or
- (b) Request a refund.

(4) An applicant who fails the examination shall not be entitled to a refund.

[Statutory Authority: Chapters 18.27, 70.87, 43.22, and 43.22A RCW. WSR 18-24-102, § 296-150I-3000, filed 12/4/18, effective 1/4/19. Statutory Authority: Chapter 43.22A RCW. WSR 17-23-173, § 296-150I-3000, filed 11/21/17, effective 1/1/18. Statutory Authority: Chapter 43.22A RCW and 2009 c 464 [564]. WSR 10-06-043, § 296-150I-3000, filed 2/23/10, effective 4/1/10. Statutory Authority: Chapter 43.22A RCW and 2007 c 432. WSR 08-12-040, § 296-150I-3000, filed 5/30/08, effective 6/30/08.]

Draft FAS Rules - Version 2

Chapter 296-150M WAC

MANUFACTURED HOMES

Commented [SCL(284): This version contains only changes needed to address the findings in the SEBA Professional Services, LLC (SEBA) audit report.

Last Update: ~~11/23/2020~~[5/12/21](#)

WAC

296-150M-0010 Authority, purpose, and scope.

296-150M-0020 What definitions apply to this chapter?

296-150M-0040 Will you keep my manufacturing information confidential?

296-150M-0049 What must be done prior to the sale of an installed manufactured or mobile home by a homeowner?

296-150M-0050 When can a manufactured home be posted with a prohibited sale or lease notice?

296-150M-0051 Can I sell or lease a manufactured home that has been posted with a prohibited sale or lease notice?

296-150M-0060 Who handles consumer complaints about manufactured homes?

296-150M-0100 What happens if I disagree with your decision regarding my compliance with the federal standards, ~~ANSI,~~ or this chapter?

Commented [SCL(285)]: Changes to address SEBA audit finding 2. ANSI is an obsolete standard. The HUD 3285 installation standard does not need to be added because it is included in the "federal standard" already identified.

296-150M-0120 Where can I obtain technical assistance regarding manufactured (mobile) homes?

296-150M-0140 Do you allow a variance from these rules for the use of alternate materials, alternate design and methods of construction?

INSIGNIA

296-150M-0200 What labels or insignia are required on my manufactured home?

296-150M-0250 How do I replace a lost or damaged insignia?

296-150M-0260 Who do I contact for replacement HUD labels?

ALTERATIONS AND INSPECTIONS

Alteration Approval

296-150M-0300 What approval do I need to alter a manufactured home?

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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?

296-150M-0306 What codes and requirements are applicable when altering a manufactured/mobile home?

296-150M-0307 How may I obtain a copy of the Manufactured Home Construction and Safety Standards, Part 24, C.F.R. 3280?

296-150M-0309 How do I apply for alteration approval and obtain an alteration insignia?

296-150M-0310 What happens if I fail to get your approval prior to altering a manufactured home?

296-150M-0320 What must I provide to request approval of an alteration?

296-150M-0322 Data requirements for the identification of indigent persons.

296-150M-0323 What is the requirement for energy conservation inspection?

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296-150M-0330 How do I obtain alteration insignia information and the forms you require?

296-150M-0331 Does my alteration permit expire?

296-150M-0340 What must an engineering analysis for design plans include?

296-150M-0350 What must the test procedures and results for design plans include?

296-150M-0360 When is design plan approval required for an alteration?

296-150M-0370 How do I obtain alteration design plan approval?

296-150M-0380 How will I know whether you have approved my design plan?

296-150M-0390 If my design plan is not approved, how much time do I have to submit a corrected plan?

296-150M-0410 What are the requirements for altering mobile/manufactured homes?

Inspection

296-150M-0500 When must an inspection be requested?

296-150M-0530 Am I charged if I request an inspection but am not prepared when you arrive?

296-150M-0540 How do I obtain a fire safety certificate to site my pre-HUD home?

296-150M-0550 What is required to meet the fire safety certificate requirements?

AUDIT

296-150M-0705 Definitions applicable to this part.

296-150M-0715 May the department audit the records of a contractor?

296-150M-0725 What procedures will the department follow when auditing the records of construction, plumbing and electrical contractors?

PENALTIES

296-150M-0800 Definitions applicable to this part.

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296-150M-0805 How does the department ensure that a contractor, firm, partnership, or corporation complies with the requirements of chapter 43.22 RCW?

296-150M-0810 What violations of chapter 43.22 RCW can result in the issuance of a notice of infraction?

296-150M-0815 What information must be included in a notice of correction?

296-150M-0820 Who can be issued a notice of infraction?

296-150M-0830 How does a contractor, firm, partnership, or corporation appeal a notice of infraction?

296-150M-0835 Who presides over an appeal hearing and where is it held?

296-150M-0840 Who will represent the appellant and the department at the appeal hearing?

296-150M-0845 How is the appeal hearing conducted?

296-150M-0855 What does the department do with the appeal notices that they receive?

296-150M-0860 What monetary penalties will be assessed for an infraction issued for violations of chapter 43.22 RCW and this chapter?

