

AMENDMENTS TO TITLE 14  
BUILDING AND CONSTRUCTION  
MASON COUNTY CODE

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 6, 1975, adopt a Uniform Building Code for Mason County, with amendments (Ordinance No. 451), as required by Chapter 96, laws of 1974 1st Extraordinary Session; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 20, 1975, amend said Building Code Ordinance by Ordinance No. 474; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 24, 1975, amend said Building Code Ordinance by Ordinance No. 483; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on April 19, 1976, amend said Building Code Ordinance by Ordinance No. 602; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 28, 1977, amend said Building Code Ordinance by Ordinance No. 735; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 8, 1979, amend said Building Code Ordinance by Ordinance No. 963; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 5, 1979, amend said Building Code Ordinance by Ordinance No. 972; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on March 24, 1980, amend said Building Code Ordinance by Ordinance No. 1135; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on September 17, 1984, amend said Building Code Ordinance by Ordinance No. 91-84; and

WHEREAS, it has now become apparent that some revisions in the Code as adopted are required; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS held a Public Hearing on December 22, 1992 at 2:45 p.m. in the Courthouse Building I, for the purpose of considering several amendments to the Uniform Building Code;

NOW, THEREFORE, BE IT HEREBY RESOLVED; that the following amendments to the Uniform Building Code be adopted:

**Amend Section 14.04.010 To Read As Follows:**

A. Uniform Building Code and Related Standard 1991 Edition, provided that Ch. 31 of said code is not adopted; including Appendix Chapter I, Division 1, Ch. 7, Ch. 10; Ch. 11, except that number 3, Sec 1107, Shade structures, shall be omitted; Ch. 12, Div. I, II, III; Ch. 23, Div. I, IV; Ch. 29; Ch. 31, Div. I, II; Ch. 32; Ch 49; and Ch. 70, published by the International Conference of Building Officials.

B. Uniform Mechanical Code, 1991 Edition, including Appendix B, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

C. Uniform Fire Code, with appendices thereto and Related Standards, 1991 Edition, published by the International Conference of Building Officials and the International Fire Code Institute.

D. Uniform Plumbing Code, 1991 Edition, provided that Appendix I of said code is not adopted, published by the International Association of Plumbing and Mechanical Officials, including IAPMO Standards, provided that Chapter 11 of such code is not adopted.

E. The rules and regulations adopted by the State Building Code Council, establishing standards for making buildings and facilities usable by the physically handicapped or elderly persons as provided in WAC 51-20.

F. Uniform Code for the Abatement of Dangerous Buildings, 1991 Edition, published by the International Conference of Building Officials, provided that all reference to the Director of Public Works shall mean the Director of General Services.

G. The July, 1991 Washington State Energy Code and 1991 Ventilation and Indoor Air Quality Code.

H. The 1991 Uniform Sign Code, published by the International Conference of Building Officials, provided no fee is required for Temporary Signs.

I. The 1991 One and Two Family Dwelling Code, and its standards, with

Appendices A and B.

In the case of conflict among the codes enumerated in the above subsections of this ordinance, the first shall govern over those following, save and except such portions as are hereinafter by this ordinance deleted, modified, or amended, and from the effective date of this ordinance the provisions thereof shall be controlling within the unincorporated areas of Mason County Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 735 (Part) 1977; Ordinance No. 602 (Part) 1976; Ordinance no. 451 (Part) 1975, Ordinance No.

**14.08.000 Building Code Amendments.**

**14.08.010 Generally.** The Uniform Building Code is hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code of Mason County. The amended Sections are as follows:

**14.08.030 Section 301(a) Permits Required.** Section 301(a) shall be supplemented with the following:

- (1) Permits shall be required for all seawalls, bulkheads, or other similar structures, regardless of type of construction, including, but not limited to, rock rip rap, pilings, concrete block, etc.
- (2) Permits shall also be required for mobile homes and factory built housing, manufactured housing, and modular homes.
- (3) Add to Ch 3, Permit and Inspections, Sec 301(b) Work Exempt.

**Number (12) Maintenance.** All buildings and structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. Maintenance shall be defined as repairs to an existing building or structure which are nonstructural and do not adversely affect any structural member or any part of the building structure having required fire resistance may be made with the same materials of which the building or structure is constructed. The installation or replacement of glass shall be as required for new installations. The permit exemption for roof coverings shall apply only to those structures that are exempt from the permit requirements listed in 1991 Uniform Building Code, Chapter 3, Section 301(b) and Amendments to Title 14, Building and Construction Mason County Code.

