

1 **Title 14.32A**2 **~~MOBILE AND~~ MANUFACTURED HOME PLACEMENT AND STANDARDS**

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22 **Article I. General Provisions**23 **14.32A.100 Title.**

24 This chapter may be cited as the “County Manufactured Home Placement Code.” (Sec. 2 (Exh. A) of Ord.
 25 2003-10-13)

26 **14.32A.110 Purpose.**

27 The Clark County Council ~~board of county councilors~~ finds it necessary to establish standards and procedures for
 28 installing manufactured homes in the county for the following purposes:

- 29 1. To preserve the life, safety, health and welfare of the general public, which shall not be construed to protect or
 30 benefit any specific person or class of persons;
- 31 2. To ensure that the appropriate water and sewage disposal systems are available prior to issuance of a
 32 manufactured home placement permit, and that they are properly installed prior to human occupancy of a
 33 manufactured home;
- 34 3. To provide a reasonable degree of protection for manufactured homes and mobile homes placed in the
 35 unincorporated areas of Clark County, when damage from winds, earth movements, flooding and other such disasters
 36 could cause them to overturn or become a safety hazard; and
- 37 4. To make county codes consistent with other national, state, and local regulations. (Sec. 2 (Exh. A) of Ord.
 38 2003-10-13; amended by Sec. 14 of Ord. 2016-07-02)

39 **14.32A.120 Definitions.**

40 The following definitions shall apply for interpretation, administration and enforcement of this chapter.

41 “Applicant(s)” means a manufactured home owner, manufactured home occupant, and/or landowner of the lot or
 42 space where the manufactured home is to be placed.



- 1 “Approved access” means issuance of a road approach permit and construction of such access in conformance with
2 state, city or county road standards.
- 3 “Available water or sewers” means ready, convenient and obtainable connection to water and/or sewage disposal
4 systems, whether public, community or private on-site systems.
- 5 “Building official” means the officer or other designated authority charged with the administration and enforcement of
6 this chapter, or the building official’s duly authorized representative.
- 7 “Council Board” means the Clark County Council board of county councilors of Clark County.
- 8 “Building official” means the officer or other designated authority charged with the administration and enforcement of
9 this chapter, or the building official’s duly authorized representative.
- 10 “Department” means the Clark County department of community development.
- 11 “Director” means the director of the department community development or the director’s designee.
- 12 “Insignia” means a label, stamp or tag issued by the Washington State Department of Labor and Industries (DLI)
13 indicating the structure, alteration, or component bearing the insignia complies with Washington Administrative Code
14 296-150M, or a label, stamp or tag issued by the U.S. Department of Housing and Urban Development (HUD)
15 indicating compliance with 42 U.S.C., § 5401, et seq. and any related C.F.R.’s, as now enacted or hereafter amended.
- 16 “Installer” means a person who is in the business of installing manufactured homes who has been issued a certificate
17 by the state of Washington under Washington Administrative Code 296-150M, as hereafter amended.
- 18 “Lot” means a designated parcel, tract or area of land established by short plat, subdivision, or as otherwise permitted
19 by this title, to be separately owned, leased, used, developed, or built upon. means a parcel of land, the boundaries of
20 which are described in the records of the Clark County auditor.
- 21 ~~“Manufactured home” means a single family dwelling built after June 15, 1976, in accordance with the U.S.–
22 Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards Act,
23 as hereafter amended, which bears the appropriate insignia indicating such compliance. For the purposes of this
24 chapter, the term “manufactured home” shall also include “mobile home.”~~
- 25 ~~“Mobile home” means a single family residence transportable in one (1) or more sections which, in traveling mode,
26 are eight (8) feet or more in width or thirty two (32) feet or more in length, or, when erected on site, is three hundred
27 twenty (320) or more square feet, and built on a permanent chassis, designed to be used as a dwelling with or without
28 permanent foundation when connected to required utilities, and includes the plumbing, heating, air conditioning, and
29 electrical systems contained therein, and constructed before June 15, 1976. For the purposes of installation and
30 placement standards as required by this chapter, the term “manufactured home” shall include “mobile home.”~~
- 31 “Manufactured home” means a single-family home constructed and labeled after June 15, 1976, in accordance with
32 state and federal requirements for manufactured homes. The manufactured home must conform to federal
33 Manufactured Home Construction and Safety Standards (HUD Code – Red Label) rather than to the Building Code
34 (Gold Label) requirements.
- 35 ~~“Mobile Manufactured home park” means a lot with two (2) or more spaces for lease or rent for manufactured homes.~~
- 36 “Mobile home” means a structure constructed before June 15, 1976, transportable in one or more sections, which is
37 built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the
38 required utilities. A mobile home is not a recreational vehicle.
- 39 “Occupancy” means any human use of a manufactured home, whether permanent or incidental.
- 40 “Permanent installation” means all on-site work necessary for the placement and installation of a manufactured home,
41 and requires approved connections to all appropriate utilities, including but not limited to plumbing, heating, air
42 conditioning and electrical systems.