296-150M-0865 When must a contractor, firm, partnership, or corporation pay assessed monetary penalties?

MANUFACTURED HOME FEES

296-150M-3000 Manufactured/mobile home fees.

DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER

296-150M-0400 How do I apply for alteration approval and obtain an alteration insignia? [Statutory Authority: Chapter 43.22 RCW.

WSR 98-14-078, § 296-150M-0400, 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-0400, filed 10/23/96, effective 11/25/96.]

Repealed by WSR 99-13-010, filed 6/4/99, effective 7/5/99.

Statutory Authority: RCW 43.22.340 and 43.22.480.

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296-150M-0600 Who establishes standards for installation of manufactured homes? [Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0600, filed 2/20/07, effective 4/1/07. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0600, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0600, 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-0600, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0610 What instructions are used for a manufactured home installation? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0610, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0610, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360,

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[43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0610, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0614 How may I obtain a copy of the American National Standards Institute (ANSI) A225.1 Manufactured Homes Installation? [Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0614, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0614, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0614, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0615 What are the requirements for temporary placement of manufactured (mobile) homes? [Statutory Authority: RCW

43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0615, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0620 Do local enforcement agencies have special requirements for installing manufactured homes in hazardous areas? [Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0620, 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-0620, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0630 Who may install a manufactured home? [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-0630, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081,

filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0640 Does a person who installs a manufactured home need an installation permit? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0640, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0640, 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-0640, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0650 Does a manufactured home installation require an inspection? [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-0650, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08.

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Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0655 How does the local enforcement agency gain access to the manufacturer's installation instructions? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0655, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0660 What are the requirements for on-site structures and who regulates them? [Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0660, 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-0660, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

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296-150M-0670 What happens if a dispute arises concerning an installation requirement? [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-0670, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0700 Acceptable types of ground cover. [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-0700, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078, filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

296-150M-0710 Clearance under manufactured homes. [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-0710, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078,

filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

296-150M-0720 Water heater relief lines. [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-0720, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-18-036, filed 8/27/98, effective 9/27/98. Statutory Authority: Chapters 43.22 and 34.05 RCW and Executive Order 97-02.

296-150M-0730 Heat pump. [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-0730, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078, filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

WAC 296-150M-0010 Authority, purpose, and scope. (1) This chapter is authorized by RCW 43.22.340 through 43.22.445. The law requires that any alteration to a manufactured home be approved by the department. A manufactured home with an approved

alteration requires an alteration insignia. Alteration insignia can be purchased from us.

(2) The United States Department of Housing and Urban Development (HUD), manufactured housing standards division, has given us the authority to act as a manufactured home production Inspection Primary Inspection Agency (IPIA) and enforce 24 C.F.R. 3280. As an IPIA:

(a) We are required to inspect every manufactured home built in Washington state sometime during production;

(b) We are authorized to audit the quality control program and the performance of quality control inspectors of manufactured home factories located in Washington state;

(c) We are authorized to supply a HUD label to the manufacturer following our inspection and approval of the manufactured home and the manufacturer's quality control program; and

(d) We are authorized to remove HUD labels according to the guidelines stated in the IPIA inspector's manual.

Note: A copy of our IPIA approval letter is on file at the department.

[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-0010, filed 10/23/96, effective 11/25/96.]

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.~~

1899 L Street, NW, 11th Floor, Washington DC 20036.

Commented [SCL(286): Changes to address SEBA audit finding 2. Keep the definition of ANSI, as it is still referenced for furnace standard. Remove any reference to ANSI 225.1 for MH installation standards.

"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, Factory Assembled Structures, P.O. Box ~~44440~~44430, Olympia, WA 98504-~~4440~~4430.

Commented [SCL(287)]: Changes language for clean-up.

"**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 that require an alteration inspection include:

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

Examples that do not require an alteration inspection include:

- 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.

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"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

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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.

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"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 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 16-01-163, § 296-150M-0020, filed 12/22/15, effective 2/1/16; 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.]

WAC 296-150M-0040 Will you keep my manufacturing information confidential? We will only release manufacturing information such as design plans for structural alterations according to the requirements of the Public Records Act (see RCW 42.17.310 (1)(h)) unless we are ordered to do so by a court or otherwise required by law.

[Statutory Authority: RCW 43.22.340 and 43.22.420. WSR 97-16-043, § 296-150M-0040, filed 7/31/97, effective 12/1/97.]

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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-0040, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0049 What must be done prior to the sale of an installed manufactured or mobile home by a homeowner? (1) Prior

to the sale of any installed manufactured or mobile home, the homeowner must:

(a) Deliver to the buyer a completed property transfer disclosure statement in accordance with chapter 64.06 RCW, unless the seller is exempt or the buyer waives his or her rights pursuant to chapter 64.06 RCW. The disclosure statement must include all the criteria specified in RCW 64.06.020 and any variance(s) granted according to WAC 296-150M-0140. In addition, the homeowner must:

(i) Have all department insignia required by this chapter; or
(ii) Have all department insignia required by this chapter for alterations performed during ownership of the home and include in the property transfer disclosure statement all alterations that were known to have been performed by any previous owner or occupant of the home.

