Chapter 296-150M WAC
MANUFACTURED HOMES

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WAC

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296-150M-0600 Who establishes standards for installation of manufactured homes? [Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0600, filed 2/20/07, effective 4/1/07. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0600, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0600, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0600, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0610 What instructions are used for a manufactured home installation? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0610, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0610, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0610, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0614 How may I obtain a copy of the American National Standards Institute (ANSI) A225.1-Manufactured Homes Installation? [Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0614, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0614, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0614, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0615 What are the requirements for temporary placement of manufactured (mobile) homes? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0615, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0620 Do local enforcement agencies have special requirements for installing manufactured homes in hazardous areas? [Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0620, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0620, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0630 Who may install a manufactured home? [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0630, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0640 Does a person who installs a manufactured home need an installation permit? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0640, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0640, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0640, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0650 Does a manufactured home installation require an inspection? [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0650, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0655 How does the local enforcement agency gain access to the manufacturer's installation instructions? [Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0655, filed 6/4/99, effective 7/5/99.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0660 What are the requirements for on-site structures and who regulates them? [Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0660, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0660, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0670 What happens if a dispute arises concerning an installation requirement? [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0670, filed 10/23/96, effective 11/25/96.] Repealed by WSR 08-22-081, filed 11/4/08, effective 12/5/08. Statutory Authority: Chapter 43.22 RCW. Later promulgation, see chapter 296-150I WAC.

296-150M-0700 Acceptable types of ground cover. [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0700, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078, filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

296-150M-0710 Clearance under manufactured homes. [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0710, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078, filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

296-150M-0720 Water heater relief lines. [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0720, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-18-036, filed 8/27/98, effective 9/27/98. Statutory Authority: Chapters 43.22 and 34.05 RCW and Executive Order 97-02.

296-150M-0730 Heat pump. [Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0730, filed 10/23/96, effective 11/25/96.] Repealed by WSR 98-14-078, filed 6/30/98, effective 7/31/98. Statutory Authority: Chapter 43.22 RCW.

WAC 296-150M-0010 Authority, purpose, and scope. (1) This chapter is authorized by RCW 43.22.340 through 43.22.445. The law requires that any alteration to a manufactured home be approved by the department. A manufactured home with an approved alteration requires an alteration insignia. Alteration insignia can be purchased from us.

(2) The United States Department of Housing and Urban Development (HUD), manufactured housing standards division, has given us the authority to act as a manufactured home production Inspection Primary Inspection Agency (IPIA) and enforce 24 C.F.R. 3280. As an IPIA:

(a) We are required to inspect every manufactured home built in Washington state sometime during production;

(b) We are authorized to audit the quality control program and the performance of quality control inspectors of manufactured home factories located in Washington state;

(c) We are authorized to supply a HUD label to the manufacturer following our inspection and approval of the manufactured home and the manufacturer's quality control program; and

(d) We are authorized to remove HUD labels according to the guidelines stated in the IPIA inspector's manual.

Note: A copy of our IPIA approval letter is on file at the department.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0010, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0020 What definitions apply to this chapter? "Alteration" is the replacement, addition, modification, or removal of any equipment or installation that affects the construction, planning considerations, fire safety, or the plumbing, mechanical, and electrical systems of a manufactured home. The installation of whole-house water treatment equipment that requires cutting into the existing plumbing is considered an alteration and requires a permit, an inspection and an alteration insignia.

"Alteration insignia" is an insignia issued by the department of labor and industries to verify that an alteration to a manufactured home meets the requirements of federal law 24 C.F.R. 3280 and this chapter.

"Anchoring system" is the means used to secure a mobile home to ground anchors or to other approved fastening devices. It may include straps, cables, turnbuckles, bolts, fasteners, and other components.

"ANSI" is the American National Standards Institute, Inc., 1899 L Street, N.W., 11th Floor, Washington D.C. 20036.

"Authority having jurisdiction" means that either the department of labor and industries or the local jurisdiction is responsible for

establishing specific manufactured home standards. The authority for specific manufactured home standards is divided as follows:

• The department of labor and industries establishes standards for manufactured home installation and alterations and performs alteration inspections;
• The local jurisdiction establishes standards for manufactured homes governing the building site and performs installation inspections.

"Building site" is a tract, parcel, or subdivision of land on which a manufactured home is installed.

"DAPIA" is a Design Approval Primary Inspection Agency as approved by the United States Department of Housing and Urban Development.

"Department" is the department of labor and industries. The department may be referred to as "we" or "us" in this chapter. Note: You may contact us at: Department of Labor and Industries, Factory Assembled Structures, P.O. Box 44430, Olympia, WA 98504-4430.

"Design plan" is a design submitted to the department for approval of a manufactured home structural alteration. This also includes other types of work and installations (plumbing, electrical, etc.) that are incidental to the structural alteration.

"Equipment" means the appliances used in the alteration or installation of a manufactured home.

Examples that require an alteration inspection include:

• Furnace;
• Water heater;
• Air conditioner;
• Heat pump; and
• New and extended electrical circuits.

Examples that do not require an alteration inspection include:
• Washer;
• Dryer; and
• Dishwasher and range that are connected to their source of power by a plug-in cord.

"Equivalent air conditioning/heat pump components" is equipment that performs the same function and is compatible with the equipment of another manufacturer, sometimes referred to as mix and match.

"Footing" is the portion of a support system that transmits loads from the manufactured home to the ground.

"Foundation skirting" or **"skirting"** is the material that surrounds and encloses the space under the manufactured home.

"Homeowner" is an individual who owns a manufactured home. Dealers, distributors, and developers are not regarded as homeowners.

"HUD" is the United States Department of Housing and Urban Development with headquarters located in Washington, D.C.

"Indigent" means a person receiving an annual income, after taxes, of one hundred twenty-five percent or less of the most recently published federal poverty level.

"Installation" is the activity needed to prepare a building site and to set a manufactured home within that site. Site means a tract, parcel, or subdivision of land including a mobile home park.

"Installed manufactured or mobile home" is a manufactured or mobile home that has been placed on either private property or in a park and has been installed for occupancy. Installation includes the appro-

val of the blocking of the home, and the connection of the home to all of the utilities, including water, sewer and electrical.