- 1 “Person” means any individual, association, firm, partnership, corporation or other entity.
- 2 “Placement permit” means a permit issued by the department for permanent installation of a manufactured home in the
3 unincorporated areas of Clark County.
- 4 “Recreational park trailer” shall have the same meaning as that term is defined in Washington Administrative Code
5 296-150P, as hereafter amended. For the purposes of this chapter, any reference to the term “recreational vehicle”
6 shall include the term “recreational park trailer.”
- 7 “Recreational vehicle” shall have the same meaning as that term is defined in Washington Administrative Code
8 296-150R, as hereafter amended. For the purposes of this chapter, the term shall include travel trailers, folding
9 camping trailers, truck campers, motor homes, multi-use vehicles designed for temporary occupancy as herein
10 defined, and park trailers.
- 11 “Recreational vehicle park” means a lot with two (2) or more sites for lease or rent, to the extent such lot has been
12 approved in conformance with applicable sections under Title 40, as now enacted or as hereafter amended.
- 13 “Road” means a dedicated or publicly maintained road or road right-of-way, or a private road right-of-way or
14 easement providing access to three (3) or more lots or dwellings.
- 15 “Sewage disposal system” means the service and connection lines of a sanitary sewer system, or an on-site (septic)
16 sewage disposal system approved pursuant to Washington Administrative Code 246-272, including septic tank, septic
17 drainfield, drainfield replacement area, and any components thereof.
- 18 “Space” means the area identified for placement and permanent installation of a manufactured home within an
19 approved mobile manufactured home park.
- 20 “Square feet” means a calculation based on the structure’s exterior dimensions, measured at the largest horizontal
21 projections when erected on site, including all expandable rooms and other projections containing interior space.
- 22 “Structural addition” means any appurtenance or structural modification to a manufactured home that was not part of
23 the original factory built component(s).
- 24 “Temporary occupancy” means human habitation of a structure not to be used for such purpose upon a single site for
25 more than thirty (30) consecutive days, or sixty (60) total days in a calendar year, whichever is less.
- 26 “Water system” means service and connection lines of a public or community potable water system, or an on-site well
27 that conforms to the requirements of Washington Administrative Code 246-290, or the Washington State Department
28 of Health Guidelines for Determining Water Availability for New Buildings, as now enacted or as hereafter amended.
29 (Sec. 2 (Exh. A) of Ord. 2003-10-13; amended by Sec. 15 of Ord. 2016-07-02)
- 30 **14.32A.130 Applicability.**
- 31 1. Washington Administrative Code, Section 296-150M, as now or hereafter amended, and the accompanying
32 referenced CFR’s and RCW’s are incorporated by reference into this chapter.
- 33 2. Regardless of the provisions herein, the Clark County Dangerous Building Code, codified at CCC Chapter
34 14.14A, as now enacted or hereafter amended, shall apply to all structures, additions, and alterations governed by this
35 chapter.
- 36 3. This chapter is not retroactive. All manufactured and mobile homes installed in Clark County before the
37 effective date of ordinance codified in this chapter which do not comply with the requirements set forth in this chapter
38 are deemed to be nonconforming. Nonconforming manufactured and mobile homes will be allowed to remain at their
39 existing locations without complying with the placement standards enumerated herein, subject to the provisions of
40 subsection 4 below.
- 41 4. Each person proposing to move a manufactured home, including a nonconforming manufactured home, to a new
42 location, including a new location on the same lot, if site footing locations will be different than the original location,



1 must first obtain a placement permit. All such manufactured homes shall be made to comply with all requirements of
2 this chapter prior to their establishment, occupancy, or use on the new site. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

