

CITY OF GOLD BAR

MOBILE HOME INSTALLATION REQUIREMENTS

Listed below are the minimum requirements authorized by the Washington State Department of Labor and Industries.

NOTE: THE MANUFACTURER'S SET-UP MANUAL SHALL BE PROVIDED WITH THE MOBILE HOME, AND SHALL BE AVAILABLE FOR SET-UP INSPECTION. To the extent that the set-up manual is not available(i.e., an older or used mobile), the installation shall comply with the requirements herein or shall be in accordance with a Washington State licensed architect or engineer's instructions.

- I. Building Site
 - A. The soil shall have a load-bearing capacity of at least 1,500 lbs. per square foot.
 - B. A ground cover of four mil thickness shall be installed under all mobile homes, except when a full concrete slab of at least 3 1/2" has been provided.

- II. Footings
 - A. Pads
 - 1. One 16" x 16" x 4" poured concrete, or
 - 2. Two 8" x 16" x 4" solid concrete blocks.
 - 3. Maximum 8' apart.

 - B. Cross Ribbons
 - 1. Poured concrete
 - 2. Minimum 16" wide x 3 1/2" thick
 - 3. 8' apart, if poured perpendicular to the main frames, or
 - 4. Centered in a line directly under the main frames.

 - C. Concrete Slab
 - 1. Minimum 3 1/2" thick
 - 2. Full length of the main frames and at least 8" beyond each outside main frame.

III. Foundation Piers

- A. Piers shall be constructed on concrete blocks.
- B. Piers over three (3) blocks shall be double blocked.
- C. Piers over five (5) feet high shall be filled with concrete or mortar.
- D. Piers over 72" high, or installations in which 20% of the piers exceed five (5) blocks high, shall be designed by a Washington State licensed architect or engineer.

IV. Foundation fascia (skirting) and Underfloor Requirements

- A. Must be compatible with the mobile home siding.
- B. Wood skirting shall be at least three (3) inches above the ground unless pressure treated wood is used.
- C. Metal skirting shall be corrosion resistant.
- D. The underfloor area shall have at least 18" clearance between the main frame members and the ground.
- E. Provide a minimum 18" x 24" underfloor access.
- F. Provide underfloor vents at a ratio of one (1) square foot of vent for each 150 square foot of underfloor space.

V. Anchoring Ribbons

- A. Tie-Downs
 - 1. Ties shall be of cable, strapping, or other approved materials.
 - 2. Open hook-ends are not permitted.
 - 3. Each tie shall have a working load of 3,150 lbs. with an ultimate yield load of 4,725 lbs. (50% increase above working load).
 - 4. Ties shall connect the main frame to the ground anchors.
 - 5. At a minimum, ties shall be installed for each outside perimeter I- beam or main frame member as follows:

<u>Length of Home</u>	<u>No. of Vertical Ties</u>	<u>No. of 45 degree Diagonal Ties</u>
32' - 54'	2	3
55' - 73'	2	4

WIND ZONE 1- 15 PSF

MOBILE HOME INSPECTION PROCEDURE

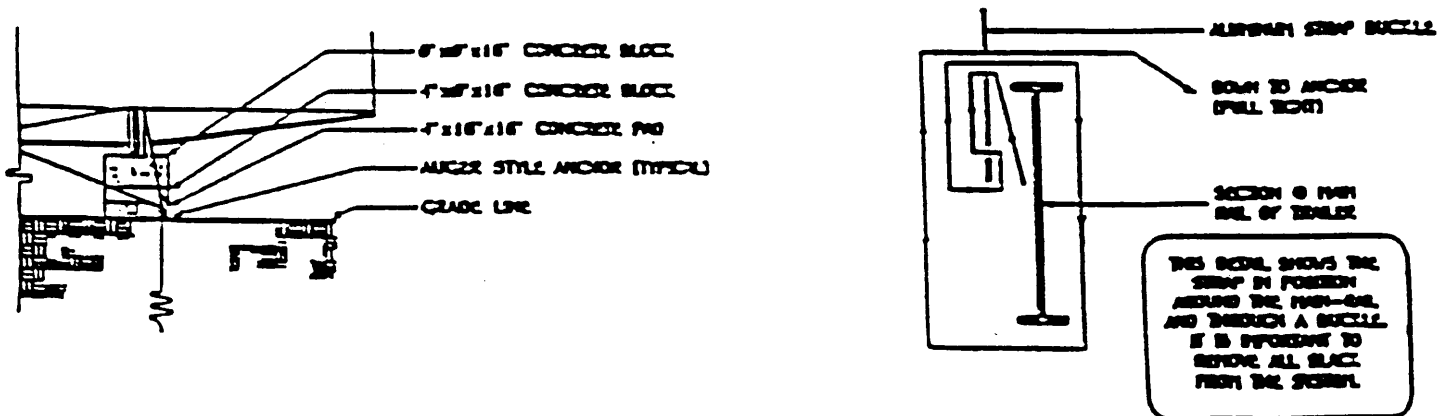
The recorded inspection request line number is 793-1101. When calling for an inspection, give the permit number, site address, and type of inspection requested. Note: The permit holder is responsible for inspection requests.