"IPIA" is a manufactured home production Inspection Primary Inspection Agency approved by the United States Department of Housing and Urban Development. The department of labor and industries is the IPIA for Washington state.

"Local enforcement agency" is an agency of city or county government with power to enforce local regulations governing the building site and installation of a manufactured home.

"Manufactured home" is a single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home also:

- Includes plumbing, heating, air conditioning, and electrical systems;
- Is built on a permanent chassis; and
- Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater (see RCW 46.04.302).

Note: Total square feet is based on exterior dimensions measured after installation using the longest horizontal projections. Dimensions may not include bay windows but may include projections containing interior space such as cabinets and expandable rooms.

Exception: A structure that meets the requirements of a manufactured home as set out in 24 C.F.R. 3282.7(u), except the size requirements is considered a manufactured home, if the manufacturer files with the secretary of HUD a certificate noted in C.F.R. 3282.13.

"Mobile home" is a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. For the purposes of this chapter references to manufactured homes include mobile homes.

"Park site" is the installation location of a manufactured home within a residential area for manufactured homes.

"Repair" is to restore an item to sound condition, to fix.

"Replacement" is the act or process of replacing, to substitute.

"State administrative agency (SAA)" the department of labor and industries shall perform all the consumer complaint and related functions that are required for purposes of complying with the regulations established by the federal department of housing and urban development for manufactured housing including the preparation and submission of the state administrative plan.

"Structural alteration-custom design" is a design that can only be used once.

"Structural alteration-master design" is a design plan that can be used more than once. The master plan expires when there is a code change applicable to the design.

"System" is part of a manufactured home designed to serve a particular function such as structural, plumbing, mechanical, or electrical functions.

[Statutory Authority: Chapters 43.22 and 43.22A RCW. WSR 22-01-193, § 296-150M-0020, filed 12/21/21, effective 1/31/22. Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0020, filed 12/22/15, effective 2/1/16; Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0020, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485,

2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0020, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0020, filed 1/9/02, effective 1/9/02. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-0020, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0020, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0020, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0020, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0040 Will you keep my manufacturing information confidential? We will only release manufacturing information such as design plans for structural alterations according to the requirements of the Public Records Act (see RCW 42.17.310 (1)(h)) unless we are ordered to do so by a court or otherwise required by law.

[Statutory Authority: RCW 43.22.340 and 43.22.420. WSR 97-16-043, § 296-150M-0040, filed 7/31/97, effective 12/1/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0040, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0049 What must be done prior to the sale of an installed manufactured or mobile home by a homeowner? (1) Prior to the sale of any installed manufactured or mobile home, the homeowner must:

(a) Deliver to the buyer a completed property transfer disclosure statement in accordance with chapter 64.06 RCW, unless the seller is exempt or the buyer waives his or her rights pursuant to chapter 64.06 RCW. The disclosure statement must include all the criteria specified in RCW 64.06.020 and any variance(s) granted according to WAC 296-150M-0140. In addition, the homeowner must:

(i) Have all department insignia required by this chapter; or

(ii) Have all department insignia required by this chapter for alterations performed during ownership of the home and include in the property transfer disclosure statement all alterations that were known to have been performed by any previous owner or occupant of the home.

(b) Nothing in subsection (1) of this section shall have any effect on any written warranty(ies) required by RCW 46.70.135.

(c) Subsection (1)(a)(ii) of this section does not permit the sale of an unsafe manufactured or mobile home when the use of which may constitute a hazard to life, safety, or health.

(2) The homeowner may enter into a conditional sale of an altered manufactured or mobile home. A conditional sales agreement may be executed only if, prior to execution, the seller has complied with subsection (1) of this section. For purposes of this subsection "conditional sale" means an agreement between the seller and the purchaser which is contingent on the seller fulfilling the conditions established by the purchaser (i.e., the sale of the home is contingent on the seller ensuring that alterations performed to the manufactured or mobile home are in compliance with these rules).

(3) The homeowner may request an inspection by the department. If after the inspection the department determines that an alteration may constitute a hazard to life, safety, or health, the department must notify the homeowner in writing within thirty days of completing the inspection. The department may also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

Note: In addition to the homeowner requesting an inspection by the department, any party including the buyer and/or party financing the sale may also request an inspection. The department will conduct the inspection and if after the inspection the department determines that an alteration may constitute a hazard to life, safety, or health, the department shall notify the interested parties identified by the requesting party in writing within thirty days of completing the inspection. The department may also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0049, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0049, filed 1/9/02, effective 1/9/02.]

WAC 296-150M-0050 When can a manufactured home be posted with a prohibited sale or lease notice? (1) A manufactured home may be posted with a prohibited sale notice when:

(a) The home is being sold or offered for sale by a retailer, dealer, distributor or manufacturer and we find that the home is not an installed manufactured or mobile home per WAC 296-150M-0020 and the home has alterations without required insignia or approval; or

(b) The home is being sold or offered for sale by a homeowner and it is not an installed manufactured or mobile home per WAC 296-150M-0020.

(2) A manufactured home may be posted with a prohibited lease notice whenever the home is offered for lease by any party and we find that the home has alterations that constitute a hazard to life, safety, or health.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0050, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0050, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0051 Can I sell or lease a manufactured home that has been posted with a prohibited sale or lease notice? (1) You may not sell, lease, or offer for sale a manufactured home that is posted with a prohibited sale or lease notice.

(2) A prohibited sale or lease notice shall remain posted until the code violation(s) are corrected, we inspect and approve the correction, and you pay the required fees. (See WAC 296-150M-3000.)

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0051, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0060 Who handles consumer complaints about manufactured homes? The Washington state department of labor and industries (L&I), factory assembled structures program, handles consumer complaints about manufactured homes. Labor and industries, factory assembled structures program is the state administrative agency (SAA) for the United States Department of Housing and Urban Development for the federal manufactured home program.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0060, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0060, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0100 What happens if I disagree with your decision regarding my compliance with the federal standards, or this chapter? (1) If we determine that you are in violation with the federal standards, or this chapter, you will receive a notice of noncompliance.