3 **14.32A.140 Exemptions.**

4 The following are exempt from the requirements of this chapter:

5 1. Manufactured homes placed on sales lots exclusively for the purposes of sale, provided the unit remains
6 unoccupied and the sales activity is consistent with applicable ordinances and codes;

7 2. Recreational vehicles, when used as temporary dwellings pursuant to CCC Chapter 40.260, provided that any
8 such recreational vehicles are connected to an available and approved sewage disposal and water system;

9 3. Recreational vehicles and recreational park trailers, when placed in an approved recreational vehicle park that is
10 in conformance with CCC Title 40, as now enacted or as hereafter amended; and

11 4. Manufactured homes legally installed, placed, or existing prior to the effective date of this chapter, as
12 described in Section 14.32A.130(3), above. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

13 **14.32A.150 Special requirements.**

14 1. The underside of manufactured homes, located in those areas designated as wildland urban interface/intermix
15 under CCC Chapter 15.13, shall be entirely enclosed with nonporous skirting consisting of metal, a minimum of
16 one-half (1/2) inch plywood, or other pre-approved material.

17 2. Any placement permit shall be processed in accordance with the requirements of CCC Chapter 40.420, as may
18 be amended, if application requests placement within a floodplain district. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

19 **14.32A.160 Severability.**

20 If any section, subsection or other portion of this chapter is for any reason held invalid or unconstitutional by any court
21 of competent jurisdiction, such section, subsection or portion thereof shall be deemed a separate provision of this
22 chapter and such holding shall not affect the validity of the remaining portions of this chapter. (Sec. 2 (Exh. A) of Ord.
23 2003-10-13)

24 **14.32A.170 Hardships.**

25 1. Any person may be exempt from the placement standards set forth herein where a manufactured home is to be
26 used as a temporary dwelling and the person submits an application and receives an exemption as provided in Clark
27 County Code Chapter 40.260.210, as now enacted or hereafter amended.

28 2. Regardless of any exemption allowed, any structure exempt from placement standards shall nonetheless comply
29 with all applicable state laws, and shall be subject to enforcement under the provisions of the Clark County Dangerous
30 Building Code, CCC Chapter 14.14A, as now enacted and hereafter amended. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

31 **Article II. Placement Standards**

32 **14.32A.200 Application.**

33 Any person seeking to place a manufactured home shall submit an application to the department. Each application
34 shall include the following:

35 1. Name, address and daytime telephone number of the applicant;

36 2. Name, address and daytime telephone number of the property owner, if different from the applicant;

37 3. Project development site address;

38 4. Assessor's parcel number and location of the project site by section, township, range, donation land claim,
39 subdivision name, lot and block, or by mobile manufactured home park and space number;

40 5. Description of the manufactured home (e.g., manufacturer, size, number of bedrooms, year of manufacture,
41 serial number and make of unit);



- 1 6. Vicinity sketch showing site location in relation to the road system;
- 2 7. Site plan, either drawn to scale or showing the dimensions of each item herein specified, indicating the location
3 of lot boundaries, mobile home park space perimeters, community or public sewage disposal system, sewer lines, or
4 all components of the on-site sewage disposal system, drainfield and drainfield replacement area, the location of the
5 proposed manufactured home, and any accessory buildings, driveways, fences and other improvements existing or
6 proposed for the site;
- 7 8. Proof of any available water and sewage disposal system(s), or approval for connection to a sanitary sewer
8 service from the purveyor of such service;
- 9 9. Proof that potable water is available on or to the property;
- 10 10. For mobile homes constructed prior to June 15, 1976, proof of a current insignia for an approved fire and life
11 safety inspection approval from the Washington State Department of Labor and Industries, or U.S. Department of
12 Housing and Urban Development;
- 13 11. The name, registration number and telephone number of the certified manufactured home installer. The
14 installer's registration card must be presented to the department before permit issuance;
- 15 12. Proof of driveway access approval, or, if access is from a private road, proof that such road conforms to the
16 requirements of the Clark County Code in effect at the time of application; and
- 17 13. Signature of the applicant. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

18 **14.32A.210 Administration—Application approval.**

- 19 1. The ~~d~~Director ~~or designee~~ shall administer the provisions of this chapter.
- 20 2. A complete application shall be submitted to the department on such forms supplied by the department and
21 forms as may be required by the director.
- 22 3. Each application shall be reviewed by the department to determine that placement of a manufactured home is
23 consistent with applicable health, safety and other regulations. If the proposed placement is consistent, the placement
24 permit shall be issued following payment of all applicable fees. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