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(b) Nothing in subsection (1) of this section shall have any effect on any written warranty(ies) required by RCW 46.70.135.

(c) Subsection (1)(a)(ii) of this section does not permit the sale of an unsafe manufactured or mobile home when the use of which may constitute a hazard to life, safety, or health.

(2) The homeowner may enter into a conditional sale of an altered manufactured or mobile home. A conditional sales agreement may be executed only if, prior to execution, the seller has complied with subsection (1) of this section. For purposes of this subsection "conditional sale" means an agreement between the seller and the purchaser which is contingent on the seller fulfilling the conditions established by the purchaser (i.e., the sale of the home is contingent on the seller ensuring that alterations performed to the manufactured or mobile home are in compliance with these rules).

(3) The homeowner may request an inspection by the department. If after the inspection the department determines that an alteration may constitute a hazard to life, safety, or health, the department must notify the homeowner in writing within thirty days of completing the inspection. The department may

also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

Note: In addition to the homeowner requesting an inspection by the department, any party including the buyer and/or party financing the sale may also request an inspection. The department will conduct the inspection and if after the inspection the department determines that an alteration may constitute a hazard to life, safety, or health, the department shall notify the interested parties identified by the requesting party in writing within thirty days of completing the inspection. The department may also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

[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-0049, 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-0049, filed 1/9/02, effective 1/9/02.]

WAC 296-150M-0050 When can a manufactured home be posted with a prohibited sale or lease notice? (1) A manufactured home may be

posted with a prohibited sale notice when:

(a) The home is being sold or offered for sale by a retailer, dealer, distributor or manufacturer and we find that the home is not an installed manufactured or mobile home per WAC 296-150M-0020 and the home has alterations without required insignia or approval; or

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(b) The home is being sold or offered for sale by a homeowner and it is not an installed manufactured or mobile home per WAC 296-150M-0020.

(2) A manufactured home may be posted with a prohibited lease notice whenever the home is offered for lease by any party and we find that the home has alterations that constitute a hazard to life, safety, or health.

[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-0050, 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-0050, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0051 Can I sell or lease a manufactured home that has been posted with a prohibited sale or lease notice? (1) You may not sell, lease, or offer for sale a manufactured home that is posted with a prohibited sale or lease notice.

(2) A prohibited sale or lease notice shall remain posted until the code violation(s) are corrected, we inspect and approve the correction, and you pay the required fees. (See WAC 296-150M-3000.)

[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-0051, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0060 Who handles consumer complaints about

manufactured homes? The Washington state department of labor and industries (L&I), factory assembled structures program, handles consumer complaints about manufactured homes. Labor and industries, factory assembled structures program is the state administrative agency (SAA) for the United States Department of Housing and Urban Development for the federal manufactured home program.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0060, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0100 What happens if I disagree with your decision

regarding my compliance with the federal standards, ~~ANSI~~, or

this chapter? (1) If we determine that you are in violation

with the federal standards, ~~ANSI A225.1~~, or this chapter, you

will receive a notice of noncompliance.

Commented [SCL(288): Changes language to address SEBA audit finding 2. Same comments as above.

Commented [SCL(289): Changes language to address SEBA audit finding 2.

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(2) If you disagree with our decision, you can submit a written request for a hearing, stating why you disagree.

(3) After we receive your hearing request, we will:

(a) Schedule a hearing within thirty days after we receive your request.

(b) Notify you of the time, date, and place for the hearing. If you fail to appear, your case will be dismissed.

(c) Hear your case.

(d) Send you written notice of our decision.

If you disagree with our decision, you may appeal it under the Administrative Procedure Act (chapter 34.05 RCW).

[Statutory Authority: RCW 43.22.340 and 43.22.420. WSR 97-16-043, § 296-150M-0100, filed 7/31/97, effective 12/1/97.

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-0100, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0120 Where can I obtain technical assistance

regarding manufactured (mobile) homes? We provide field technical service upon written request, on manufactured (mobile) homes for an hourly fee. Field technical service may include an evaluation, consultation, plan examination, interpretation, and

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clarification of technical data relating to the application of our rules.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0120, filed 12/14/04, effective 2/1/05.

Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0120, filed 6/4/99, effective 7/5/99.]

WAC 296-150M-0140 Do you allow a variance from these rules for the use of alternate materials, alternate design and methods of construction? An applicant may apply to the director or

designee for an order for a variance from the requirements of this chapter for alterations initiated after the expiration of any written warranty(ies) required by RCW 46.70.135 that use alternate materials, alternate design and methods of construction, by filing a written request with the department.

(1) Responsibilities of applicant. The applicant must submit the following information on a form approved by the department and pay the inspection fee in WAC 296-150M-3000.

(a) The applicant's name, address and phone number;

(b) The specific requirement or requirements from which the alternate material, alternate design or method of construction is requested;

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(c) Justification why the requirements of this chapter cannot be or were not met; and

(d) How the use of alternate materials, alternate design or method of construction will achieve or has achieved a level of protection that does not constitute a hazard to life, safety or health.