1. Prior to placing the mobile home on the site, call for the site-footing inspection. Once the site-footing inspection has been approved, the mobile home may be placed on the site. 2. After the mobile home has been placed on the site, and before the foundation fascia (skirting) is installed, call for the set-up (installation) inspection. 3. When all work has been completed (skirting, etc.) call for the final inspection.

FINAL INSPECTION REQUIREMENTS:

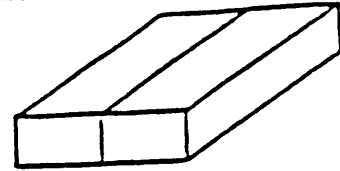
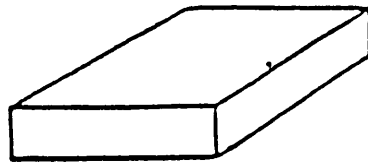
- A. Mechanical
 - 1. Crossover heat ducts shall be blocked up off the ground and insulated
 - 2. Dryer vent shall terminate outside of the underfloor area; ducts shall be of metal with smooth interior surfaces
 - 3. All water, sewer, electricity and gas hook-ups shall comply with local codes (Electrical permits and inspection are through the Dept. of Labor and Industries)
- B. Porches, stairs, landings, handrails, and guardrails shall be in conformance with the Uniform Building Code.
- C. House numbers shall be posted on house and health district approval given.
- D. Complete outside grade 5' perimeter around mobile.
- E. Driveway access approval if needed.

NOTE: If the mobile home is to be located in a FLOOD HAZARD area, an elevation certificate must be certified prior to the installation inspection.



TYPICAL PIER CONSTRUCTION AND TIE DOWN ASSEMBLY
NOT TO SCALE

FOOTING



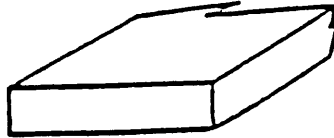
(A)

PADS

1. ONE 16' x 16' x 4" POURED CONCRETE BLOCK
2. TWO 8' x 16' x 4" SOLID CONCRETE BLOCK
MAXIMUM 8' APART

(B)

CROSS RIBBIONS



1. POURED CONCRETE
2. MINIMUM 16' WIDE x 3-1/2" THICK
3. 8' APART IF POURED PERPENDICULAR TO THE MAIN FRAMES OR
4. CENTERED IN A LINE DIRECTLY UNDER MAIN FRAMES

(C)

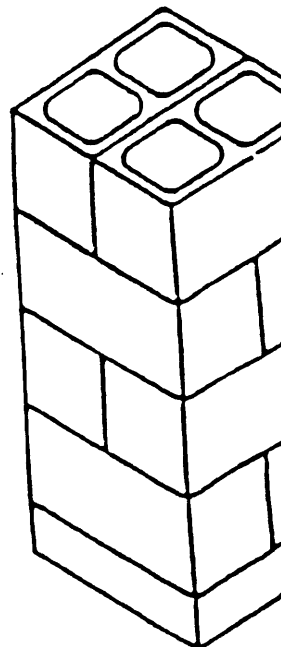
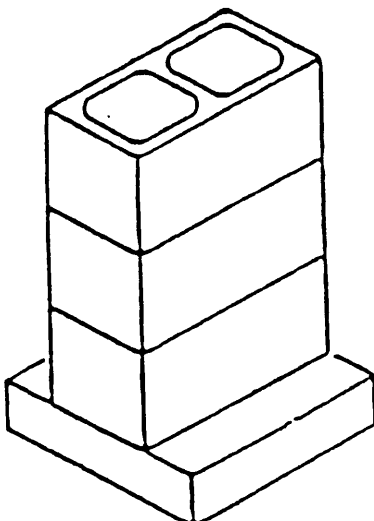
CONCRETE SLAB