(2) If you disagree with our decision, you can submit a written request for a hearing, stating why you disagree.

(3) After we receive your hearing request, we will:

(a) Schedule a hearing within thirty days after we receive your request.

(b) Notify you of the time, date, and place for the hearing. If you fail to appear, your case will be dismissed.

(c) Hear your case.

(d) Send you written notice of our decision.

If you disagree with our decision, you may appeal it under the Administrative Procedure Act (chapter 34.05 RCW).

[Statutory Authority: Chapters 43.22 and 43.22A RCW. WSR 22-01-193, § 296-150M-0100, filed 12/21/21, effective 1/31/22. Statutory Authority: RCW 43.22.340 and 43.22.420. WSR 97-16-043, § 296-150M-0100, filed 7/31/97, effective 12/1/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0100, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0120 Where can I obtain technical assistance regarding manufactured (mobile) homes? We provide field technical service upon written request, on manufactured (mobile) homes for an hourly fee. Field technical service may include an evaluation, consultation, plan examination, interpretation, and clarification of technical data relating to the application of our rules.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0120, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0120, filed 6/4/99, effective 7/5/99.]

WAC 296-150M-0140 Do you allow a variance from these rules for the use of alternate materials, alternate design and methods of construction? An applicant may apply to the director or designee for an order for a variance from the requirements of this chapter for alterations initiated after the expiration of any written warranty(ies) re-

quired by RCW 46.70.135 that use alternate materials, alternate design and methods of construction, by filing a written request with the department.

(1) Responsibilities of applicant. The applicant must submit the following information on a form approved by the department and pay the inspection fee in WAC 296-150M-3000.

(a) The applicant's name, address and phone number;

(b) The specific requirement or requirements from which the alternate material, alternate design or method of construction is requested;

(c) Justification why the requirements of this chapter cannot be or were not met; and

(d) How the use of alternate materials, alternate design or method of construction will achieve or has achieved a level of protection that does not constitute a hazard to life, safety or health.

Contact the department at the address shown in the definition section for a copy of the approved form.

(2) Responsibilities of the department. The department will conduct an inspection and provide a written response to the applicant within thirty days of receipt of the written request. The written response will state the acceptance or denial of the request, including the reasons for the department's decision. At a minimum the department will base its decision based on:

(a) The applicant's request as described in subsection (1) of this section;

(b) Research into the request;

(c) Expert advice.

(3) Applicant's response to denials. The applicant may appeal the department's decision by following the procedure in WAC 296-150M-0100.

[Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0140, filed 1/9/02, effective 1/9/02. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-0140, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0140, filed 6/4/99, effective 7/5/99.]

INSIGNIA

WAC 296-150M-0200 What labels or insignia are required on my manufactured home? (1) A HUD label must be attached to the exterior of each section of a manufactured home built on or after June 15, 1976.

(2) An alteration insignia must be attached to the exterior of a manufactured home. It should be placed next to the HUD label or to the Washington state insignia.

(3) If your manufactured home does not have a HUD label or a Washington state insignia, we will attach the alteration insignia to the exterior end wall opposite the hitch end of the manufactured home. It must be placed approximately one foot above the floor line and one foot from the edge of the manufactured home.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0200, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0250 How do I replace a lost or damaged insignia? (1) If an alteration insignia or a Washington state insignia is lost or damaged after it is placed on a manufactured home, you should notify us in writing immediately. You should provide the following information:

(a) Your name, address, and telephone number;

(b) The name and address of the previous owner and date of approval, if you are replacing an alteration insignia that was obtained before you purchased the manufactured home;

(c) The vehicle identification number or serial number and model;

(d) The insignia or label number if available;

(e) The design plan approval number, if available; and

(f) The insignia replacement fee and any inspection fees. (See WAC 296-150M-3000.)

Note: Washington state insignia (not HUD insignia) were attached to manufactured homes prior to June 15, 1976.

(2) After we receive your notice and payment for replacing the insignia, we may inspect your manufactured home to assure that the replacement insignia reflects compliance with your original insignia.

(3) If your home complies with your original insignia approval, we will attach a replacement alteration insignia or Washington state insignia to your manufactured home.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0250, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0260 Who do I contact for replacement HUD labels? The HUD labels have been removed from my home. I can't sell/refinance my home without the HUD label.

You must contact the Department of Housing and Urban Development (HUD). HUD does not reissue labels for manufactured homes. However, HUD can issue a letter verifying a label for the unit for which it can locate the necessary historical information. The label numbers can be found on a data plate inside the home in one of three locations:

- On or near the main electrical panel;
- In a kitchen cabinet; or
- In a bedroom closet.

The data plate has a map of the United States to let the consumer know the land zone and snow load for which their home was built. You can use the following information to request label verification:

Office of Manufactured Housing
Fax: 202-708-4213
Email: mhs@hud.gov
Phone: 202-708-6423.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0260, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440

and [43.22.]480. WSR 96-21-146, § 296-150M-0260, filed 10/23/96, effective 11/25/96.]

ALTERATIONS AND INSPECTIONS

Alteration Approval

WAC 296-150M-0300 What approval do I need to alter a manufactured home? If you alter a manufactured home in Washington state, you must purchase permits prior to making an alteration. This includes:

(1) Alterations made by a contractor working for a homeowner;

(2) Alterations made by a homeowner to their own home;

(3) Alterations made by a dealer after a manufactured home is sold; and

(4) The person or contractor performing the work is responsible for purchasing the permit and abatement of corrections, if applicable.

Note: The homeowner can't purchase a permit on behalf of the contractor.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0300, filed 12/22/15, effective 2/1/16; WSR 08-12-041, § 296-150M-0300, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0300, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0302 What are some examples of work to manufactured or mobile homes that either require or do not require a permit and inspection?