**14.08.050 Section 104(e) Moving Building.** Section 104(e) is amended by adding the following paragraph:

No person shall move any building into or within Mason County for the purpose of permanently locating such building in Mason County, unless prior to moving, said building has been inspected for compliance with this code by the building Official. The cost of said inspection for moving a building shall be payable in advance and not refundable. The inspection fee shall be based upon the following schedule: when inspection is required for a building located within Mason County - fee \$25; when inspection is outside Mason County - fee \$60 plus 20 cents per mile for travel outside mason County. A Building permit shall be obtained for work necessary to comply with the building code on the new location. Ordinance No. 91-84 (Part), 1984; Ordinance No. 1135 (part) 1980; Ordinance No. 972 (Part) 1979; Ordinance No. 735 (Part) 1977; Ordinance No. 602 (Part) 1976; Ordinance No. 451 (Part) 1975.

**14.08.060 Section 201 Creation of a Department.** There is hereby established in the Mason County Department of General Services, a Division of Building Inspection which shall be under the jurisdiction of the Mason county Department of General Services, Director, who, in addition to his other duties, is designated as the Building Official. Ordinance No. 91-84 (Part) 1984; Ordinance No. 451 (Part) 1975.

**14.08.090 Section 304(a) Fees, General.** Amended to read: Fees shall be assessed in accordance to the fee schedule adopted by the jurisdiction for all building permits.

**14.08.120 Section 2605 (c) Amended - Selection of Properties.** Section 2605(c) shall be supplemented with the following.

All seawalls, bulkheads, foundations or other similar structures that are designed or intended to retain either fresh or saltwater, hereafter constructed within the unincorporated areas of Mason County, shall be required to contain six (6) 94 lb. sacks of Portland Cement per yard of concrete (for freshwater) and six and one half (6 1/2) sacks per yard (for saltwater). Ordinance 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

**14.08.130 Section 2907(e) Amended - Footing Design.** Footing Design shall be supplemented with following.

(1) Continuous concrete footings shall be under all Group R, Division 1 and Division 3 Occupancy buildings, and under all other buildings which have a floor area in excess of 400 square feet, unless of special design by architect or engineer and sufficient test data is submitted.

(2) All concrete foundation footings shall contain a minimum of two steel reinforcing bars, 1/2 inch minimum diameter, of approved grade, running continuous and longitudinally with the footing, and a maximum of three inches from the bottom of the footing, and overlapped a minimum 15 inches. 5/8 inch reinforcing bar shall overlap a minimum of 18 inches. All other reinforcing bar shall conform to UBC Chapter 26.

(3) All concrete walls that exceed two feet, but not more than four feet in height, shall contain 1/2 inch reinforcing bars of approved grade placed vertically and horizontally twenty-four inches on center.

All Concrete walls that exceed four feet, but not more than six feet in height, shall contain 1/2 inch reinforcing bars of approved grade placed vertically and horizontally sixteen inches on center.

All concrete walls that exceed six feet, but not more than eight feet in height, shall contain 1/2 inch reinforcing bars of approved grade placed vertically and horizontally twelve inches on center.

All concrete walls that exceed eight feet in height will require Engineering Design for approval.

(4) Concrete wall footings that are poured separate from a concrete wall that is twenty four inches or less, shall provide vertical reinforcing bars of approved grade a minimum of forty eight inches on center.

**14.08.180 Section 504(a) Building Setbacks.** Amended by adding a new sentence. "All structures shall be set back five (5) feet or more from any right-of-way, easement or property line from the closest projection." Ordinance No. 602 (Part) 1976; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

**14.12.030.** Amend Uniform Building Code Section 205 including Fire Code; amend Uniform Plumbing Code Section 20.3 including Uniform Mechanical Code Section 204. They shall read as follows: Violation and Penalties. Any person, firm incorporation violating any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not to exceed \$300 or by imprisonment in the Mason County Jail for not to exceed 3 months, or both fine and imprisonment. Each separate day or any portion thereof during which any violation of this Code occurs or continues shall be deemed to constitute a separate offense, and upon conviction shall be punishable as herein provided. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorized is lawful.

