

MOBILE HOME INSTALLATION REQUIREMENTS

- Site plan is to be to scale with all dimensions (including dimensions to existing structures and lot number of surrounding lots.)
- Manufacturer's installation instructions shall be provided to the inspector at the time of the block and tie-down inspection.
- Electrical inspection by the City of Federal Way shall be completed **prior** to calling for installation inspection.
- Piers shall be below grade, down to undisturbed soil.
- A six-mil, black plastic vapor barrier is required under all mobile homes. If not a continuous uncut sheet, the plastic must be overlapped 16" and all seams taped.
- Provide a minimum 18" x 24" access opening in the skirting.
- At least 75 percent of the home shall have a minimum clearance of 18" under floor framing and 12" under the main frames, typical.
- Tie-downs are to be located as per manufacturer's installation instructions for a 20 PSF wind load. Each tie-down shall be auger or crossrod type or engineered for 3150 pound load in the direction of the tie. Tie-downs shall be placed evenly and within 8' of the ends of the home.
- Water lines require a shot-off valve. Exposed water lines shall be fully insulated.
- Waste lines shall have a 1/4" of slope per foot of run and be supported at 4' on center, typical.
- Heat ducts shall be supported above ground at a minimum of 4".
- Hot water tank pressure temperature relief valves shall vent directly outside of the skirting with the end of the pipe not more than 2' and less than 6" above grade.
- Ventilation of crawl space area under the mobile home shall be a minimum of 12 square feet for each 100 square feet of under floor area.
- Accessory buildings and structures shall not be supported by the mobile home unless specially designed by the manufacturer.

- Decks over 30" above grade, covered decks, carports, and accessory structures require a separate building permit.
- The site must be graded to prevent the accumulation of water under the home.
- The clothes dryer exhaust ducts shall be vented directly to the outside of the home.
- The address numbers shall be plainly visible from the street.
- A gas piping pressure test is required if the mobile home connects to a natural gas line.
- Per Section 21.09.030, Part E, #8, of the King County Zoning Code; there shall be a minimum of 10' of separation maintained between all mobile homes on the site. Accessory structures may be located no closer than:
 - A. Ten feet to any mobile home on adjacent spaces.
 - B. Five feet to accessory structures of mobile homes on adjacent spaces. (**Note:** The Uniform Building Code overrides the 5' setback under Table 3-A, U-1, and R-3, whereby Part 1, Chapter 1, Section 103, indicates that the most restrictive requirement shall govern. In this case a 6' setback is required.)
 - C. Five feet to the mobile home or other accessory structures on the same space, except that separation may be reduced to 3' when affected structures are constructed of noncombustible materials.
- Padmount transformers owned and operated by Puget Power shall be installed with one of the following clearances.
 - A. Three feet from noncombustible walls (including brick, concrete, steel, and stone) provided the side of the transformer facing the wall does not have doors. This dimension is measured from the edge of the transformers cooling fins, if any.
 - B. Ten feet from combustible walls (including stucco), doors, windows, vents, and other building openings.
 - C. Fifteen feet from waters edge of a swimming pool or any other body of water.
 - D. Twenty feet from fire escapes, fire sprinkler valves, standpipes, and fire hydrants.