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED? Yes	No
(1) **Air Conditioner/Heat Pump**		
(a) New installation	X	
(b) Replacement	X	
(c) Reconnection after moving home	X	
(d) Repair		X
(e) Adjustment and/or maintenance		X
(2) **Bottom Board -** Repair		X
(3) **Clothes Washer**		
(a) New installation		X
(b) Replacement		X
(c) Repair with approved parts		X
(d) Adjustment and/or maintenance		X
(4) **Clothes Dryer** (Electric)		
(a) New installation (Prewired electrical)		X
(b) Replacement		X
(c) Repair with approved parts		X
(d) Adjustment and/or maintenance		X

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED? Yes	No
(e) Replacement with gas clothes dryer when modifications to electrical or gas systems are performed	X	
(5) **Clothes Dryer** (Gas)		
(a) New installation (Preplumbed gas)		X
(b) Replacement		X
(c) Repair with approved parts		X
(d) Adjustment and/or maintenance		X
(e) Replacement with electric clothes dryer when modifications to electrical or gas systems are performed	X	
(6) **Dishwasher**		
(a) New installation	X	
(b) Replacement		
(i) Cord connected		X
(ii) Direct wired	X	
(c) Repair		X
(d) Adjustment and/or maintenance		X
(7) **Doors** (Interior and Exterior)		
(a) Additional*	X	
(b) Replacement of door that fits into the same opening		X
(8) **Electrical**		
(a) Replacing main electrical panel******	X	
(b) Adding circuits	X	
(c) Extending existing circuit(s)	X	
(d) Replacing lighting fixtures****		X
(e) Replacing circuit breakers/fuses		X
(f) Replacing switches, receptacles, light bulbs, fluorescent tubes and glass or plastic shades		X
(g) Repairing bath exhaust fans		X
(h) Repairing fans in kitchen range hoods		X
(9) **Exterior Finish**		
(a) Painting		X
(b) Replacement of siding	X	
(10) **Furnace** (Electric)		
(a) New installation	X	
(b) Replacement	X	
(c) Repair		X
(d) Adjustment and/or maintenance		X
(e) Replacement with gas furnace	X	
(11) **Furnace** (Gas)		
(a) New installation	X	
(b) Replacement	X	
(c) Repair		X
(d) Change from LP Gas to Natural Gas or from Natural Gas to LP gas per its listing		X
(e) Adjustment and/or maintenance		X
(f) Replacement with electric furnace	X	
(12) **Gas Lines**		
(a) New installation	X	
(b) Extend existing gas line	X	

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED? Yes	No
(c) Repair	X	
(13) **Interior**		
(a) Painting, wall papering and similar finish work		X
(b) Replacement or addition of curtains, drapes, blinds, window shades and other window coverings		X
(c) Replacement of carpeting and other floor-covering materials with similar materials		X
(14) **Microwave Oven** (Over range)		
(a) New installation when electrical system modifications are performed	X	
(b) Replacement		X
(c) Repair		X
(d) Adjustment and/or maintenance		X
(15) **Microwave Oven** (Countertop)		X
(16) **Pellet Stove**		
(a) New installation	X	
(b) Replacement	X	
(c) Repair		X
(d) Adjustment and/or maintenance		X
(17) **Plumbing**		
(a) Adding plumbing fixtures***	X	
(b) Repairing damage***	X	
(c) Replacing fixtures***	X	
(d) Repairing fixtures***		X
(e) Replacement/repair of shower doors and curtains		X
(18) **Range/Cook Top/Eye Level Oven** (Electric)		
(a) Replacement		
(i) Cord connected		X
(ii) Direct wired	X	
(b) Repair with approved parts		X
(c) Adjustment and/or maintenance		X
(d) Replacement with gas appliance(s)	X	
(19) **Range/Cook Top/Eye Level Oven** (Gas)		
(a) New installation	X	
(b) Replacement		X
(c) Repair with approved parts		X
(d) Adjustment and/or maintenance		X
(e) Replacement with electric appliance(s)	X	
(20) **Roofing**		
(a) Reroofing	X	
(b) Applying liquid or mastic roof sealant to a metal roof		X
(c) Repair of damaged composition shingles		X
(21) **Structural changes**		
(a) Adding a dormer*	X	
(b) Truss repairs*	X	
(c) Add opening in wall**	X	
(d) Add gypsum board to walls or ceilings	X	

TYPE OF WORK	ALTERATION PERMIT AND INSPECTION REQUIRED? Yes	No
(e) Repair or replacing floor decking/ joists	X	
(22) **Water Heater** (Electric)		
(a) Replacement w/electric water heater	X	
(b) Repair		X
(c) Adjustment and/or maintenance		X
(d) Replacement with gas water heater	X	
(23) **Water Heater** (Gas)		
(a) Replacement w/gas water heater	X	
(b) Repair		X
(c) Change from LP gas to Natural Gas or from Natural Gas to LP gas per its listing		X
(d) Adjustment and/or maintenance		X
(e) Replacement with electric water heater	X	
(24) **Windows**		
(a) Replacement in same opening with no structural changes*****		X
(b) Replacement when structural changes are required	X	
(c) Replacement of glass		X
(25) **Wood Stove/Fireplace**		
(a) New installation	X	
(b) Replacement	X	
(c) Repair		X
(d) Adjustment and/or maintenance		X

*May also require a plan review. Please contact your local L&I representative.

** May also require a plan review. The department has detailed drawings you may use for openings in sidewalls. Please contact your local L&I representative.

***Fixtures include: Faucets, sinks, lavatories, laundry tubs, water closets (toilets), tubs, showers and tub/shower combos. A permit is not required for replacement of a like fixture as long as there are no changes to the existing water or drain lines.

****Fixtures must be installed per its listing and intended use.

*****Windows in bedrooms must be of egress type.

******Meter bases may only be installed by the manufacturer of the home unless repaired or replaced.

Note: Exemption from the permit and inspection requirements shall not be deemed to grant authorization for any work to be done in violation of the applicable code, chapter 296-150M WAC.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0302, filed 12/22/15, effective 2/1/16. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0302, filed 11/29/05, effective 1/1/06. Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0302, filed 12/14/04, effective 2/1/05. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0302, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.432, 43.22.434, 43.22.440, and 2001 c 335. WSR 02-03-048, § 296-150M-0302, filed 1/9/02, effective 1/9/02.]