GROUND



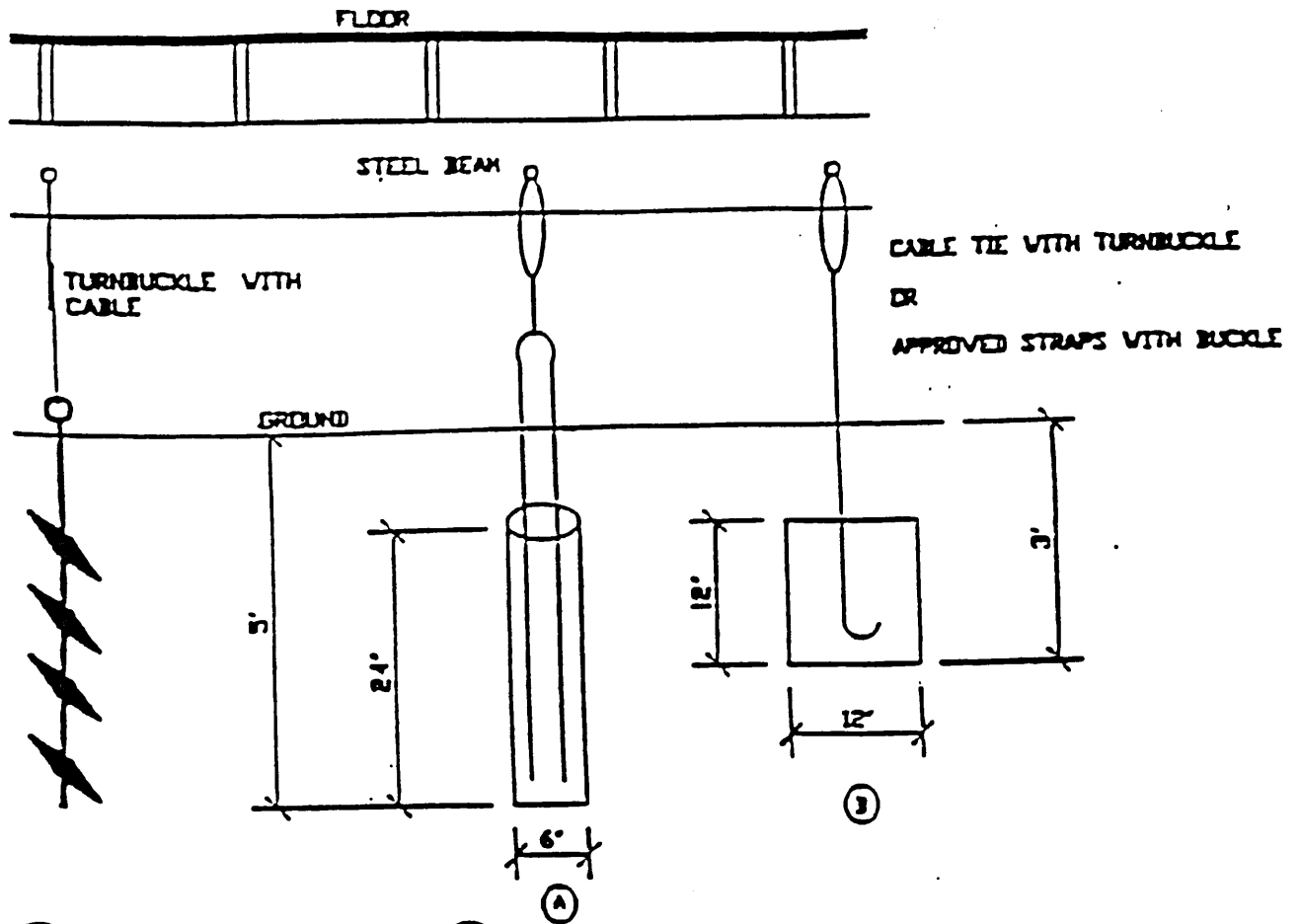
1. MINIMUM 3-1/2" THICK
2. FULL LENGTH OF THE MAIN FRAMES AND AT LEAST 8' BEYOND EACH OUTSIDE MAIN FRAME

FOUNDATION PIERS



- A. PIERS SHALL BE CONSTRUCTED OF CONCRETE BLOCK
- B. PIERS OVER THREE (3) BLOCKS SHALL BE DOUBLE BLOCKED
- C. PIERS OVER FIVE (5) BLOCKS SHALL FILLED WITH CONCRETE OR MORTAR
- D. PIERS OVER 72" HIGH OR INSTALLATIONS IN WHICH 20% OF THE PIERS EXCEED 5 BLOCKS