Contact the department at the address shown in the definition section for a copy of the approved form.

(2) Responsibilities of the department. The department will conduct an inspection and provide a written response to the applicant within thirty days of receipt of the written request. The written response will state the acceptance or denial of the request, including the reasons for the department's decision. At a minimum the department will base its decision based on:

(a) The applicant's request as described in subsection (1) of this section;

(b) Research into the request;

(c) Expert advice.

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(3) Applicant's response to denials. The applicant may appeal the department's decision by following the procedure in WAC 296-150M-0100.

[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-0140, 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-0140, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0140, filed 6/4/99, effective 7/5/99.]

INSIGNIA

WAC 296-150M-0200 What labels or insignia are required on my manufactured home? (1) A HUD label must be attached to the exterior of each section of a manufactured home built on or after June 15, 1976.

(2) An alteration insignia must be attached to the exterior of a manufactured home. It should be placed next to the HUD label or to the Washington state insignia.

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(3) If your manufactured home does not have a HUD label or a Washington state insignia, we will attach the alteration insignia to the exterior end wall opposite the hitch end of the manufactured home. It must be placed approximately one foot above the floor line and one foot from the edge of the manufactured home.

[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-0200, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0250 How do I replace a lost or damaged insignia?

(1) If an alteration insignia or a Washington state insignia is lost or damaged after it is placed on a manufactured home, you should notify us in writing immediately. You should provide the following information:

- (a) Your name, address, and telephone number;
- (b) The name and address of the previous owner and date of approval, if you are replacing an alteration insignia that was obtained before you purchased the manufactured home;
- (c) The vehicle identification number or serial number and model;
- (d) The insignia or label number if available;

- (e) The design plan approval number, if available; and
- (f) The insignia replacement fee and any inspection fees. (See WAC 296-150M-3000.)

Note: Washington state insignia (not HUD insignia) were attached to manufactured homes prior to June 15, 1976.

(2) After we receive your notice and payment for replacing the insignia, we may inspect your manufactured home to assure that the replacement insignia reflects compliance with your original insignia.

(3) If your home complies with your original insignia approval, we will attach a replacement alteration insignia or Washington state insignia to your manufactured home.

[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-0250, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0260 Who do I contact for replacement HUD labels?

The HUD labels have been removed from my home. I can't sell/refinance my home without the HUD label.

You must contact the Department of Housing and Urban Development (HUD). HUD does not reissue labels for manufactured homes.

However, HUD can issue a letter verifying a label for the unit for which it can locate the necessary historical information.

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The label numbers can be found on a data plate inside the home in one of three locations:

- On or near the main electrical panel;
- In a kitchen cabinet; or
- In a bedroom closet.

The data plate has a map of the United States to let the consumer know the land zone and snow load for which their home was built. You can use the following information to request label verification:

Office of Manufactured Housing

Fax: 202-708-4213

Email: mhs@hud.gov

Phone: 202-708-6423.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0260, filed 12/14/04, effective 2/1/05.

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-0260, filed 10/23/96, effective 11/25/96.]

ALTERATIONS AND INSPECTIONS

Alteration Approval

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;
- (3) Alterations made by a dealer after a manufactured home is sold; and
- (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 16-01-163, § 296-150M-0300, filed 12/22/15, effective 2/1/16; 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.]

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

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	

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED?	
	Yes	No
(b) Replacement of door that fits into the same opening		X
(8) Electrical		
(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

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED?	
	Yes	No
(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	
(d) Repairing fixtures***		X
(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		X

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED?	
	Yes	No
metal roof		
(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 replacement of 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. WSR 16-01-163, § 296-150M-0302, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0306 What codes and requirements are 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

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

(1) 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 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.

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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) listed in accordance with ANSI LC-1/CSA 6.26 standard for "Fuel gas piping systems using corrugated stainless steel tubing" is allowed when installed according to the manufacturer's installation instructions for mobile/manufactured homes.

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

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(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) 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.

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

(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.

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(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 16-01-163, § 296-150M-0306, filed 12/22/15, effective 2/1/16; 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.]

WAC 296-150M-0307 How may I obtain a copy of the Manufactured Home Construction and Safety Standards, Part 24, C.F.R. 3280?

Copies of the federal standard may be obtained by writing to:

Director

Manufactured Housing Standards Division

Department of Housing and Urban Development

451 Seventh Street Southwest

Washington, D.C. 20410

[Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0307, filed 6/30/98, effective 7/31/98.]

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. 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 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 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 provide written 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 passes the department's fire safety alteration inspection.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0309, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0310 What happens if I fail to get your approval prior to altering a manufactured home? If you alter a

manufactured home without getting our approval and an alteration insignia, your manufactured (mobile) home must meet the requirements of WAC 296-150M-0049.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0310, filed 12/14/04, effective 2/1/05.

Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0310, 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-0310, filed 10/23/96, effective 11/25/96.]

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.)