**14.16.00 Fire Code Amendments.**

**14.16.010 Definitions.** The following are hereby amended:

(1) Whenever the following terms are found in the Uniform Fire Code, the following definitions shall apply:

A. "Clerk" means the Mason County Auditor.

B. "Chief of Police or Police Department" means the Mason County Sheriff.

C. "Fire Department or Chief of the Fire Department, Bureau of Fire Prevention" means the Official designated in Section 201 of the Uniform Building Code, who shall be known as the Mason County Fire Marshal, except Article 10, Division I, in those areas protected by the Fire Protection District, the meaning shall be the Chief or his representative of the Fire Protection District having jurisdiction. Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 972 (Part) 1979; Ordinance No. 451 (Part) 1975.

**14.16.020 Enforcement.** The enforcement of this chapter shall be the duty of the Mason County Fire Marshal, who may request the advice and assistance of the Fire Chief of each District in the unincorporated area of Mason county. Ordinance No. 451 (Part) 1975; Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1975; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

**14.16.030 Government Liability and Immunity.** This chapter shall not be deemed to impose upon Mason County, its officials, agents, or employees any liability whatsoever for damages resulting from fire or explosion or faulty storage, handling, or disposal of materials, in any manner whatsoever. The act of the county issuing permits and conducting inspections shall in no way be

deemed to be a waiver of governmental immunity, it being agreed and understood that such inspection and licensing as is performed by the county defined herein is performed pursuant to the police power of such county for the protection of the public health, safety, and well being. Ordinance No. 451 (Part) 1975; Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1975; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

#### **FIRE CODE AMENDMENTS**

##### **14.16.040 Add subsection 10.105(e) as follows:**

The Chief shall have the power and authority to remove or cause to be removed without notice, any vehicle, vessel or thing parked or placed in violation of Section 10.105(a) or 10.205 of the Uniform Fire Code. The Chief may direct a property owner or property manager of a commercial or multi-family development to have such vehicles towed away when necessary to maintain fire access unobstructed. The owner of any item so removed shall be responsible for all towing, storage, and other charges connected therewith.

##### **Amend Section 11.203(a) as follows:**

Open burning shall be conducted in accordance with this section and Mason County Standards. Open burning shall also be conducted as required by other governing agencies regulating emissions.

##### **Amend subsection 11.203(c) as follows:**

**Material Restrictions.** Open burning is limited to those materials allowed under the regulations enforced by the local air quality authority having jurisdiction.

##### **Add subsection 12.104(d) as follows:**

**Blocking of Self or Automatic Closing Doors.** Any door which is an integral part of a rated assembly and which is normally self or automatic closing, shall not be blocked, obstructed or otherwise impaired or made inoperative.

##### **Add subsection 12.110(c) as follows:**

In the event of normal power failure, automatic emergency exit illumination consisting of minimum battery backup type units shall be provided in exit corridors, stairways, main aisles and exit passageways when:

1. There are one or more floors above or below the principle grade of exit in any occupancy except R-3 or M unless all exits are exterior open balconies and/or stairs.
2. There is an occupant load in excess of 50 for assembly or educational occupancies.

##### **Add to subsection 12.111(c) as follows:**

**Add sentence:** All illuminated exit sign letters shall be green on a contrasting background.

##### **Add to Section 82.104(a) as follows:**

1. Portable containers use for LPG, propane or similar gas of 15 gallons or less may be used inside of buildings when approved by the Chief. Such a tank, all tubing, fittings, etc., shall be legibly and clearly labeled, secured against physical damage, maintained in a safe condition and used according to safe practices.

##### **14.18.00 Uniform Mechanical Code. The following additions added and amended:**

**14.18.010 Definitions.** Woodstove is a room heater designed to burn solid fuel only, i.e., coal or wood. Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

**14.18.010 Installation Standards.** Woodstoves installed within Mason County shall comply with and be installed according to the following regulations:

1. Standards for the Installation and Care of Solid Fuel Burning Appliances. Fourth Addition, February, 1988. Washington Association of Building Officials.
2. Manufacturers specifications for listed appliances.

