

# INSPECTION SCHEDULE FOR MANUFACTURED HOMES

**FOOTING INSPECTION:** Before pouring permanent footing runners.

**INITIAL SETUP:**

- Blocking
- Crossover duct
- Ground Cover
- Tie-Downs
- Water shutoff valve
- Waste line connection
- Plumbing test, water and waste

The following is a list of information needed by the inspector to conduct the first inspection.

- Installation manual and specific blocking criteria for the model placed on that site. The information shall include the location of and load imposed on the center line piers.
- Copy of the data sheet for that unit.
- The permit card and above information shall be placed in a water resistant package and left at the front entry accessible to the inspector.

## **FIRST INSEPTION MUST BE APPROVED BEFORE SKIRTING**

If skirting is installed before the first inspection has been approved, the skirting will need to be removed before an inspection is conducted and approved.

**FINAL INSPECTION:**

- Skirting
- Crawl space vents and crawlspace access
- Hot water pressure relief vent, dryer vent and any condensate lines
- Landings, steps, handrails and guardrails

**A special inspection fee of \$35.00 will be charged when requested inspection is unable to be completed due to lack of a setup manual, permit, any above information or requirements, incomplete corrections, etc.**



# INSTRUCTIONS FOR INSTALLATION OF MANUFACTURED HOMES

(PLEASE READ ENTIRE HANDOUT)

If you have any questions after reading this handout, contact our office at (509)754-4601 ext. 133

Permits must be obtained prior to delivery of manufactured homes to the site. See Chapter 19 (Zoning) Ephrata Municipal Code for any additional requirements.

***All factory assembled structures must bear a HUD label or pass and show proof of a Department of Labor and Industries inspection for fire and life safety prior to permit issuance.***

WAC 296-150M-0610 The following instructions must be used for an initial or relocated manufactured home installation:

## 1. Installation of a new manufactured home.

- a.) The initial manufactured home installation must be conducted according to the manufacturer's instructions.
- 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.  
For example: (A) A manufactured home is installed over a basement and the manufacturer's instructions do not address this application; (B) A manufactured home is installed on a site where the specific soil bearing capacity is not addressed in the manufacturer's instructions.
- c.) A manufactured home must be anchored per the manufacturer's installation instructions or per the design of a professional engineer or architect licensed in Washington.
- d.) A manufactured home must have a skirting around its entire perimeter. It must be installed per the manufacturer's installation or if the manufacturer is not specific, to the standards in this section. It must be vented and allow access to the under floor area per the manufacturer's installation instructions or per the standards in subsection (3) of this section
- e.) A manufactured home site must be prepared per the manufacturer's installation manual or per ANSI A225.1, 1994 edition, section 3.
- f.) Heat duct crossovers must be installed per the manufacturer's installation instruction manual or per the standards in subsection (6) of this section.
- g.) Dryer vents must exhaust to the exterior side of the wall or skirting.
- h.) Hot water tank pressure relief lines must exhaust to the exterior side of the exterior wall or skirting and must exhaust downward.
- i.) Water piping must be protected against freezing as per the manufacturer's installation instructions or by use of a heat tape listed for use with manufactured homes and installed per the heat tape manufacturer's installation instructions



- j.) The testing of water lines, waste lines, gas lines and electrical systems must be as per the manufacturer's installation instructions or per HUD standard CFR 3280.
- 2.) Relocation installation of a manufactured home.
- a.) A relocated manufactured home installation should be conducted according to the manufacturer's instructions.
  - b.) If the manufacturer's instructions are unavailable, you may use:
    - i.) 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.
  - c.) A manufactured home must be anchored per the manufacturer's installation instructions. If the manufacturer's installation instructions are not available, you may use:
    - i.) The American National Standards 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.
  - d.) A manufactured home must have a skirting around its entire perimeter. It must be installed per the manufacturer's installation instructions or if the manufacturer is not specific, to the standards in subsection (3) of this section.
  - e.) A manufactured home site must be prepared per the manufacturer's installation manual or per ANSI A225.1, 1994 editions, section 3.
  - f.) Heat duct crossovers must be installed per the manufacturer's installation manual, ANSI A225.1, 1994 edition, or per subsection (6) of this section.
  - g.) Dryer vents must exhaust to the exterior side of the wall or skirting.
  - h.) Hot water tank pressure relief lines must exhaust to the exterior wall or skirting and must exhaust downward.
  - i.) Water piping must be protected against freezing as per the manufacturer's installation instructions or per ANSI A225.1, section 8.
  - j.) The testing of water lines, waste lines, gas lines and electrical systems must be per the manufacturer's installation instructions or per HUD standard CFR 3280.
- 3.) Skirting must be of materials suitable for ground contact. Metal fasteners must be galvanized, stainless steel or other corrosion resistant material. Ferrous metal members in contact with the earth, other than those that are galvanized or stainless steel, must be coated with an asphaltic emulsion. Skirting must not be attached in such a manner that can cause water to be trapped between the skirting and siding or trim. The skirting must be recessed behind the siding or trim.
- 4.) The skirting must be vented as follows except for manufactured homes sited in a flood plain. For homes sited in a flood plain, contact the local jurisdiction for proper ventilation. Skirting must be vented by openings protected from the entrance of rodents by being covered with corrosion-resistant wire mesh with mesh openings of ¼ inch in dimension. Such openings must have a net area of not less than one square foot for each one hundred fifty square feet of under floor area. Ventilation openings must be located as close to corners and as high as practical. Openings must be located to provide cross-ventilation on at least two opposite sides.



- 5.) Access to the under floor area of the manufactured home must have an opening not less than 18" x 24" and must be located so that all areas under the manufactured home are available for inspection. The cover must be of metal, pressure treated wood or vinyl.
- 6.) Heat duct crossovers installed to the standards in this section must be supported above the ground by strapping or blocking and be installed to avoid standing water. Heat ducts must also be installed to prevent compression and sharp bends and to minimize stress at the connections.

**WAC 296-150M-0700** Acceptable types of ground cover.

- 1.) You must use a minimum of six-mil black polyethylene sheeting or its equivalent (exception to ANSI A225.1 (3.5.2); or
- 2.) The ground cover may be omitted if the under floor area of the manufactured home has a concrete slab floor with a minimum thickness of three and one-half inches.

**WAC 296-150M-0710** Clearance under manufactured homes.

You must have a minimum clearance of eighteen inches maintained beneath 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, and in no case shall clearance be less than twelve inches anywhere under the home. (Exception to ANSI A25.1(4.1.3.3)).

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***In addition to the above requirements, each exterior door (including sliding doors) shall have a landing and steps. Landing and steps shall have guardrail and handrail where required.***

**Landings:** The minimum dimensions of a landing shall not be less than 36" wide and 36" in depth. (Note: the depth of the door threshold may not be considered as part of the landing depth.) A door may open at a landing that is not more than 8" lower than the floor level, provided the door does not swing over the landing.

**Steps:** The rise of a step shall not exceed 8". The run shall not be less than 9". There shall not be more than 3/8" variation.

**Guardrails:** Are required at unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30" above grade or floor below. Guardrail minimum height 36". Intermediate rails shall be spaced so a sphere 4" in diameter cannot pass between.

**Handrails:** Are required on steps having more than 3 risers. The top of handrails and handrail extensions shall be placed not less than 34" or more than 38" above the nosing of treads and landings. Handrails shall be continuous the full length of the stairs. The handgrip portion shall not be less than 1 1/4" nor more than 2".