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(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: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0320, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0322 Data requirements for the identification of indigent persons. (1) Any one of the following documents shall

be considered sufficient evidence upon which to base the final determination of indigent status, when the income information is annualized as may be appropriate:

(a) A "W-2" withholding statement from all employers for the previous year;

(b) Pay stubs from all employers for the previous year;

(c) An income tax return from the most recently filed calendar year;

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(d) Forms approving or denying eligibility for medicaid and/or state-funded medical assistance;

(e) Forms approving or denying unemployment compensation; or

(f) Written statements from all employers for the previous year or welfare agencies.

(2) In the event that the responsible party is not able to provide any of the documentation described above, the department shall rely upon written and signed declarations under penalty of perjury from the responsible party for making a final determination of eligibility for classification as an indigent person.

(3) Information requests, from the department to the responsible party, for the verification of income and family size shall be limited to that which is reasonably necessary to substantiate the responsible party's qualification for indigent status, and may not be used to discourage applications for such status. Only those facts relevant to eligibility may be verified.

[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-0322, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0323 What is the requirement for energy

conservation inspection? Energy conservation inspections are random inspections for utilities and/or their contractors who have prior approval from the department and who provide energy conservation related equipment which affects the electrical systems of a manufactured or mobile home.

See WAC 296-150M-3000 for the fee for an energy conservation permit.

[Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0323, filed 2/20/07, effective 4/1/07.]

WAC 296-150M-0330 How do I obtain alteration insignia

information and the forms you require? 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: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0330, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0331 Does my alteration permit expire? Yes, your alteration permit will expire one year after the date of purchase.

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[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0331, filed 12/22/15, effective 2/1/16; WSR 98-14-078, § 296-150M-0331, filed 6/30/98, effective 7/31/98.]

WAC 296-150M-0340 What must an engineering analysis for design plans include? (1) The engineering analysis must show that the structural design meets the requirements of this chapter.

(2) An engineering analysis must be conducted according to accepted engineering practices and must be signed by a professional engineer or architect licensed in Washington or by a DAPIA who approved the original design plan.

[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-0340, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0350 What must the test procedures and results for design plans include? (1) Tests to an alteration design must be performed and evaluated by a professional engineer or architect licensed in Washington or by a DAPIA who approved the original design plan.

(2) Test reports must contain the following items:

(a) A description of the methods or standards that applied to the test;

- (b) Drawings and a description of the item tested;
- (c) A description of the test set-up;
- (d) The procedure used to verify the correct load;
- (e) The procedure used to measure each condition;
- (f) Test data, including applicable graphs and observations of the characteristics and behavior of the item tested;
- (g) Engineering data; and
- (h) Analysis, comments, and conclusion.

(3) The written test procedures, results, and conclusions must reference the applicable structural alteration design plan.

[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-0350, filed 10/23/96, effective 11/25/96.]

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:

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(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: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0360, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0370 How do I obtain alteration design plan

approval? (1) You must have your design plan approved by:

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(a) A design approval primary inspection agency (DAPIA), if they approved the initial design plan; or

(b) A professional engineer or architect who is licensed in Washington state.

(2) You must submit two copies of your alteration design plan with the appropriate fee to us for review and approval. (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-0370, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0380 How will I know whether you have approved my design plan? (1) Your design plan will be approved if it meets the requirements of this chapter and federal standards in 24 C.F.R. 3280.

(2) We will send you an approved copy of your design plan with the plan approval number.

(3) If your design plan is not approved, you will be notified in writing of plan deficiencies. You may send a corrected design plan to us. (See WAC 296-150M-3000.)

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[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-0380, 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 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: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0390, filed 12/22/15, effective 2/1/16. 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.]

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:

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(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 Association (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.

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(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 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 noncurrent-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

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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 bonding 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 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.

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(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) Floor decking 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 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 eight feet by sixteen feet of each section of home, both plan review and engineering will be required.

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(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.

(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.

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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 a manufactured/mobile 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.

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(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.

(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.

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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.

(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.

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(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 contractor 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 16-01-163, § 296-150M-0410, filed 12/22/15, effective 2/1/16; 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.]

Inspection

WAC 296-150M-0500 When must an inspection be requested? (1)

You must purchase a permit and request an inspection from the department, if you are altering a manufactured home. Note:
Purchasing the permit is not the same as requesting the permit.

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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: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0500, filed 12/22/15, effective 2/1/16. 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.]

WAC 296-150M-0530 Am I charged if I request an inspection but am not prepared when you arrive? If you ask us to inspect your manufactured home or your alteration, but you are not prepared when we arrive, you must pay the minimum inspection 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-0530, filed 10/23/96, effective 11/25/96.]

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 the department, with the inspection fee and the site placement form. (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.

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(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. WSR 16-01-163, § 296-150M-0540, filed 12/22/15, effective 2/1/16. 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.]

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

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(c) Install copper "pig tail" connections using 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 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.

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(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.

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(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. WSR 16-01-163, § 296-150M-0550, filed 12/22/15, effective 2/1/16. 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.]

AUDIT

WAC 296-150M-0705 Definitions applicable to this part. "Audit" means an assessment, evaluation, examination or investigation of a contractor's accounts, books and records for the purpose of verifying the contractor's compliance with RCW 43.22.360 through 43.23.390 requiring permits for alterations to manufactured and mobile homes.