WAC 296-150M-0306 What codes and requirements are applicable when altering a manufactured/mobile home? Alterations to a manufactured/mobile home must be in compliance with the Manufactured Home

Construction and Safety Standards, 24 C.F.R. Part 3280, as adopted by the Secretary for the Department of Housing and Urban Development (HUD) and the amendments to that federal standard adopted in this WAC chapter. The department will accept the following provisions, which supersede the applicable requirements in 24 C.F.R. Part 3280.

(1) Tested equivalent air condition/heat pump components that have been tested and listed for use with a particular furnace by a nationally recognized testing laboratory or air conditioners and heat pumps that are rated in accordance with Air-Conditioning, Heating and Refrigeration Institute (AHRI) standards. The blower motor of the furnace and/or air handler shall be tested at the time of installation to verify and document adequate cubic feet per minute of air flow as required by the manufacturer. Documentation of the blower motor test (such as a start-up sheet) is required to be provided on-site for the inspector at the time of inspection.

(2) Water heaters that are listed by a nationally recognized testing laboratory and installed per the manufacturer's installation instructions.

Note: For installation of electrical or gas furnaces and/or water heater in pre-HUD homes, the requirement of 24 C.F.R. Part 3280.203 for flame spread limitations is waived as long as the installation meets the requirement of the installed appliance for distance from combustibles. This does not apply when performing fire safety alterations for relocation as required by state law.

(3) Pellet stoves for installation that have been listed by a department approved nationally recognized testing laboratory. For a current list of approved laboratories, contact any department field office or the department at the address shown in WAC 296-150M-0020.

(4) All electrical alterations and additions to the manufactured/mobile home shall comply with the current edition of the National Electrical Code.

Electrical disconnects must be secured to a manufactured/mobile structural member (not the skirting) and have a 30" x 30" clearance for maintenance.

(5) The International Residential Code for structural alterations.

Note: The replacement of exterior siding is an alteration and requires the approval of the department and an alteration insignia.

(6) The use of corrugated stainless steel tubing (CSST) listed in accordance with ANSI LC-1/CSA 6.26 standard for "Fuel gas piping systems using corrugated stainless steel tubing" is allowed when installed according to the manufacturer's installation instructions for mobile/manufactured homes.

(7) Installation of gas room heaters in bedrooms must:

(a) Have direct vented (sealed combustion) and be listed as UL 307A for liquid fuel burning heater or ANSI Z21.88 and ANSI Z21.86 for vented gas fireplaces.

(b) Have a smoke detector, listed to Underwriters Laboratory (UL) 217. The smoke detector can either be hardwired or battery powered (ten-year battery) and installed according to the manufacturer's installation requirements.

(c) Have a carbon monoxide (CO) detector, listed to UL 2034. The CO detector must be installed according to the manufacturer's installation requirements.

(d) Have at least one means of egress.

(8) Carbon monoxide alarms are required to be installed in manufactured and mobile homes in accordance with RCW 19.27.530 adopted by the Washington state building council.

(a) For any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the

state building code before the buyer or any other person may legally occupy the residence following such sale.

(b) Maintenance of a carbon monoxide alarm in a building where a tenancy exists, including the replacement of batteries, is the responsibility of the tenant, who shall maintain the alarm as specified by the manufacturer.

(c) Real estate brokers licensed under chapter 18.85 RCW shall not be liable in any civil, administrative, or other proceeding for the failure of any seller or other property owner to comply with the requirements of this section or rules adopted by the building code council.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0306, filed 12/22/15, effective 2/1/16; WSR 08-12-041, § 296-150M-0306, filed 5/30/08, effective 6/30/08; WSR 07-05-063, § 296-150M-0306, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0306, filed 11/29/05, effective 1/1/06. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-0306, filed 8/22/00, effective 9/30/00. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0306, filed 6/4/99, effective 7/5/99. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0306, filed 6/30/98, effective 7/31/98.]

WAC 296-150M-0307 How may I obtain a copy of the Manufactured Home Construction and Safety Standards, Part 24, C.F.R. 3280? Copies of the federal standard may be obtained by writing to:

Director
Manufactured Housing Standards Division
Department of Housing and Urban Development
451 Seventh Street Southwest
Washington, D.C. 20410

[Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0307, filed 6/30/98, effective 7/31/98.]

WAC 296-150M-0309 How do I apply for alteration approval and obtain an alteration insignia? (1) To apply for alteration approval and the alteration insignia, you must:

(a) Complete an alteration permit form and an application for alteration insignia. You may purchase a permit online at the L&I website or by visiting the nearest L&I office.

(b) If applying using paper forms, submit the completed forms to the department, with the first hour of inspection fee and alteration insignia fee. Alterations requiring more than one inspection shall have the first hour inspection fee paid to the department prior to additional inspections. (See WAC 296-150M-3000.)

(2) The request for inspection of your alteration should be at least five days before the date you want the inspection.

(3) Once we approve your alteration, we will attach the alteration insignia to your manufactured home.

Note: Specifications, engineering data, and test results should be available for our inspector. If applicable, your approved design plan must also be available during the inspection.

(4) The department will provide written approval in the form of a fire safety certificate to the owner. The owner is required to forward this information to the authority having jurisdiction (AHJ) and/or county treasurer's office in which the mobile home will be located, if the mobile home passes the department's fire safety alteration inspection.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0309, filed 12/22/15, effective 2/1/16. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0309, filed 11/29/05, effective 1/1/06. Statutory Authority: RCW 43.22.340 and 43.22.480. WSR 99-13-010, § 296-150M-0309, filed 6/4/99, effective 7/5/99.]

WAC 296-150M-0310 What happens if I fail to get your approval prior to altering a manufactured home? If you alter a manufactured home without getting our approval and an alteration insignia, your manufactured (mobile) home must meet the requirements of WAC 296-150M-0049.

[Statutory Authority: Chapter 43.22 RCW and 2003 c 291. WSR 05-01-102, § 296-150M-0310, filed 12/14/04, effective 2/1/05. Statutory Authority: Chapter 43.22 RCW. WSR 98-14-078, § 296-150M-0310, filed 6/30/98, effective 7/31/98. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0310, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0320 What must I provide to request approval of an alteration? (1) For approval of an alteration, you must complete and return our alteration permit application form. The application must contain:

(a) A description of the proposed alteration(s);

(b) Applicable specifications, manufacturer's instructions, engineering data, test procedures and results; and

(c) Payment of the alteration permit fee, alteration insignia fee, and any inspection fees. (See WAC 296-150M-3000.)