TITLE 14 CHAPTER 20

MOBILE/MANUFACTURED HOUSING INSTALLATIONS

SECTIONS:

- 14.20.010 Definitions
- 14.20.020 General Installation Requirements
- 14.20.030 County Standards For Installation
- 14.20.040 Movement of Mobile/Manufactured Homes
- 14.20.050 Application For Installation Permit
- 14.20.060 Permit Fees For Mobile/Manufactured Homes
- 14.20.070 Installation Permit Issuance and Duration
- 14.20.080 Inspection
- 14.20.090 Penalties
- 14.20.100 Enforcement
- 14.20.110 Severability

14.20.010 Definitions.

(A) Mobile Home - A factory assembled structure or structures bearing only L&I insignia (not HUD, "red" insignia). This structure was assembled prior to June 15, 1976.

(B) Manufactured Home - A factory assembled structure or structures bearing HUD, "red" insignia. This structure was assembled after June 15, 1976.

(C) HUD - The Federal Department of Housing and Urban Development.

(D) Department of Labor and Industries or L&I - The State of Washington Department of Labor and Industries.

(E) Labeled or Labeling - Bearing the insignia of HUD or L&I.

(F) Insignia - A label, stamp, or tag issued by HUD or L&I to indicate that the structure or component bearing this insignia complies with federally established mobile/manufactured home standards.

(G) Installation Permit - Authorization from the Mason County Building Department, the Mason County Environmental Health Department, the Mason County Department of Community Development, and the Mason County Department of Public Works to locate a mobile/manufactured home in Mason County. Commonly referred to as a Building Permit for the set-up of a mobile home.

(H) Conditional Installation Permit - See 14.20.050 (C).

(I) Temporary Storage permit - See 14.20.050 (D)

Additional terms are defined in WAC 296-150B-015 - Definitions, and by this reference are included as part of this chapter.

14.20.020 General Installation Requirements For Mobile/Manufactured Homes.

(A) Installation of all mobile/manufactured homes, including the support system, and connections of structural, electrical, mechanical, and plumbing systems to the site utilities, or between sections of multiple section homes, shall be performed in accordance with the printed installation instructions provided by the manufacturer of the home. [Reference: WAC 296-150B-220(4) for instructions on where these instructions are to be located for inspector reference on site. See 14.20.090 (C) Penalties.

(B) When the printed installation instructions are not available, the installation shall be performed in accordance with RCW 43.22.440(2), and WAC 296-150B-220 through 296-150B-255. [Reference: WAC 296-150B-200(3) for available alternatives for installation of mobile/manufactured homes without manufacturers installation instructions]. See 14.20.090 (C) Penalties.

14.20.030 County Standards For Installation of Mobile/Manufactured Homes.

The establishment and use of mobile/manufactured homes being brought into Mason County or being moved within Mason County for permanent or temporary human habitation shall be permitted once the following conditions have met departmental approval:

(A). All mobile/manufactured homes not previously located in Mason County shall bear a label certifying compliance with Federal Manufactured Home Construction and Safety Standards (Federal Department of Housing and Urban Development - HUD labeling effective June 15, 1976) or the label attached to a mobile/manufactured home that indicates that the structure has satisfactorily passed the State of Washington Department of Labor and Industries - Alteration Fire Safety Pre-Inspection, bringing the structure up to current HUD fire, and safety requirements. No mobile/manufactured home will be permitted as a habitable structure in Mason County until it bears one of the aforementioned

labels.

(B) If a mobile/manufactured home does not bear either the HUD or L&I label, the owner of the structure may request, from L&I, the Alteration Fire Safety Pre-Inspection be performed by the Department of Labor and Industries.

If the Department of Labor and Industries labels the unit, this will satisfy (A) above, and a permit may then be issued (subject to the various Mason County departmental authorizations) to install the unit. If the Department of Labor and Industries does not label the unit, but rather provides the owner with a list of corrections, proof of this inspection shall be presented to the Building Official at Mason County, and with his/her approval a conditional installation permit may be obtained to locate the unit on private property in the county for sixty (60) days while the corrections are performed. This unit shall not be set up in a permanent manner, nor shall it be occupied until the corrections have been inspected, and approved by the Department of Labor and Industries. The Department of Labor and Industries will then label the unit, satisfying (A) above, and a permit may then be obtained (subject to the various Mason County departmental authorizations) from the Mason County Building Department to install the unit in a permanent manner. If the corrections to the unit are not completed and approved before the expiration of the conditional installation permit [sixty (60) days] the structure will be removed from Mason County at the expense of the owner. Reference Title 14.04.010 (F) Uniform Code for the Abatement of Dangerous Buildings, and 14.20.050 (C) regarding conditional installation permits.