"Records" include, but are not limited to, all bids, invoices, billing receipts which show that the work was performed on a manufactured/mobile home, permits purchased from labor and

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industries for alterations to manufactured/mobile homes,
purchases of materials and payroll records.

[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-0705, filed
5/30/03, effective 5/30/03.]

**WAC 296-150M-0715 May the department audit the records of a
contractor?** Yes, based on RCW 43.22.434 the department may
audit the records of contractors as defined in chapter 18.27,
18.106, or 19.28 RCW when the department has reason to believe
that a violation of the permitting requirements has occurred.

[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-0715, filed
5/30/03, effective 5/30/03.]

**WAC 296-150M-0725 What procedures will the department follow
when auditing the records of construction, plumbing and
electrical contractors?** The department will follow the
following procedures when auditing:

(1) The time period covered by the audit may be less than one
year but will not exceed three years from the date of
notification of an audit.

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(2) Every construction, plumbing and electrical contractor must keep records of jobs performed for at least the time frames specified in subsection (1) of this section. Upon the request of the director's authorized representative, these records must be made available to the department for inspection within seven business days.

(3) The department's audits may include, but may not be limited to, the following:

(a) An audit to determine if the contractor performed work on a manufactured or mobile home without procuring the proper permit;

(b) An audit to determine if the contractor failed to correct within twenty days any violations noted on an alteration permit;

and

(c) An audit covering a specific time period and examining a contractor's records, which may include billing information, location of where the work was performed, type of work performed, for whom the work was performed, etc.

(4) Any information obtained as a result of an audit under provisions of RCW 43.22.434 is confidential and is not open to public inspection under chapter 42.17 RCW.

[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-0725, filed 5/30/03, effective 5/30/03.]

PENALTIES

WAC 296-150M-0800 Definitions applicable to this part.

"Administrative law judge" is any person appointed by the chief administrative law judge (as defined in RCW 34.12.020(2)) to preside at a notice of infraction appeal hearing convened under chapter 43.22 RCW.

"Appeal hearing" is any proceeding in which an administrative law judge is empowered to determine legal rights, duties or privileges of specific parties on behalf of the director.

"Appellant" means any person, contractor, firm, partnership, corporation, or other entity that has filed an appeal.

"Compliance inspector" refers to the departmental staff responsible for investigating potential violations of chapter 43.22 RCW.

"Contractor" is as defined in chapters 18.27, 18.106, and 19.28 RCW.

"Department" refers to the department of labor and industries.

"Infraction" means a violation of chapter 43.22 RCW as cited by the department's compliance inspectors.

[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-0800, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0805 How does the department ensure that a contractor, firm, partnership, or corporation complies with the requirements of chapter 43.22 RCW? The department of labor and industries ensures that contractors, firms, partnerships, and corporations comply with the requirements of chapter 43.22 RCW and this chapter which require the contractor or homeowner to purchase the appropriate permits and the department will inspect all alterations to manufactured and mobile homes by:

- (1) Inspecting manufactured and mobile home job sites by the department's compliance inspectors; or
- (2) Auditing the records of contractors per WAC 296-150M-0715.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0805, filed 5/30/08, effective 6/30/08. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0805, filed 11/29/05, effective 1/1/06. Statutory

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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-0805, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0810 What violations of chapter 43.22 RCW can

result in the issuance of a notice of infraction? (1) Under

chapter 43.22 RCW, the department can issue a notice of infraction to a firm, partnership, or corporation for:

(a) Failure to obtain a permit before altering a manufactured or mobile home as required by chapter 296-150M WAC;

(b) Failure to correct violations noted as a result of an inspection requested as a result of having purchased a permit.

(2) Each worksite at which a violation occurs constitutes a separate infraction.

(3) Each day on which a violation occurs constitutes a separate infraction.

(4) See WAC 296-150M-0860 for the specific monetary penalties associated with each of the violations discussed in this section.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0810, 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-0810, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0815 What information must be included in a notice of correction? When a contractor violates chapter 43.22 RCW, the department may issue a notice of correction which must contain the following:

- (1) A description of the violation;
- (2) A statement of what is required to correct the violation;
- (3) The date by which the department requires corrections to be achieved; and
- (4) Notice of the individual or department office that must be contacted to obtain a permit or other compliance information.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-03-120, § 296-150M-0815, filed 1/22/08, effective 3/1/08. 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-0815, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0820 Who can be issued a notice of infraction? A contractor, firm, partnership, or corporation may be issued a notice of infraction for violations of chapter 43.22 RCW and this chapter.

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The department must by certified mail send the written notice of infraction penalties imposed under chapter 43.22 RCW and this chapter to the last known address of the party named in the notice.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0820, 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-0820, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0830 How does a contractor, firm, partnership, or corporation appeal a notice of infraction? The contractor, firm, partnership, or corporation must:

- (1) File two copies of an appeal notice, specifying the reasons for the appeal, at the office designated on the notice of infraction; and
- (2) File the appeal notice within twenty days of the mailing of the infraction.