Note: The department may waive alteration permit fees for indigent permit applicants. (See WAC 296-150M-0322.)

(2) For approval of a structural alteration, we must approve the design plan. This is in addition to the requirements stated in subsection (1) of this section. (See WAC 296-150M-0370.)

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0320, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0320, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0320, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0322 Data requirements for the identification of indigent persons. (1) Any one of the following documents shall be considered sufficient evidence upon which to base the final determina-

tion of indigent status, when the income information is annualized as may be appropriate:

(a) A "W-2" withholding statement from all employers for the previous year;

(b) Pay stubs from all employers for the previous year;

(c) An income tax return from the most recently filed calendar year;

(d) Forms approving or denying eligibility for medicaid and/or state-funded medical assistance;

(e) Forms approving or denying unemployment compensation; or

(f) Written statements from all employers for the previous year or welfare agencies.

(2) In the event that the responsible party is not able to provide any of the documentation described above, the department shall rely upon written and signed declarations under penalty of perjury from the responsible party for making a final determination of eligibility for classification as an indigent person.

(3) Information requests, from the department to the responsible party, for the verification of income and family size shall be limited to that which is reasonably necessary to substantiate the responsible party's qualification for indigent status, and may not be used to discourage applications for such status. Only those facts relevant to eligibility may be verified.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0322, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0323 What is the requirement for energy conservation inspection? Energy conservation inspections are random inspections for utilities and/or their contractors who have prior approval from the department and who provide energy conservation related equipment which affects the electrical systems of a manufactured or mobile home.

See WAC 296-150M-3000 for the fee for an energy conservation permit.

[Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-0323, filed 2/20/07, effective 4/1/07.]

WAC 296-150M-0330 How do I obtain alteration insignia information and the forms you require? Information to obtain alteration insignia information and forms may be found online at the L&I website or by contacting an L&I office.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0330, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0330, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0331 Does my alteration permit expire? Yes, your alteration permit will expire one year after the date of purchase.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0331, filed 12/22/15, effective 2/1/16; WSR 98-14-078, § 296-150M-0331, filed 6/30/98, effective 7/31/98.]

WAC 296-150M-0340 What must an engineering analysis for design plans include? (1) The engineering analysis must show that the structural design meets the requirements of this chapter.

(2) An engineering analysis must be conducted according to accepted engineering practices and must be signed by a professional engineer or architect licensed in Washington or by a DAPIA who approved the original design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0340, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0350 What must the test procedures and results for design plans include? (1) Tests to an alteration design must be performed and evaluated by a professional engineer or architect licensed in Washington or by a DAPIA who approved the original design plan.

(2) Test reports must contain the following items:

(a) A description of the methods or standards that applied to the test;

(b) Drawings and a description of the item tested;

(c) A description of the test set-up;

(d) The procedure used to verify the correct load;

(e) The procedure used to measure each condition;

(f) Test data, including applicable graphs and observations of the characteristics and behavior of the item tested;

(g) Engineering data; and

(h) Analysis, comments, and conclusion.

(3) The written test procedures, results, and conclusions must reference the applicable structural alteration design plan.

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0350, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0360 When is design plan approval required for an alteration? (1) Design plan approval is required when you make a structural alteration to your manufactured home. A design plan approval may require engineering by a professional engineer currently licensed and certified in the state of Washington.

(2) A structural alteration is a change to the body or frame of a manufactured home. For example:

(a) An alteration is made if you change the size of a room or the pitch of a roof on your manufactured home.

(b) Any addition such as a carport that adds structural load to the manufactured home and is not fully self-supporting is an alteration.

(c) Alterations or installations of other types of work (plumbing, electrical, etc.) that are incidental to the structural alteration.

(d) Rebuilding portions of the home or reroofing over existing roof.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0360, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0360, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0360, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0370 How do I obtain alteration design plan approval? (1) You must have your design plan approved by:

(a) A design approval primary inspection agency (DAPIA), if they approved the initial design plan; or

(b) A professional engineer or architect who is licensed in Washington state.

(2) You must submit two copies of your alteration design plan with the appropriate fee to us for review and approval. (See WAC 296-150M-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0370, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0380 How will I know whether you have approved my design plan? (1) Your design plan will be approved if it meets the requirements of this chapter and federal standards in 24 C.F.R. 3280.

(2) We will send you an approved copy of your design plan with the plan approval number.

(3) If your design plan is not approved, you will be notified in writing of plan deficiencies. You may send a corrected design plan to us. (See WAC 296-150M-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0380, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0390 If my design plan is not approved, how much time do I have to submit a corrected plan? (1) You have ninety days to correct and resubmit your original design plan and send us any applicable resubmittal fee after we notify you of plan deficiencies. After ninety days, your initial design plan is returned to you.

(2) If you submit your corrected design plan after ninety days, you must send the initial design plan fee instead of the resubmittal fee. (See WAC 296-150M-3000.)

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0390, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0390, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0410 What are the requirements for altering mobile/manufactured homes? (1) Roof over framing (dormer) additions to manufactured/mobile homes must meet the following requirements:

(a) Maintain a minimum twenty pound roof, live load, and provide documentation to the department.

(b) The dead load for the dormer must be the difference between the live load design of the roof and the roof design snow load of the manufactured/mobile home location (as per Snow Load Analysis for Washington, by Structural Engineers Association of Washington).

(c) Existing roofing material, other than the sheathing, must be completely removed under the dormer.

(d) An engineering analysis shall take into account the wind load on the structure, when the dormer extends above the original ridge line of the manufactured/mobile home.

(e) The engineer or architect of record must clarify in writing on the original stamped drawings that the design plans may be used on other manufactured/mobile homes of the same live load, for generic designs that are to be used more than one time.

(f) Submit all manufactured/mobile home alterations to the department to be reviewed by plan review for compliance.