GROUND ANCHORS



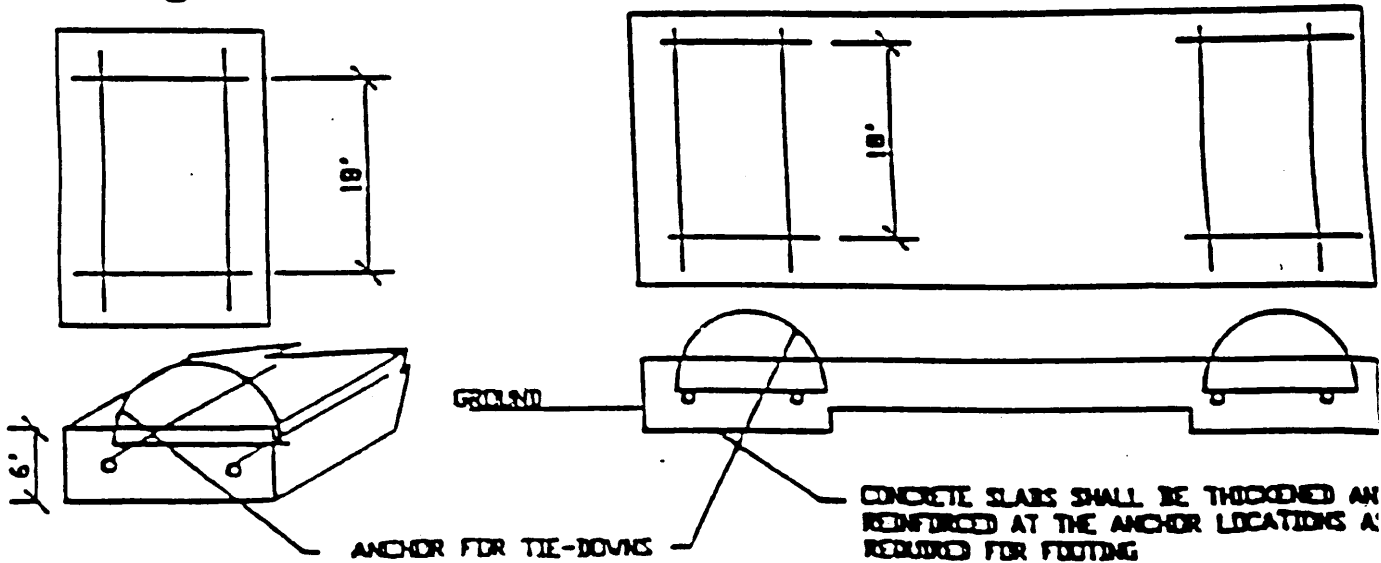
① AUGER TYPE

② CONCRETE BEAMMAN

CONTINUOUS FOOTING & SLAB

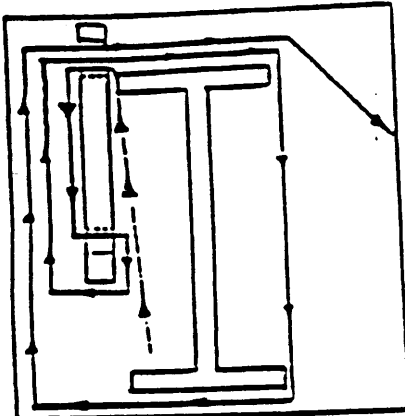
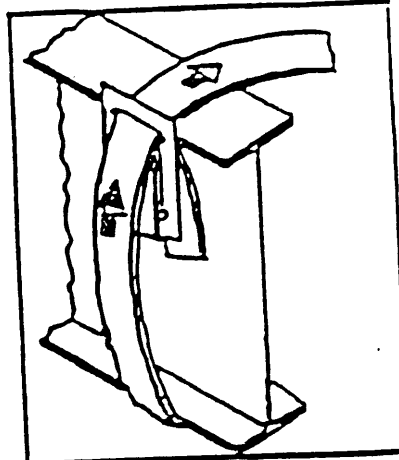
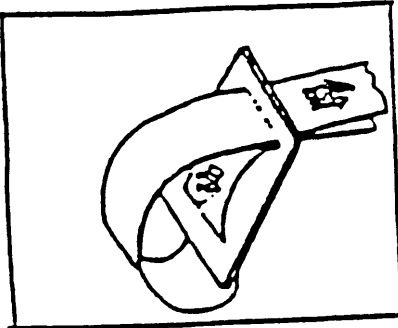
① CONTINUOUS FOOTING