[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-0830, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0835 Who presides over an appeal hearing and where

is it held? An administrative law judge from the office of administrative hearings will preside over the hearing and give a decision. The hearing shall be conducted in the county where the infraction occurred. However, both the appellant and the department have a right to ask the administrative law judge to change the hearing's location.

[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-0835, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0840 Who will represent the appellant and the

department at the appeal hearing? Appellants may either represent themselves or be represented by an attorney. The department shall be represented by the office of attorney general.

[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-0840, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0845 How is the appeal hearing conducted? The

hearing process shall be conducted according to chapter 34.05

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RCW, Administrative Procedure Act and chapter 10-08 WAC. All appeals of the hearing decision shall be to the superior court according to chapter 34.05 RCW.

[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-0845, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0855 What does the department do with the appeal

notices that they receive? (1) Appeal notices that are received timely are first reviewed by the department for purposes of reconsideration.

(2) Appeal notices that are not received timely will be returned to the appellant with appeal rights stated.

(3) Appeal notices that are received timely and are not reconsidered according to subsection (1) of this section are recorded and forwarded to the office of the attorney general then to the office of administrative hearings.

[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-0855, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0860 What monetary penalties will be assessed for an infraction issued for violations of chapter 43.22 RCW and this chapter? Monetary penalties that may be assessed for a

violation of chapter 43.22 RCW and this chapter are:

Monetary Penalties	Dollar Amount
First Violation	\$ 200.00*
Second Violation	\$ 400.00
Third Violation	\$ 800.00
Each Additional Violation	\$ 1,000.00

* Minimum penalty per violation. Once a violation of chapter 43.22 RCW and this chapter becomes a final judgment, any additional violation is subject to an increased penalty as set forth in the above table.

[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-0860, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0865 When must a contractor, firm, partnership, or corporation pay assessed monetary penalties? (1) If a contractor, firm, partnership, or corporation named in a notice of infraction does not choose to appeal the notice, then the contractor, firm, partnership, or corporation must pay the department the amount of the penalty prescribed for the infraction.

(2) After an administrative law judge decides that an infraction has been committed, a contractor who does not appeal the decision to a superior court, has thirty days to pay any outstanding monetary penalties.

[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-0865, filed 5/30/03, effective 5/30/03.]

MANUFACTURED HOME FEES

WAC 296-150M-3000 Manufactured/mobile home fees.

DESIGN PLAN FEES:	
STRUCTURAL ALTERATION	\$192.20
RESUBMITTAL FEE	\$84.90
ADDENDUM (Approval expires on the same date as original plan.)	\$84.90
ELECTRONIC PLAN SUBMITTAL FEE \$5.90 per page for the first set of plans and \$1.00 per page for each additional set of plans. These fees are in addition to any applicable design plan fees required under this section.	
DEPARTMENT INSPECTION FEES:	
Combination permit - Mechanical and electrical inspections	\$210.00
Heat pump	\$210.00
Air conditioning	\$210.00
Air conditioning with replacement furnace	\$210.00
Gas furnace installation includes gas piping	\$210.00
Fire safety inspection	\$210.00
MECHANICAL	\$93.30
Gas*** Piping	\$93.30
Wood Stove	\$93.30
Pellet Stove	\$93.30
Gas*** Room Heater	\$93.30
Gas*** Decorative Appliance	\$93.30

Range: Changing from electric to gas***	\$93.30
Gas*** Water Heater Replacement	\$69.90
ELECTRICAL	\$116.80
Electric Water Heater Replacement	\$116.80
Electric Water Heater replacing Gas*** Water Heater	\$116.80
Each added or modified 120 volt circuit (maximum charge is two circuits)	\$116.80
Each added 240 volt circuit (for other than Heat Pumps, Air Conditioners, Furnaces, Water Heaters, Ranges, Hot Tubs or Spas)	\$116.80
Hot Tub or Spa (power from home electrical panel)	\$116.80
Replace main electrical panel/permanently installed transfer equipment	\$116.80
Low voltage fire/intrusion alarm	\$116.80
Any combination of Furnace, Range and Water Heater changing from electric to gas***	\$116.80
PLUMBING	
Fire sprinkler system	\$262.40
Each added fixture	\$69.90
Replacement of water piping system (this includes two inspections)	\$234.20
STRUCTURAL	
Inspection as part of a mechanical/fire safety installation (cut truss/floor joist, sheet rocking)	\$104.70
Reroofs (may require a plan review)	\$187.10
Changes to home when additions bear loads on home per the design of a professional (also requires a plan review)	\$187.10
Other structural changes (may require a plan review)	\$187.10
MISCELLANEOUS	
OTHER REQUIRED INSPECTIONS (Per hour*)	\$76.60
ALL REINSPECTIONS (Per hour*)	\$76.60
Manufactured Home Installation Inspection Permit (only available in cities and counties with L&I inspection contract)	\$594.30
Refund	\$23.10
INSIGNIA FEES:	
REISSUED - LOST/DAMAGED	\$23.10
IPIA	
DEPARTMENT AUDIT FEES	
REGULARLY SCHEDULED IPIA AUDIT:	
First inspection on each section (one time only)	\$38.40
Second and succeeding inspections of unlabeled sections (Per hour*)	\$84.90
OTHER IPIA FEES:	
Red tag removal during a regularly scheduled IPIA audit (Per hour*separate from other fees)	\$84.90

