

ORDINANCE NO. 37-96

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 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, the BOARD OF COUNTY COMMISSIONERS did, on December 22, 1992, amend said Building Code Ordinance by Ordinance No. 138-92; and

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

NOW, THEREFORE, IT IS HEREBY ORDAINED that the following amendments to the Uniform Building Code be adopted as part of the Mason County Code.

Section 14.04.010 of Title 14 of the Mason County Code is amended to read as follows:

A. Uniform Building Code Vol 1, 2, and 3 and Related Standard 1994 Edition, including Appendix Chapters 3 through 34 published by the International Conference of Building Officials, and the Washington State Building Code WAC 51-20 and 51-21.

B. Uniform Mechanical Code, 1994 Edition, including Appendix A through D, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, and the Washington State Mechanical Code WAC 51-22.

C. Uniform Fire Code, with appendices thereto and Related Standards, 1994 Edition, published by the International Conference of Building Officials and the International Fire Code Institute, and the Washington State Uniform Fire Code WAC 51-24 and 51-25.

D. Uniform Plumbing Code, 1991 Edition, published by the International Association of Plumbing and Mechanical Officials, including IAPMO Standards, and the Washington State Uniform Plumbing Code WAC 51-26 and 51-27.

E. Accessibility design for all, 1995 Second Addition 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 51-30.

F. Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition, published by the International Conference of Building Officials.

G. The April 1994 Washington State Energy Code and 1993 Ventilation and Indoor Air Quality Code, and the Washington State Ventilation and Indoor Air Quality Code WAC 51-13.

H. The 1994 Uniform Sign Code, published by the International Conference of Building Officials, provided no fee is required for Temporary Signs.

I. The 1994 One and Two Family Dwelling Code, and its standards, with Appendices A and B.

J. 1994 Swimming Pool/Spa Code.

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._____.

14.08.000 Building Code Amendments.

14.08.010 General. 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:

14.08.03 UBC Section 106.1 Permits Required. Section 106.1 is adopted and 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 and concrete block.

(2) Permits shall also be required for mobile homes and factory built housing, manufactured housing, and modular homes.

(3) Add to Ch 1, Permit and Inspections, Sec 106.2 Work Exempt.

Exempt work shall be listed in the Exemption Policy Addendum to Chapter 1, Section 106.2, and shall be in addition to exemptions listed in this chapter and shall be a part of these amendments established by ordinance.

(4) Permits will be required for the construction of vehicular or high traffic pedestrian bridges. Engineering or architectural drawings, or drawings stamped and approved by an engineer or architect licensed in the state of Washington is required.

The Building Official may review and approve small private foot bridges not for vehicular use.

14.08.050 UBC 106.1, Moved Buildings, is adopted and 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 \$40; when inspection is outside Mason County - fee \$60 plus 30 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.

14.08.060 UBC Section 104.1, Creation of a Department is adopted as follows: 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.

14.08.090 UBC Section 107.1, Fees, General is adopted and amended to read: Fees shall be assessed in accordance to the fee schedule adopted by the jurisdiction for all building permits.

14.08.130 UBC Section 1806, Footing Design, is adopted and amended as follows:

(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 and walls shall comply with the 1994 Uniform Building Code, and the Prescriptive Foundation Reinforcement Requirements for single family residences as adopted by Mason County Building Department.

14.08.180 UBC Section 503.1 Building Setbacks U.B.C. 503.1 is adopted and amended by adding a new sentence: "All structures greater than 30" in height shall be set back five (5) feet or more from any easement or property line from the closest projection and ten (10) feet from county and state road right-of-ways. Any proposed structure within 25 feet of a county road right-of-way shall be subject to Public Works review and comment.

Section 14.12.030 is amended to 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.

14.18.000 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. Manufactures 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 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 - Sec 14.20.050(C).

(I) Temporary Storage permit - Sec 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:

All mobile/manufactured homes not presently 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 the 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 prior to issuance of permit and/or moving the mobile/manufactured home within Mason County.

All mobile/manufactured homes presently located in Mason County manufactured prior to June 15, 1976 that does bear either the HUD or L&I label shall be required to obtain an insignia and provide Mason County with documentation prior to approval/issuance of a building permit.

If mobile/manufactured homes does not bear the required insignia at time of application, with the approval of the Building Official the applicant may apply for a conditional installation permit provided that documentation is submitted along with application stating that Department of Labor & Industries has performed a Alteration Fire Safety Pre-Inspection.

A conditional installation permit will allow the owner to locate the mobile/manufactured home on his/her private property for a time period of sixty (60) days while the alteration requirements, set forth by Department of Labor & Industries, are being performed. This unit shall not be set up in a permanent manner until the building permit is issued.

(A) 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].

(B) 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].

(C) Continuous footings, or ribbon footings, when used, shall be constructed to comply with the following dimensions: Minimum width of 20", minimum depth of 6", 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 located in Mason County 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 permit fee schedule for mobile/manufactured homes shall be in accordance with the adopted County Building Permit Fee Schedule.

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 1994 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 set forth in Table No. 3-A. 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 1994 Uniform Building Code - Fees, Section 107.1 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 \$40.00 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
FOR
PARK TRAILERS/PARK MODELS

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. 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 conditional installation 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 store the unit on property in the county while the owner is in the process of obtaining a valid installation permit from the county. This conditional installation permit is valid for sixty (60) days.

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:

The permit fee for Park Trailers/Park Models shall be in accordance with the adopted County Building Permit Schedule.

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 1994 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 set forth in Table No. 1.

A. 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 1994 Uniform Building Code - Fees, Section 107.1 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 \$32.00 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 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 permit fee schedule for modular housing shall be in accordance with the adopted County Building Permit Fee Schedule.

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 1994 Uniform Building Code, 1994 Uniform Mechanical Code, the 1991 Uniform Plumbing Code, the 1991 Washington State Energy Code, and the 1993 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 set forth in Table 3-A. 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 1994 Uniform Building Code - Fees, Section 107.1 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 \$32.00 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 thereof 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.

Ordinance 138-92 Effective Dec. 23, 1992.

Dated this 12th day of March 1996.

BOARD OF COMMISSIONERS
MASON COUNTY WASHINGTON

Mary Jo Cady
CHAIR

M. h. Fuglander
COMMISSIONER

William D. Hester
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ATTEST:

Rebecca S. Rogers
Clerk of the Board

c: General Services/Building
Prosecutors