② CONCRETE SLAB



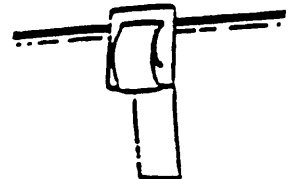
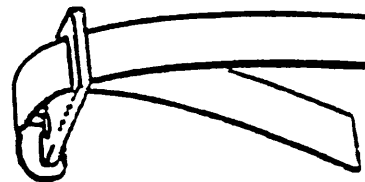
POSITIONING FRAME TIE

FRAME TIE INSTALLATION INSTRUCTIONS



1. Thread length of frame tie strap through buckle as shown.
2. Next, thread long end of strap between frame and floor of beam. Bring strap through buckle as shown in diagram and fasten to anchor head.
3. Diagram showing strap in position around frame and through buckle. It is important to remove all slack from system.

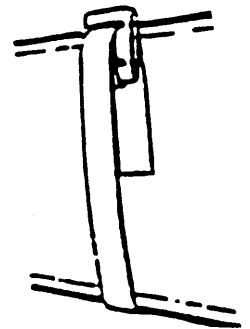
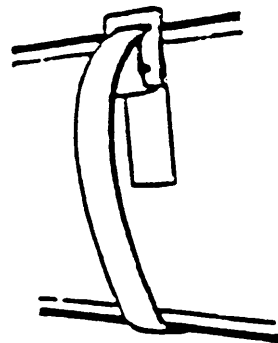
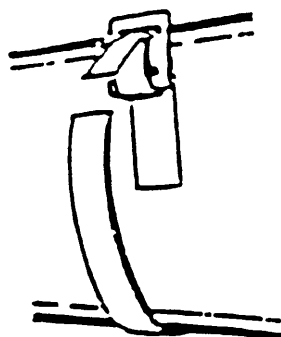
1. See step one in installation instruction.