25 **14.32A.220 Standards.**

26 Each manufactured home placed in unincorporated Clark County after the effective date of the ordinance codified in
27 this chapter shall comply with the following standards:

- 28 1. Only one (1) manufactured home shall be allowed on a lot or space, except as provided in Chapter 40.260.
- 29 2. Each manufactured home shall have an insignia of approval from the Washington State Department of Labor
30 and Industries.
- 31 3. Installation and placement of each manufactured home shall comply with the requirements of Chapter
32 296-150M WAC as applicable, this Clark County Code chapter, and any other applicable regulations, provided that to
33 the extent this chapter and the Washington Administrative Code may be or become in conflict, this chapter shall
34 control.
- 35 4. Each manufactured home shall connect to an available, approved and operable potable water system prior to
36 occupancy, and shall remain connected and operable as long as occupied.
- 37 5. Any driveway shall be subject to verified access approval from the Washington State Department of
38 Transportation, Clark County public works department, and/or the Vancouver and Clark County fire marshal/fire life
39 safety coordinator, as applicable under existing laws and codes.
- 40 6. Prior to occupancy or any other use, a manufactured home shall receive final inspection approval from the
41 department. (Sec. 2 (Exh. A) of Ord. 2003-10-13)



1 **14.32A.230 Additions, alterations, and modifications.**

2 Additions, alterations, modifications, and repairs to a manufactured home shall be in accordance with the following
3 criteria:

4 1. Any proposed structural addition or alteration to a manufactured home requires building permit approval from
5 **either or** both the Washington State Department of Labor and Industries and the department prior to construction of the
6 addition **or alteration**. Construction plans shall be submitted in conformance with Title 14 of this code and Chapter
7 296-150M WAC. Any addition **or alteration** shall comply with all permit requirements, and must receive final
8 inspection approval prior to occupancy. Final inspection shall not be granted until alteration insignias are affixed by
9 the Washington Department of Labor and Industries, to the extent required by existing state law.

10 2. Any proposed addition not structurally attached to a manufactured home, including but not limited to decks,
11 stairs, ramps, carports, and walkways, shall be treated in all respects as activities governed by Chapter 14.05, and the
12 applicable sections of the International Building Code. Construction shall not commence until the appropriate permits
13 are obtained and applicants must receive final inspection approval prior to occupancy or use of that unattached
14 structure, if otherwise required under the Clark County Code. (Sec. 2 (Exh. A) of Ord. 2003-10-13; amended by Sec. 1
15 of Ord. 2006-09-13)

16 **14.32A.240 Fees.**

17 Fees for manufactured home placement permits shall be as established from time to time by resolution by the board in
18 Section 6.140.030. Fees for permits for additions shall be as established under Title 14. (Sec. 2 (Exh. A) of Ord.
19 2003-10-13)

20 **14.32A.250 Appeals.**

21 Any person aggrieved by the issuance or denial of a permit or application for exemption under this chapter may appeal
22 such action to the hearing examiner appointed pursuant to Chapter 2.51 as may be amended, in conformance with the
23 procedures established in Sections 32.08.040 through 32.08.080. In addition, each notice of appeal must clearly and
24 succinctly state the basis or reason for appeal. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

25 **14.32A.260 Violations and penalties.**

26 It is a civil infraction for any person to violate this chapter or assist in the violation of this chapter, and could be
27 deemed a criminal violation under the existing provisions of Title 32. All violations are subject to the provisions of
28 Title 32, and is hereby deemed a public nuisance. Each day a violation continues to exist is a separate violation.
29 Payment of any penalty imposed for a violation, or a voluntary waiver of penalty by the director, does not relieve the
30 person violating a provision herein from the duty to comply with this chapter. (Sec. 2 (Exh. A) of Ord. 2003-10-13)

31 **14.32A.270 Revocation.**

32 In addition to any fines or penalties proscribed herein, the building official may, in writing, revoke any permit or
33 hardship exemption issued hereunder, wherever such was issued upon false, misleading, omitted, or incorrect
34 information supplied by the applicant, or whenever issued in violation of state or local laws. (Sec. 2 (Exh. A) of Ord.
35 2003-10-13)