(C) The mobile/manufactured home shall be installed (set-up) with ground anchors and tie downs installed in an approved manner. Ground anchors and tie downs shall be equal to WAC 296-150B requirements. [Reference: WAC 296-150B-250 Anchoring Systems].

(D) No person shall make alterations to the living space of, or impose any live loads/dead loads on a mobile/manufactured home without first obtaining approval and a permit from the Department of Labor and Industries and the Mason County Building Department. [Reference: WAC 296-150B-015(1) Definition of Alteration].

(E) Continuous footings, or ribbon footings, when used, shall be constructed to comply with the following dimensions: Minimum width of 22", minimum depth of 8", and this footing shall minimally have two #4 (1/2") rebar, running continuously, ending 1 1/2" from the end of the form, supported at a minimum of 3" off the grade in the form, and overlapped a minimum of 30 bar diameters (15" for #4 rebar). All other requirements of WAC 296-150B-230 Foundation System Footings will be in effect with this addition.

#### 14.20.040 Movement of Mobile/Manufactured Homes.

(A) Any person, firm, company, or corporation wishing to transport a mobile/manufactured home on Mason County roadways must first obtain an Over the Road Permit from the Mason County Department of Public Works.

#### 14.20.050 Application For Installation Permit.

(A) No mobile/manufactured home may be transported, erected, installed, located, or stored in Mason County until an installation permit, or conditional installation permit, has been obtained from the Mason County Building Department.

(B) No permit will be issued until all requirements, in effect at the time of application, of the Mason County Departments listed below, have been satisfactorily addressed:

- (1) The Mason County Building Department
- (2) The Mason County Environmental Health Department
- (3) The Mason County Department of Community Development
- (4) The Mason County Department of Public Works

(C) A conditional installation permit is issued only at the discretion of the Building Official. The intent is to allow the owner of a non-labeled mobile/manufactured home the opportunity to bring a non-labeled, non-complying structure onto his/her private property (not a Mobile Home Park) to make the listed corrections compiled by L&I in the completed Alteration, Fire, Safety Pre-Inspection. [Reference: 14.20.030 (B)].

(D) A storage permit for temporarily locating a mobile/manufactured home on private property shall be considered a conditional installation permit. The time limitation of sixty (60) days shall also govern the validity of this specific purpose permit. The removal of the mobile/manufactured home at the owners expense clause in 14.20.030 (B) shall also pertain to this specific purpose permit. With this permit the owner has sixty (60) days to satisfy all the necessary requirements of the various Mason County Departments, and secure the required permit for permanent installation.

**14.20.060 Permit Fees For Mobile/Manufactured Homes.**

(A) The following permit fee schedule for mobile/manufactured homes shall be in effect pursuant to WAC 296-150B-205 Installation Permits.

Mobile/Manufactured Home Installation Permit	\$100.00 Flat Fee
Title Elimination	0.00 With Permit
Title Elimination Administration Charge	15.00 Flat Fee
Conditional Installation Permit (L&I Corrections and Temporary Storage)	15.00 Flat Fee

**14.20.070 Installation Permit Issuance and Duration.**

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner of the mobile/manufactured home. The permit will indicate the owners name, the location for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued.

(B) The installation (building) permit will be valid for 180 days from the date of issuance.

(C) The conditional installation permit will be valid for 60 days from the date of issuance.

(D) Each installation (building) permit shall be valid only for the location indicated on the permit. Each time the mobile/manufactured home is moved within the County, a new installation (building) permit shall be required.

(E) The "owner" of the mobile/manufactured home shall be the only entity to whom an installation (building) permit will be issued. [Reference WAC 296-150B-200(4) for clarification as to who may be issued permits for installation.]

**14.20.080 Inspections of Mobile/Manufactured Homes.**

(A) All mobile/manufactured homes for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, the 1991 Uniform Building Code, and the Washington Administrative Code (WAC) 296-150B-210 through 296-150B-255.

**14.20.090 Penalties.**

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee adopted by Mason County. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1991 Uniform Building Code - Fees, Section 304 (e) Investigation Fees: Work without a Permit. Reference also Title 14 Chapter 12 Section 030 - Violation and Penalties.