3. Strap should be through buckle in this configuration before installation on frame.

4. Strap should be passed over from inside and buckle pulled position as shown.

2. Insert strap in position through buckle.



5. Strap should encircle frame and pass through buckle for the second time and over the frame.

6. Strap is pulled tight from outside or anchor side of frame.

7. Inside of frame tie properly installed.

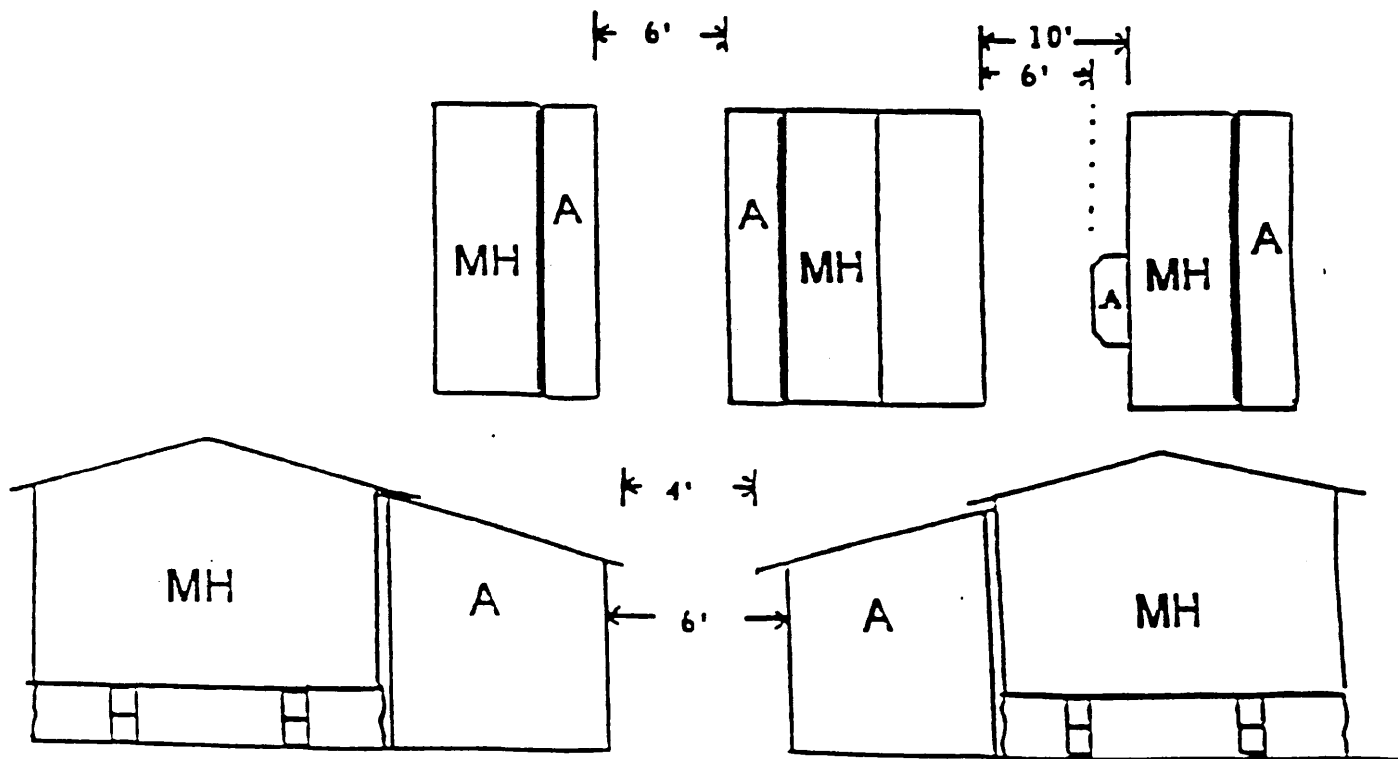
EXITS

Uncovered decks, steps, porches must be cedar or pressure treated wood. Exterior doors must have a landing. The minimum dimensions of the landing shall be at least 36" x 36" and shall not be more than one (1) inch lower than the threshold of the door if the entry door swings over the landing. If the entry door swings into the mobile, the landing may be a maximum of eight (8) inches lower than the floor level of the mobile. Landings over 30 inches above grade shall have 36" high guardrails. Openings between intermediate rails shall be not greater than four (4) inches. This includes stairs.

Maximum rise between steps is eight (8) inches, all risers must be equal in height. The minimum tread width is nine (9) inches.

Handrails: Require a hand grip portion of 1 1/2 inches minimum - 2 inches maximum diameter, mounted 1 1/2 inches out from guardrail. Any set of steps with more than 3 risers must have handrails not less than 34" or more than 38" above the nosing of the treads and the ends of the rails shall terminate at or be returned to the posts.

MINIMUM SEPARATIONS WITHIN MOBILE HOME PARKS:



*MH - Mobile Home

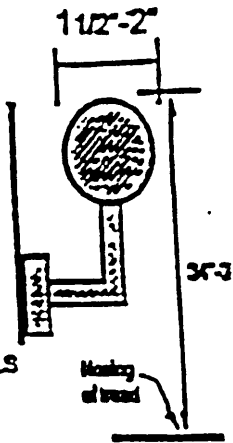
*A - Accessory (open carport, covered patio, porch, deck, etc...)

Section 509 GUARDRAILS

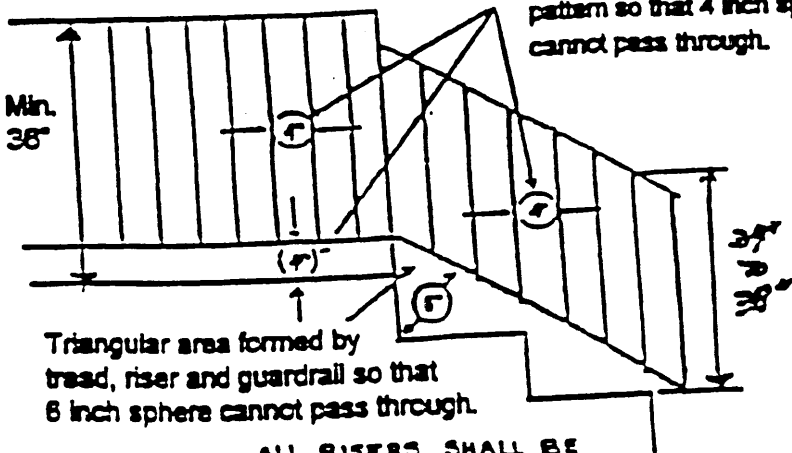
Minimum Guardrail Height is: 36"
 Maximum spacing of intermediates is:
 4". Guardrails are required when
 landings or decks are 30" above
 floor or grade. Handrails are
 required when 4 or more risers.

