PACIFIC COUNTY
MOBILE/MANUFACTURED HOME ORDINANCE 119

AN ORDINANCE TO PROMOTE THE HEALTH, SAFETY AND GENERAL WELFARE BY ESTABLISHING MINIMAL FUNCTIONAL STANDARDS FOR THE CONSTRUCTION, INSTALLATION AND PERMITTING OF MOBILE/MANUFACTURED HOMES IN UNINCORPORATED PACIFIC COUNTY.

SECTION 1 AUTHORITY, PURPOSE AND OBJECTIVES

1.1 Authority

Pacific County regulates the installation of Mobile/Manufactured Homes by the authority of county Ordinance No. 34-C, approved on November 18, 1980. The Pacific County Board of County Commissioners amended Ordinance 34-C with Resolution No. 88-029 and Resolution 88-095. Nothing in this ordinance is intended to preempt, supercede or suspend the Washington State Department of Labor and Industries authority over Mobile/Manufactured Homes stipulated in RCW 43.22.

1.2 Purpose

It is the purpose of this ordinance to promote and protect the public health, safety, general welfare and liveability standards related to the construction, installation and permitting of mobile/manufactured homes. Secondly, the purpose of this ordinance is to define, regulate, aggregate, condense and formulate a single purpose ordinance related to the installation and liveability of mobile/manufactured homes as a single-family dwelling unit. This ordinance is intended to reduce public confusion and concern regarding the regulation of mobile/manufactured homes by creating one uniform county ordinance which specially addresses this housing type.

1.3 Objectives

The objective of this ordinance is to legally regulate the construction, installation and permitting of mobile/manufactured homes on a county-wide basis while not preempting or superceding the Washington State Department of Labor and Industries authority

expressed in RCW 43.22. The provisions in this document shall apply to both individually owned parcels of platted and unplatted properties. Also, these provisions shall apply to the construction, installation and permitting of mobile/manufactured homes in conforming and nonconforming mobile home parks, as noted in the appropriate subsection. Nonconforming mobile parks shall mean for the purposes of this ordinance, mobile home parks legally established and continuously operated prior to the adoption of the County Zoning Ordinance No. 95, and not in compliance with this ordinance.

SECTION 2 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its reasonable application.

2.1 Adoption by Reference

The Pacific County Mobile\Manufactured Home Ordinance No._____ hereby adopts by reference the definitions and terms stated in Washington Administrative Code (WAC) 296-150B-015.

SECTION 3 GENERAL PROVISIONS

3.1 Lands to Which This Ordinance Applies

This ordinance shall apply to all lands within the jurisdiction of unincorporated Pacific County.

3.2 Basis for Establishing a Mobile\Manufactured Home Ordinance

Mobile\Manufactured Homes are recognized as becoming a common and affordable type of residential dwelling unit in Pacific County. The uniform building code does not control or regulate the construction of mobile\manufactured homes. Pacific County relies upon the County Building Ordinance No. 34-C and County Zoning Ordinance No. 95 to regulate the installation of manufactured homes. Public confusion and controversy over the administration of the two ordinances by two different County Departments has prompted the County Commissioners to request that a single ordinance be written. The public safety and welfare is best served by having an uniform county wide ordinance.

3.3 Penalties for Noncompliance

Any person found to have violated the provisions of this ordinance shall be guilty of a gross misdemeanor, and shall be punished by a fine of not less than twenty-five ($25) dollars nor more than one thousand ($1,000) dollars or by imprisonment in the county jail for not more than ninety days, or both such fine and imprisonment: Provided, that the fine for the third and all subsequent violations in any five year period shall be not less than five hundred ($500) dollars nor more than ten thousand ($10,000) dollars.

3.4 Appeals

The Board of County Commissioners established the Pacific County Board of Appeals per Section 204 of the Uniform Building Code, to hear appeals of building code related issues. The Board of Appeals was appointed on March 10, 1987 and shall hear all appeals of the provisions of this ordinance.

3.5 Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and,
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION 4 ADMINISTRATION

4.1 Designation of Code Administrator

The officials of the Pacific County Department of Public Works shall be authorized to administer and enforce the provisions and requirements of this ordinance. The Pacific County Building Official is appointed to administer this ordinance by granting or denying development permit applications in accordance with its provisions.