(2) Reroofing of a manufactured/mobile home must be installed and vented according to the manufacturer's installation instructions. Installation of underlayment must follow the shingle manufacturer's LOW SLOPE INSTALLATION INSTRUCTIONS and/or the Asphalt Roofing Manufacturers Association (ARMA) instructions for installations under 4/12 pitch. For roof pitches above 4/12, the manufacturer's installation instructions or ARMA installation instructions still apply.

(a) Existing asphalt roof will require removal of the original asphalt roofing material prior to the installation of new asphalt roofing.

Reuse of plastic skylights is not allowed. Skylights must be curb mounted type and step flashed per roofing manufacturer and/or ARMA requirements.

(b) If the original asphalt roofing material is not removed and a second layer of asphalt roofing is added, an engineering analysis must be completed to ensure that the existing roof structure can support the additional load while maintaining a 20 pounds per square foot (psf) live roof load, or maintaining the specified roof load listed on the homes data compliance certificate.

(c) Metal roofing with or without insulation board applied after removing existing asphalt shingles must:

(i) Follow the roofing manufacturer's installation requirements.

(ii) Maintain minimum pitch of the roof as required by the roofing manufacturer's installation requirements.

(d) Metal roofing with or without insulation board over an existing metal roof must be installed per the manufacturer's installation requirements.

Skylights installed in mobile or manufactured homes with metal roofing must be installed with specific installation instructions. Installations, if not curb mount factory flashed type, shall be flashed and counter flashed per specific installation instructions detailed by the skylight manufacturer or the metal roofing manufacturer.

(e) Bonding of noncurrent-carrying metal parts: All exposed noncurrent-carrying metal parts that become energized shall be effectively bonded to the grounding terminal or enclosure of the distribution panel board (note: This includes metal roofing pursuant to MCHSS

3280.809(d)). A bonding conductor shall be connected between each distribution panel board and an accessible terminal on the chassis.

(3) Grounding terminals shall be of the solderless type and approved as pressure-terminal connectors recognized for the wire size used. Star washers or other approved paint-penetrating fitting shall be used to bond terminals to chassis or other coated areas. The bonding conductor shall be solid or stranded, insulated or bare and shall be No. 8 copper minimum, or equal. The bonding conductor shall be routed so as not to be exposed to physical damage. Protection can be afforded by the configuration of the chassis.

(4) Replacing floor decking must meet the following requirements:

(a) Plan review is not required for the following:

(i) The floor decking being replaced is not greater than eight feet by sixteen feet of each section of home. All edges shall be blocked.

(ii) Two-by-six blocking is added to each floor joist and secured with 16d nails at six inches on center.

(iii) Two-by-six blocking is added at the ends of the cut such that one-half is under the existing decking and one-half is under the decking being replaced and is secured with 16d nails, two at each joint.

(iv) Floor decking must be the same thickness and grade as originally installed.

(v) Adding decking that is secured with construction adhesive bead and #8x1-3/4 inch screws at six inches on center.

(b) Plan review is required, but engineering will not be required under the following condition:

(i) The floor decking being replaced is greater than eight feet by sixteen feet.

(ii) The decking being replaced is no more than fifty percent of the floor length, each section of home.

(iii) The decking being replaced is no more than seventy-five percent of the floor width, each section of home.

(c) If the floor decking being replaced is greater than eight feet by sixteen feet of each section of home, both plan review and engineering will be required.

(d) On generic designs that are to be used more than once, an engineer or architect must clearly state in writing on the original stamped drawings that the design plans may be used on other manufactured/mobile homes of the same manufacturer.

(5) Additions (i.e., rooms, garages, carports, etc.) added to manufactured/mobile homes.

(a) Labor and industries factory assembled structures section is responsible for any alterations to the manufactured/mobile home. This includes:

(i) Any opening that is added or changed.

(ii) Electrical circuits added to the addition that come from the electrical panel in the manufactured/mobile home.

(iii) Using the manufactured/mobile home for support of the addition.

(b) A plan review is required when adding an addition to a manufactured/mobile home for:

(i) Openings not constructed per the department.

(ii) Manufactured/mobile homes which use the structure for support of the addition.

(iii) Adding a dormer on the home.

Note: An engineer or architect licensed in Washington state must design the plans and seal the plans and calculations. The department's FAS plan review section will perform a plan review.

(c) Labor and industries electrical section is responsible for any electrical circuits added to a manufactured/mobile home's addition that comes from the pedestal where the electrical section has electrical inspection authority. Some cities have electrical inspection authority and would make those electrical inspections in their jurisdiction.

(d) Local jurisdiction (city or county) is responsible for the inspection of the addition except as noted above.

(e) Items to pay particular attention to:

(i) If the addition is being served by a required egress door:

• The lock must be removed and nonlocking passage hardware installed or the door may be removed entirely leaving a passageway. One of the required egress doors must be accessible from the doorway of each bedroom without traveling more than thirty-five feet.

• An exit door at least equal in size to the one removed must be installed in the addition.

(ii) If the addition is being served by a 3rd door and the other doors meet the egress requirements outlined above, no changes to the exterior door are required.

(iii) Electrical circuits run from the manufactured/mobile home electrical panel must:

• Be in conduit if routed under the home; and

• Terminate at the edge of the home in a junction box.

(iv) The addition may be flashed to the manufactured/mobile home for purposes of sealing the exterior joint and may have trim installed on the interior for finishing.

(6) Attaching awnings and carports and garages.

(a) Self-supporting awnings and carports.

When awnings and carports are self-supporting they may be flashed to the manufactured/mobile home and no permit is required from L&I FAS section. The awnings and/or carports must be constructed to not block required egress doors or windows. Please check with your local jurisdiction building department for any permits required by them.

(b) Awnings and carports using the home for support.

Aluminum or wood awnings and carports that use the manufactured/mobile home for support will need to:

• Have the connections to the home designed and the additional load on the home analyzed by an engineer or architect licensed in Washington state. The engineer or architect will need to seal these designs and calculations;

• The installer must submit the designs to the FAS plan review section for a review; and

• The installer must have the installation inspected, after the plans are approved.