Section 1006.9 HANDRAILS

The minimum handgrip dimension of handrails has been
 increased from 1 1/4 inches to 1 1/2 inches. The height
 of handrails has been increased and the point to which
 height is to be measured has been specified. The code
 now states that handrails are measured to the top of the
 rail. 34"-38"



ACCEPTABLE HANDRAIL DETAILS

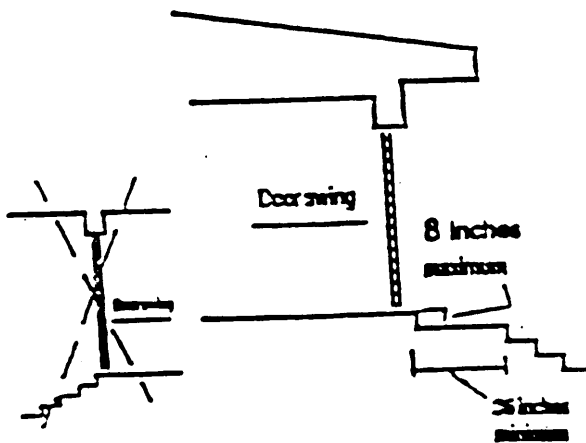
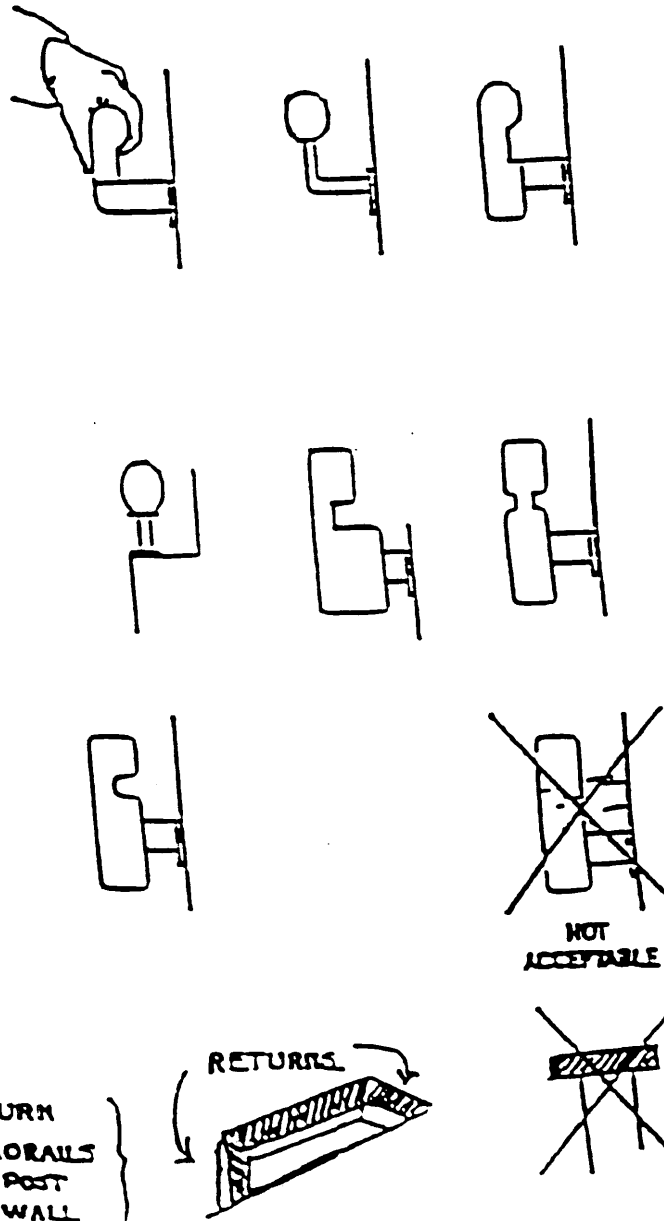


Intermediate rail spacing or
 pattern so that 4 inch sphere
 cannot pass through.

ALL RISERS SHALL BE
 UNIFORM TO WITHIN
 3/8 INCH.

R-3 MAX. RISE = 8"
 R-3 MIN. RUN = 9"

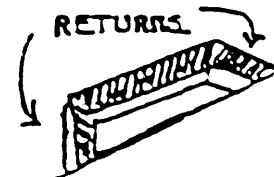
ALL DECKS AND PORCHES TO BE COMPLETED
 FOR FINAL SIGN OFF INSPECTIONS.