Commented [SCL(290):Adds language, as this is work authorized in [RCW 43.22A](#) and in [WAC 296-150I-0370](#). Fee is 7 hours at regular hourly rate or 7x \$ 84.90

Red tag removal at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$84.90
Increased frequency surveillance (Per hour* plus travel time* and mileage**)	\$84.90
Attendance at manufacturers training classes (Per hour* only)	\$84.90
Subpart "I" investigations (Per hour* plus travel time* and mileage**)	\$84.90
Alterations to a labeled unit (Per hour* plus travel time* and mileage**)	\$84.90
IPIA Issues/Responses (Per hour* Plus travel time* and mileage**)	\$84.90
Monthly surveillance during a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$84.90
Monthly surveillance at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$84.90
Plant certifications, recertifications and addenda updates (Per hour* plus travel time* and mileage** per each inspector)	\$84.90
Response to HBT Audit during a regularly scheduled IPIA audit (Per hour*)	\$84.90
Response to HBT Audit at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$84.90
Alternative construction (AC) letter inspections at placement site (Per hour* plus travel time* and mileage**)	\$84.90
Replacement of HUD labels (Per hour* plus travel time* and mileage**)	\$84.90
State Administrative Agency (SAA) inspection fee (Per hour* plus travel time* and mileage**)	\$84.90
State Administrative Agency (SAA) dispute resolution filing fee	\$84.90
State Administrative Agency (SAA) dispute resolution (Per hour*)	\$84.90
OTHER FEES:	
FIELD TECHNICAL SERVICE (Per hour plus travel time* and mileage**)	\$78.90
PUBLICATION PRINTING AND DISTRIBUTION OF RCWs AND WACs (One free copy per year upon request)	\$15.40
VARIANCE INSPECTION FEE	\$187.10
HOMEOWNER REQUESTED INSPECTION	\$187.10
DECERTIFICATION OF A MOBILE/MANUFACTURED HOME	\$187.10
DEMOLITION OF A MOBILE/MANUFACTURED HOME	\$187.10
ENERGY CONSERVATION PERMIT	\$31.80

NOTE: Local jurisdictions may have other fees that apply.

*Minimum charge of 1 hour; time spent greater than 1 hour is charged in 1/2 hour increments.

**Per state guidelines.

***Gas means all gases; natural, propane, etc.

[Statutory Authority: Chapters 18.27, 70.87, 43.22, and 43.22A RCW. WSR 18-24-102, § 296-150M-3000, filed 12/4/18, effective 1/4/19. Statutory Authority: Chapter 43.22 RCW and 2011 1st sp.s. c 50. WSR 12-06-069, § 296-150M-3000, filed 3/6/12,

effective 4/30/12. Statutory Authority: Chapters 18.106, 43.22 RCW, 2008 c 285 and c 329. WSR 08-12-042, § 296-150M-3000, filed 5/30/08, effective 6/30/08. Statutory Authority: Chapters 18.27, 18.106, 43.22, and 70.87 RCW. WSR 07-11-128, § 296-150M-3000, filed 5/22/07, effective 6/30/07. Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-3000, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapters 18.106, 43.22, and 70.87 RCW. WSR 06-10-066, § 296-150M-3000, filed 5/2/06, effective 6/30/06. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-3000, filed 11/29/05, effective 1/1/06. Statutory Authority: Chapters 18.27, 43.22, and 70.87 RCW. WSR 05-12-032, § 296-150M-3000, filed 5/24/05, effective 6/30/05. Statutory Authority: Chapters 18.27 and 43.22 RCW. WSR 04-12-048, § 296-150M-3000, filed 5/28/04, effective 6/30/04. 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-3000, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.350, 43.22.434, 43.22.480, 43.22.500, 18.27.070, 18.27.075, 70.87.030, 19.28.041, 19.28.051, 19.28.101, 19.28.121, 19.28.161, 19.28.201, 19.28.211, 19.28.341, 2001 c 159, and chapters 43.22, 19.28, 18.27, and 70.87 RCW. WSR 01-12-035, § 296-150M-3000, filed 5/29/01, effective 6/29/01. 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-3000, filed 8/22/00, effective 9/30/00. Statutory Authority:

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Chapters 43.22, 18.27, 70.87 and 19.28 RCW. WSR 99-12-080, § 296-150M-3000, filed 5/28/99, effective 6/28/99. Statutory Authority: Chapters 18.106, 18.27 and 43.22 RCW. WSR 98-12-041, § 296-150M-3000, filed 5/29/98, effective 6/30/98. Statutory Authority: RCW 70.87.030, 18.27.070, [18.27.]075, 43.22.350, [43.22.]355, [43.22.]434 and [43.22.]480(2). WSR 97-11-053, § 296-150M-3000, filed 5/20/97, effective 6/30/97. 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-3000, filed 10/23/96, effective 11/25/96.]