(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a licensed engineer or architect in the State of Washington, are not on site for review by the inspector at the time of the set-up inspection no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a \$30.00 reinspection fee.

**14.20.100 Enforcement.**

(A) The Mason County Building Department shall administer and enforce the provisions of this chapter.

**14.20.110 Severability.**

(A) If any provision of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

TITLE 14 CHAPTER 30

PARK TRAILER/PARK MODEL INSTALLATIONS

SECTIONS:

- 14.30.010 Definitions
- 14.30.020 General Installation Requirements
- 14.30.030 County Standards For Installation
- 14.30.040 Movement of Park Trailers/Park Models
- 14.30.050 Application For Installation Permit
- 14.30.060 Permit Fees For Park Trailers/Park Models
- 14.30.070 Installation permit Issuance and Duration
- 14.30.080 Inspection
- 14.30.090 Penalties
- 14.30.100 Enforcement
- 14.30.110 Severability

14.30.010 Definitions.

(A) Park Trailer or Park Model - A factory assembled structure that is 400 square feet or less in area (exterior dimensions). This unit has no storage or holding tanks (water/sewage) incorporated in its construction. The unit is built on a single chassis and mounted on wheels. It is designed to be seasonal or temporary living quarters that may be connected to utilities necessary for the operation of installed fixtures and appliances. This unit bears HUD "green" insignia indicating compliance to recreational vehicle standards.

(B) HUD - The Federal Department of Housing and Urban Development.

(C) Insignia - A label, stamp, or tag issued by HUD to indicate that the structure bearing this insignia complies with recreational vehicle standards.

(D) Installation Permit - Authorization from the Mason County Building Department, the Mason County Environmental Health Department, and the Mason County Department of Community Development to locate a Park Trailer/Park Model in Mason County. Commonly referred to as a Building Permit for the set-up of a Park Trailer/Park Model.

14.30.020 General Installation Requirements.

(A) Installation of Park Trailers/Park Models in Mason County shall be in a permanent manner, following the guidelines established in Washington Administrative Code (WAC) 296-150B-225 through 296-150B-255 as if this structure were deemed to be a mobile/manufactured home. Reference Title 14 Chapter 20 Section 020.

14.30.030 County Standards For Installation of Park Trailers/Park Models.

The establishment and use of a Park Trailer/Park Model brought into Mason County or moved within Mason County for permanent or temporary human habitation shall be permitted once the following conditions have met departmental approval:

(A) All Park Trailers/Park Models shall be installed following the printed manufactures installation instructions (See (B) and (C) below). A copy of these instructions shall be on site for review by the Mason County Building Inspector performing the set-up inspection. See 14.30.090 (B) Penalties.

(B) If the manufacturers installation instructions are not available the owner may install the unit in accordance with installation instructions provided by a professional engineer or architect licensed in the State of Washington. These installation instructions must be on site for review by the building inspector. See 14.30.090 (B) Penalties.

(C) All Park Trailers/Park Models shall be anchored to the ground via an approved ground anchoring system. Reference Title 14 Chapter 20 Section 030 (C) and/or WAC 296-150B-250 for approved ground anchoring methods.

14.30.040 Movement of Park Trailers/Park Models.

(A) Any person, firm, company, or corporation, wishing to transport a Park Trailer/Park Model measuring over eight and one half feet (8.5') in width must first obtain an Over the Road Permit from the Mason County Department of Public Works.

14.30.050 Application For Installation Permit.

(A) No Park Trailer/Park Model may be transported, erected, installed, located, or stored in Mason County until an installation permit, or conditional installation permit, has been obtained from the Mason County Building Department.



(B) No permit will be issued until all requirements, in effect at the time of application, of the Mason County Departments listed below, have been addressed:

- (1) The Mason County Building Department
- (2) The Mason County Environmental Health Department
- (3) The Mason County Department of Community Development
- (4) The Mason County Department of Public Works

(C) A temporary storage permit is issued only at the discretion of the Building Official. The intent is to allow the owner of a Park Trailer/Park Model the opportunity to bring the structure into the county to temporarily store the unit on the owners private property while a valid installation permit is obtained from the Mason County Building Department. This storage permit is valid for sixty (60) days only. If the owner of the Park Trailer/Park Model is unable to obtain a valid installation permit before the expiration of the storage permit, the unit will be removed from the county at the expense of the owner. Reference Title 14.04.010 (F) Uniform Code for the Abatement of Dangerous Buildings.