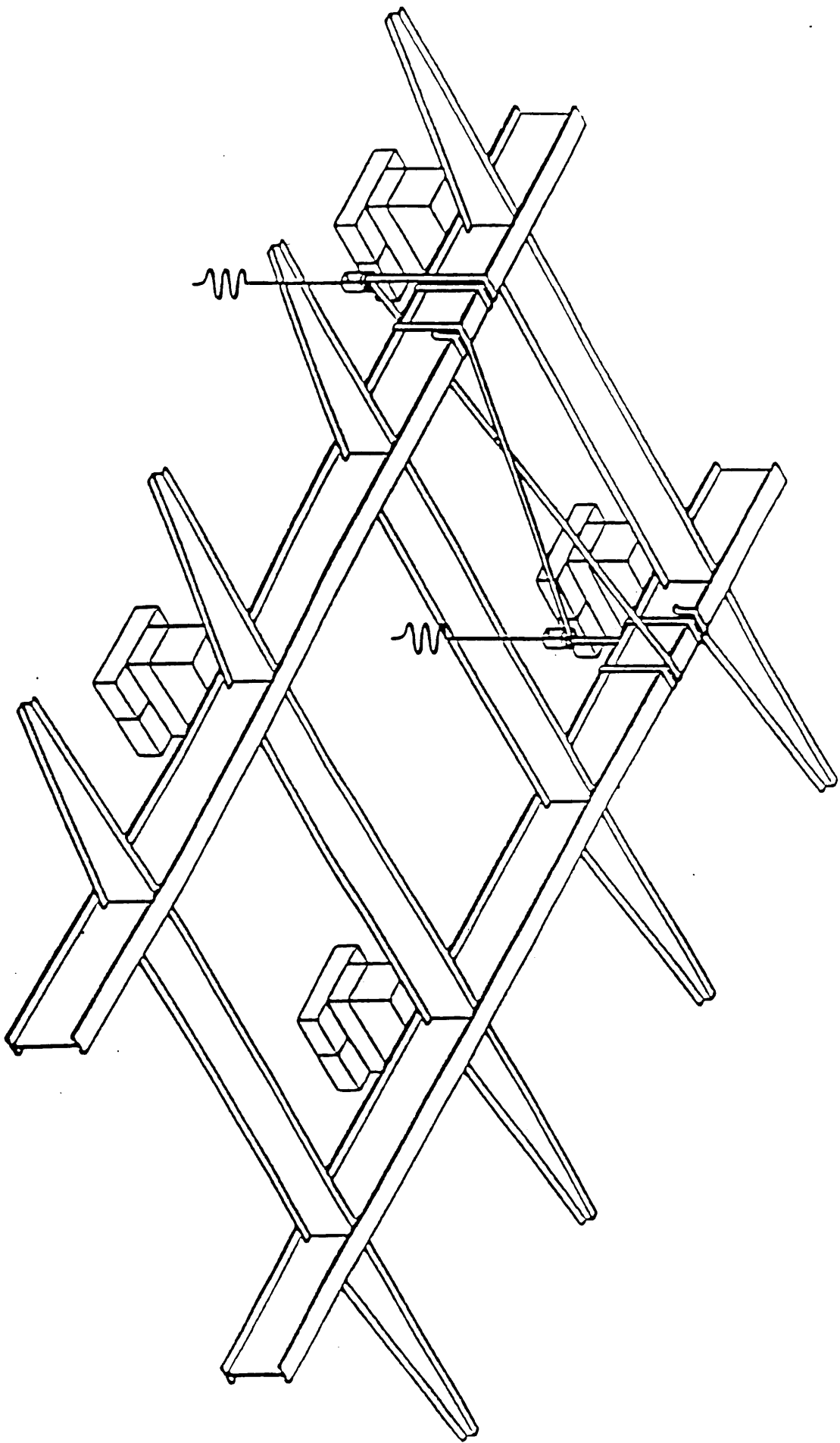
This provision will prohibit stairways at exterior doorways.
 This will deal with the hazards that are created by using a
 stairway for entry or exit to a dwelling when such conditions
 as weather and nighttime lighting exist.

To permit such a door to open at the top of an exterior
 stairway without a landing, creates a hazardous condition.

RETURN
 HANDRAILS
 TO POST
 OR WALL



Multiple ties can go to one anchor. (See illustration below)



ISOMETRIC TIE DOWN DETAIL

NOT TO SCALE