SECTION 5 CONSTRUCTION STANDARDS

5.1 Compliance with WAC 296-150B

No mobile\manufactured home shall be transported into, installed or occupied for residential or commercial use in Pacific County unless the mobile home meets the standards of construction set by the Washington State Department of Labor and Industries, pursuant to RCW 43.22.340 and WAC 296-150B. This ordinance adopts by reference the statutory authority of the Department of Labor and Industries to regulate construction of mobile\manufactured homes and all of the provisions of WAC 296-150B. Pacific County reserves the right through this ordinance to enforce County regulations that govern the installation of mobile\manufactured homes which do not or is not intended to conflict with the installation requirements of WAC 296-150B.

5.2 Mobile\Manufactured Homes Constructed Prior to June 15, 1976

All mobile\manufactured homes brought into or transferred internally in Pacific County which were constructed before June 15, 1976 must be brought up to the Federal Department of Housing and Urban Development standards promulgated under the National Mobile Home Construction Act of 1974.

5.2.1 Proof of Compliance with Federal Construction Standards

All applications for placement of mobile\manufactured homes which were constructed before June 15, 1976 shall submit a current fire-life safety inspection, from the Washington State Department of Labor and Industries, which proves the unit complies with federal construction standards.

SECTION 6 INSTALLATION OF MOBILE/MANUFACTURED HOMES IN PACIFIC COUNTY

6.1 Installation of Mobile\Manufactured homes, outside of Mobile Home Parks

All mobile\manufactured homes transported into or transferred internally shall comply with the installation requirements of the manufacturers specifications and WAC 296-150B-200 through 255. This ordinance adopts by reference those sections of the Washington Administrative Code (WAC). The foundation system footing shall also comply with section 6.1.1 of this ordinance.

6.1.1 Foundation System Footing

(a) - A poured in place continuous concrete footing 16 inches wide, 6 inches deep, the full length of the mobile\manufactured home, reinforced with two (2) continuous three eighth (3/8") inch diameter reinforcing steel to meet the block foundation system.

6.2 Installation of Mobile\Manufactured Homes in Mobile Home Parks

Installation of mobile\manufactured homes in mobile home parks shall comply with Section 6.1 of this ordinance, except Section 6.1.1 for foundation system footing. WAC 296-150B-230 shall apply for the foundation system footing on the installation of mobile homes in mobile home parks.

SECTION 7 PERMITTING

7.1 Permit Required

The installation of all mobile\manufactured homes, regardless of age or intended use, shall obtain an installation permit from the Pacific County Department of Public Works. This ordinance hereby adopts by reference WAC 296-150B-205 for the permitting of mobile homes. This section shall apply to the installation of mobile homes to both individually owned parcels of platted and unplatted properties, and to all conforming and nonconforming mobile home parks.

7.2 Inspections

The following inspections in the order they are listed are required for all mobile home installations on individually owned lots, parcels or tracts, including installation of mobile homes in mobile home parks.

7.2.1 Pads; inspection for pad construction shall be required after the forms are in and the reinforcing bar is placed but prior to concrete being poured. In the event of mobile home installation in a mobile home park, the foundation footing system stated in Section 6.2 shall be used in lieu of the continuously poured pad.

7.2.2 Tie Downs; inspection for tie down shall be required after the mobile home has been placed on the pads and the required tie downs have been installed but prior to skirting being installed.

7.2.3 Final; a final inspection is required after all interior and exterior work has been completed and prior to occupying the mobile home.

7.2.4 Requests for mobile home installation inspections must be made a minimum of 24 hours in advance to the building official.

7.3 Permit Process

7.3.1 Application Required

Applications for mobile\manufactured homes placement shall be made to the Pacific County Department of Public Works either at the Courthouse in South Bend or the County Services Building in Long Beach. The required application shall include a Pacific County development permit application, which fully discloses the applicant and\or property owner, description of the project and a legal description of the subject property. The development permit application shall be used in conjunction with the required site plan as a basis to consider approval or denial of the permit. Should the subject property be within the jurisdiction of the Pacific County Shoreline Master Program, then a shoreline management substantial development permit application will also be required.

7.3.2 Site Plan Required

All development permit applications for placement of mobile\manufactured home shall be complied with a site plan. The required site plan shall be drawn to scale; showing all property lines; proposed and existing structures; setbacks from streets, easements, drainages, and water bodies; parking areas; septic tank location; wells and\or source of domestic water; and any other appurtenant information deemed necessary by the administrator.

7.4 Fees

The permit fee for installation of a mobile\manufactured home on either a privately owned individual lot or a mobile home park stall shall be $150.00.

Passed by the Board of Pacific County Commissioners on this 24 day of April, 1990.

BOARD OF COUNTY COMMISSIONERS
PACIFIC COUNTY, WASHINGTON

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Geraldine R. Sherberg
Clerk of the Board

APPROVED AS TO FORM:

[signature]
Civil Attorney