



City of Bothell

DEVELOPMENT SERVICES

BUILDING • COMMUNITY RISK REDUCTION • ENGINEERING • PLANNING • PERMIT SERVICES • TRANSPORTATION

MANUFACTURED HOME - TYPE B

Online application submittal is required through www.MyBuildingPermit.com,

Select application type: Building > Single Family Residential > New Construction > Manufactured Home

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This checklist identifies items necessary for the City of Bothell to accept the application.

Manufactured Home - Type B (standard manufactured home). For definition see BMC 11.02.050. Type B manufactured homes are allowed in mobile/manufactured home parks. See BMC 12.06.140, Permitted Uses.

Applicant: Check each box under the *Applicant* heading on this checklist to confirm items are included in your submittal.

An application shall consist of all materials required by the applicable development regulations for the specific permit(s) sought, and shall include the following general information.

Applicant

Staff

Application Requirements - General

- Water and Sewer Certificate of Availability - obtained from the water service provider and sewer service provider.
 - If the City of Bothell is your service provider: submit an application for Water and Sewer Certificate of Availability (see form 36), allow 2 weeks for this review.
 - If your service provider is Alderwood, Northshore or Woodinville: please contact them for information regarding receiving certification for water and/or sewer availability and provide this with your application.
 - If the City of Bothell is the Sewer Service provider, submit a completed Residential Sewer Use Certification Form (available on the City of Bothell website under Permit Applications & Forms)
 - Copy of King County Health or Snohomish Health District approval - if on septic
 - Fire Flow Availability Certificate - Letter from water service provider indicating available fire flow meets Fire Department requirements (standard minimum is 1500 gpm, for 2 hrs at 20 psi)
 - A property and/or legal description of the site
- Is the Water and/or Sewer Service provider City of Bothell? **Yes** **No**
- If yes, a Utility permit will be issued concurrently with the building permit for the manufactured home installation (with the associated fee assessed).
- For replacement manufactured home installations, a utility reconnection inspection approval on the water and/or sewer service is required prior to building permit final.
 - For new manufactured homes a utility permit is required for the new water and/or sewer service connections. The utility inspections must be approved prior to building permit final.

Site Plan (Minimum 8 1/2" X 11" size paper at a scale of 20' equals 1") indicating:

- North arrow
- Drawing scale
- Property lines
- All present improvements on property (accessory buildings)
- Existing streets surrounding the property
- Location and distance to adjacent manufactured homes
- Location of existing easements

- Location and width of the existing and/or proposed driveway
- Show the location of proposed roof drain or method of storm water disposal
- Indicate location and size of new landing(s) or deck(s) with square footage, and include construction details

INSTALLATION METHOD (you will be required to indicate this during online application):

- Manufacturer's Instructions
- Engineer's Design
- ANSI A225.1, 1994 Edition

Manufactured home setbacks and building requirements per the Bothell Municipal Code:

1. There shall be a minimum 10 foot separation between homes. Side yard setbacks for all structures shall be 5 feet. Rear yard setbacks are 5 feet and front yard setbacks are 10 feet. Corner lots shall observe a minimum 10 foot setback from all streets and alleys.

NOTE: Special provisions exist for Hollyhills and Woodcrest Estates. See BMC12.08.060.

2. Structures that will comply with the front, rear and side yard setbacks are mobile and manufactured homes, accessory buildings, carports, covered decks, covered patios, and additions to main structure. Structures that will not be required to comply with the front, rear and side yard setbacks are uncovered decks, uncovered patios, rockeries, and fences. However these structures must allow adequate access to the rear of the lot for fire protection. Railings on patios and sundecks must have a minimum 3 foot wide opening for rear yard access. Eaves may project up to a maximum of 18 inches into any required setback area.
3. The clearance between mobile/manufactured homes and any accessory building(s) situated on the same lot shall be 6 feet except carports may abut the home and one-hour fire-resistive structures may be reduced to 3 feet.
4. The maximum lot coverage for all impervious surfaces shall not exceed 60%.
5. A minimum of two off-street parking spaces per home shall be provided on the lot which the home is located.
6. The address numbers shall be plainly visible from the street.
7. Drainage and runoff plans shall conform to city requirements.

To the extent that the installation of a manufactured home is not covered by a manufacturer's, engineer's or architect's instructions, the manufactured home shall comply with the installation requirements listed below (per the Washington Administrative Code).

1. 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 this section. It must be vented and allow access to the under floor area per the manufacturer's installation instructions or per the standards 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:

(a) Skirting:

- 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.
- Skirting must not trap water between the skirting and siding or trim.
- All skirting must be recessed behind the siding or trim.

(b) Ventilation:

- 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.

- Vent openings must have a net area of not less than one square foot for each one hundred fifty square feet of under floor area.
 - Vent openings must be located as close to corners and high as practical and they must provide cross ventilation on at least two opposite sides.
- (c) Access:
- Access to the under floor area of a manufactured home must have a finished opening at least eighteen inches by twenty-four inches in size.
 - The access opening must be located so that all areas under a manufactured home are available for inspection.
 - The access opening must be covered and that cover must be made of metal, pressure treated wood or vinyl.
2. A manufactured home site must be prepared per the manufacturer's installation manual or per ANSI A225.1, 1994 Edition, Section 3.
 3. Heat duct crossovers must be installed per the manufacturer's installation instruction manual or per ANSI A225.1 or the following instructions if the manufacturer's instructions are not 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 installed to prevent compression, sharp bends and to minimize stress at the connections.
 4. 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.
 5. Hot water tank pressure relief lines must exhaust to the exterior side of the exterior wall or skirting and must exhaust downward. The end of the pipe must be at least six inches but not more than two feet above the ground.
 6. 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.
 7. The testing of water lines, waste lines, gas lines and electrical systems must be as per 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.
 8. During the installation process, a ground cover 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.
 9. 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 members 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)).
 10. Heat pump and air conditioning condensation lines must be extended to the exterior of the manufactured home.

Manufactured/Mobile home decertification and demolition requirements per Labor and Industries

See www.lni.wa.gov for Labor and Industry requirements.

A Demolition permit is required to be obtained from the City of Bothell for demolition of manufactured home structures.