#### 14.30.060 Permit Fees for Park Trailers/Park Models.

(A) The following permit fee schedule shall be in effect for Park Trailers/Park Models:

Park Trailers/Park Models	\$100.00 Flat Fee
Temporary Storage Only	15.00 Flat Fee

#### 14.30.070 Installation Permit Issuance and Duration.

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner of the Park Trailer/Park Model. The permit will indicate the owners name, the location for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued.

(B) The installation (building) permit will be valid for 180 days from the date of issuance.

(C) The conditional installation permit will be valid for 60 days from the date of issuance.

(D) Each installation (building) permit shall be valid only for the location indicated on the permit. Each time the Park Trailer/Park Model is moved within the county, a new installation (building) permit shall be required.

(E) The owner of the Park Trailer/Park Model shall be the only entity to whom an installation (building) permit will be issued. Verification of title holder may be required.

#### 14.30.080 Inspections of Park Trailers/Park Models.

(A) All Park Trailers/Park Models for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, and the 1991 Uniform Building Code.

#### 14.30.090 Penalties.

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee adopted by Mason County. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1991 Uniform Building Code - Fees, Section 304 (e) Investigation Fees: Work without a Permit. Reference also Title 14 Chapter 12 Section 030 - Violation and Penalties.

(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a licensed engineer or architect in the State of Washington, are not on site for review by the inspector at the time of the set-up inspection no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a \$30.00 reinspection fee.

#### 14.30.100 Enforcement.

(A) The Mason County Building Department shall administer and enforce the provisions of this chapter.

#### 14.30.110 Severability.

(A) If any provision of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

## Title 14 Chapter 40

### Modular Housing Installations

#### Sections:

14.40.010 Definitions  
14.40.020 General Installation Requirements  
14.40.030 Movement of Modular Homes  
14.40.040 Application for Installation Permit  
14.40.050 Permit Fees for Modular Homes  
14.40.060 Installation Permit Issuance and Duration  
14.40.070 Inspection  
14.40.080 Penalties  
14.40.090 Enforcement  
14.40.100 Severability

#### 14.40.010 Definitions:

(A) Modular Home - A factory assembled structure or structures built to comply with Uniform Building Code standards. This structure is inspected in the factory for code compliance by State of Washington Department of Labor and Industries inspectors. This structure bears "gold" HUD insignia indicating compliance to modular housing requirements. This structure has no fixed chassis as does a mobile/manufactured home and is therefore must be moved on site with a lowboy trailer or by other "hauling" means.

(B) HUD - the Federal Department of Housing and Urban Development.

(C) Installation Permit - Authorization from the Mason County Building Department, the Mason County Environmental Health Department, the Mason County Department of Community Development, and the Mason County Department of Public Works, to locate a modular home in Mason County. Commonly referred to as a Building Permit for the set-up of a modular home.

(D) Temporary Storage Permit - See 14.40.040 (C) below.

#### 14.40.020 Installation Requirements.

(A) Modular housing units shall be installed in accordance with printed manufacturers installation instructions, and in compliance with all applicable Uniform Building Codes, and Mason County Construction Codes relating to this particular type of habitable structure installation.

#### 14.40.030 Movement of Modular Homes.

(A) Any person, firm, company, or corporation wishing to transport a modular home on Mason County roadways must first obtain an Over the Road permit from the Mason County Department of Public Works.

#### 14.40.040 Application For Installation Permit.

(A) No modular home may be transported, erected, installed, located, or stored in Mason County until an installation permit, or storage permit, has been obtained from the Mason County Building Department.

(B) No permit will be issued until all requirements, in effect at the time of application, of the Mason County Departments listed below, have been satisfactorily addressed:

- (1) The Mason County Building Department
- (2) The Mason County Environmental Health Department
- (3) The Mason County Department of Community Development
- (4) The Mason County Department of Public Works

(C) A temporary storage permit is issued only at the discretion of the Building Official. The intent is to allow the owner of the modular home the opportunity to bring the structure into the county to temporarily store the unit on the owners private property while a valid installation permit is obtained from the Mason County Building Department. This storage permit is valid for sixty (60) days only. If the owner of the modular home is unable to obtain a valid installation permit before the expiration of the storage permit, the unit will be removed from the county at the expense of the owner. Reference Title 14.04.010 (F) Uniform Code for the Abatement of Dangerous Buildings.

(D) Two sets of foundation detail drawings are required to be submitted with the installation (building) permit application.

**14.40.050 Permit Fees for Modular Homes.**

(A) The following permit fee schedule for modular housing shall be in effect for modular housing installations:

Modular Home Installation Permit	\$150.00 Flat Fee
Modular Home Foundation Permit	\$15.00 Flat Fee
Modular Home Temporary Storage	\$15.00 Flat Fee

**14.40.060 Installation Permit issuance and Duration.**

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner of the modular home. The permit will indicate the owners name, the location of for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued.

(B) The installation (building) permit will be valid for 180 days from the date of issuance.

(C) The temporary storage permit will be valid for 60 days from the date of issuance.

(D) Each installation (building) permit shall be valid only for the location indicated on the permit. Any time the structure is relocated a new permit must first be obtained from the Mason County Building Department.

(E) The "owner" of the modular home will be the only entity to whom an installation (building) permit will be issued.

**14.40.070 Inspection.**

(A) All modular homes for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, the 1991 Uniform Building Code, 1991 Uniform Mechanical Code, the 1991 Uniform Plumbing Code, the 1991 Washington State Energy Code, and the 1991 Ventilation and Indoor Air Quality Code.

**14.40.080 Penalties.**

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee adopted by Mason County. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. reference 1991 Uniform Building Code - Fees, Section 304 (e) Investigation Fees: Work Without a Permit. Reference also Title 14 Chapter 12 Section 030 - Violation and Penalties.

(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a licensed engineer or architect in the State of Washington, are not on site for review by the inspector at the time of the set-up inspection no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a \$30.00 reinspection fee.

**14.40.090 Enforcement.**

(A) The Mason County Building Department shall administer and enforce the provision of this chapter.

**14.40.100 Severability.**

(A) If any provisions of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

**Chapter 14.04 Mason County Code.** In conformance with the provisions of the State Building Code RCW 19.27 all the following Ordinances and Resolutions or parts there of conflicting or inconsistent with the provisions of this Ordinance and the Codes hereby adopted are hereby repealed.

**Ordinance 451 Effective January 6, 1975.** Adoption of 1973 Editions of UBS, UPC, UMC, UFC and Amendments.

**Ordinance 483 Effective February 24, 1975.** General Amendments.

**Ordinance 602 Effective April 19, 1976.** Adoption of 1976 Editions of UBC,

UPC, UMC, UFC, and Amendments.

Ordinance 735 Effective February 28, 1977. General Amendments  
Ordinance 963 Effective January 8, 1979. Establishment of Mason County Health Department.

Ordinance 972 Effective January 29, 1979. General Amendments.

Ordinance 1135 Effective March 24, 1980. Adoption of 1979 Editions of UBC, UPC, UMC, UFC and Amendments.

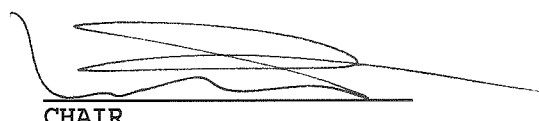
Ordinance 47-82 Effective June 21, 1982. General Amendments.

Ordinance 91-84 Effective September 17, 1984. Adoption of 1982 UBC, Ordinance 91-84 Effective September 17, 1984. Adoption of 1982 UBC, UPC, UMC, UFC, and amendments, Washington State Energy Code 1980.

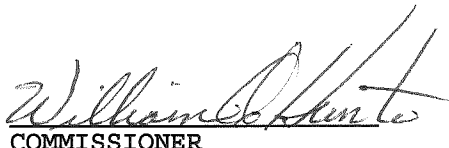
Ordinance 43-86 Effective April 1, 1986. Adoption April 22, 1986.

Dated this 23rd day of December <sup>1992 MSN</sup> ~~1993~~.

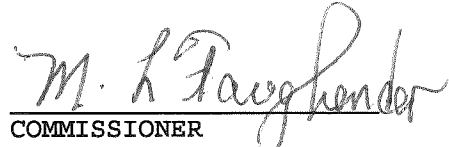
BOARD OF COMMISSIONERS  
MASON COUNTY WASHINGTON



CHAIR



COMMISSIONER



COMMISSIONER

ATTEST:

  
Clerk of the Board