(c) Manufactured home comes from factory garage ready.

If the manufactured home comes from the factory garage ready, no inspection is required by L&I. Garage ready from the factory means:

• Dormers, if required, are installed by the factory;

• All gypsum board required on the home has been installed at the factory;

• Any door between the home and the garage meets the requirements for separation of a residence from a garage as required by the building code;

• All electrical installations meet the requirements of the National Electrical Code for one hour walls;

• The dryer outlet termination has been designed at the factory to not exhaust into the garage; and

• No other changes are required to the manufactured home at the installation site.

Note: If any changes are required to the manufactured home at the installation site, an alteration permit is required from the department.

(d) Manufactured/mobile home is not garage ready.

If the manufactured/mobile home is not garage ready when it leaves the factory, an alteration permit is required. Engineering analysis and plan review may also be required if additional loads are placed upon the home or openings are made or changed.

The following are some examples of when a plan review would be required:

• A dormer is added;

• An opening in the home is made or changed (note: Openings constructed to the department's approved details would not require a plan review); and

• Gypsum board is added to the wall of the home.

Items to also be aware of:

When a garage is to be attached to a manufactured/mobile home, the following must also be considered:

• The means of egress through exterior doors is not compromised (two are required);

• The means of egress from the bedroom(s) is not compromised (one egress directly to the exterior from each); and/or endwalls are usually shearwalls and any additional openings in them will need an engineering analysis and plan review to substantiate.

(7) Decertification of a manufactured/mobile home.

(a) Can only be decertified if the jurisdiction having authority will allow the unit to remain on the property.

(b) All electrical components, including the electrical panel, receptacles, switches and light must be removed and wires cut to where they enter the device.

(c) All plumbing fixtures and exposed plumbing water, drain and waste lines must be cut off where they enter any wall, floor or ceiling.

(d) All mechanical components including water heaters, furnaces, and kitchen appliances must be removed from the home.

(8) Installation of gas lines on manufactured homes:

(a) Gas lines must be material approved for gas distribution in manufactured/mobile homes.

(b) Must have a report available showing that the gas line tests were completed successfully. Either of the following shall be acceptable:

(i) A "Gas Piping Test Affidavit" completed and witnessed by a Washington state registered mechanical contractor representative who shall prepare a report. The test shall meet the requirements of the current HUD C.F.R. 3280 705 (8)(i)(ii).

(ii) The test must be witnessed by an L&I inspector.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0410, filed 12/22/15, effective 2/1/16; WSR 08-12-041, § 296-150M-0410, filed 5/30/08, effective 6/30/08; WSR 07-05-063, § 296-150M-0410, filed 2/20/07, effective 4/1/07.]

Inspection

WAC 296-150M-0500 When must an inspection be requested? (1) You must purchase a permit and request an inspection from the department, if you are altering a manufactured home. Note: Purchasing the permit is not the same as requesting the permit. You may request an inspection online at the L&I website, in person at the time of purchase, or by calling an L&I office.

(2) You must request an inspection by the local enforcement agency, for manufactured home installations. Note: In some jurisdictions it may be the department that performs the installation inspection.

(3) The installation of manufactured homes must be enforced and fees charged by the counties and cities in the same manner the State Building Code is enforced under RCW 19.27.050.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0500, filed 12/22/15, effective 2/1/16. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0500, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0530 Am I charged if I request an inspection but am not prepared when you arrive? If you ask us to inspect your manufactured home or your alteration, but you are not prepared when we arrive, you must pay the minimum inspection fee. (See WAC 296-150M-3000.)

[Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-0530, filed 10/23/96, effective 11/25/96.]

WAC 296-150M-0540 How do I obtain a fire safety certificate to site my pre-HUD home? In order to install a pre-HUD home in Washington, you will need to obtain and pass an inspection by the department. To apply for a fire safety certificate, you must:

(1) Complete an alteration permit form and a fire safety certificate application. We will provide you the forms on request.

(2) A fire safety preinspection checklist can be obtained at your local labor and industries office or on the web at http://www.lni.wa.gov/tradeslicensing/fas.

(3) Submit the completed forms to the department, with the inspection fee and the site placement form. (See WAC 296-150M-3000, Manufactured/mobile home fees.)

(4) Any other alterations to the home that have not been previously inspected and approved by the department will cause the approval of this inspection to be denied. A permit and inspection will need to be completed for these alterations before approval of the fire safety certificate is issued.

(5) Once we approve the inspection, we will provide you with a completed alteration permit and fire safety certificate.

Note: After the home has been sited, any subsequent move will require a separate fire safety certificate. RCW 46.44.170.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0540, filed 12/22/15, effective 2/1/16. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0540, filed 11/29/05, effective 1/1/06.]

WAC 296-150M-0550 What is required to meet the fire safety certificate requirements? You will need to complete the following requirements for your pre-HUD home. (A pre-HUD home is defined as a mobile home manufactured before June 15, 1976, not built to the HUD standards.)

(1) **Wiring system.** Aluminum wiring is not permitted for use in fifteen and twenty amp branch circuits. You must do one of the following:

(a) Rewire the fifteen and twenty amp branch circuits in copper.

(b) Install receptacles and switches that are approved for the use of either aluminum or copper (i.e., they will be marked AL/CU); or

(c) Install copper "pig tail" connections using wire connectors approved for aluminum wire between the aluminum wire and the receptacle/switch/light fixture/bath and fans/range hoods.

Additionally, if the circuit breakers in the electrical panel for fifteen and twenty amp circuits are not approved for aluminum wiring, the breakers either need to be replaced with those that are acceptable for aluminum wire or they need to be pig tailed with copper wire and wire nuts acceptable for aluminum wire.

(2) **Fire protection.**

(a) Walls, doors and ceilings in the water heater and furnace compartments shall be protected by materials with a flame spread rating not exceeding twenty-five. (This can be met with gypsum wallboard having a minimum thickness of 5/16 inch or ceramic tile.)

(b) The range hood must be at least as wide as the appliance and have a lower front edge or "eyebrow" which extends at least three inches past the cabinet above.

(c) The surfaces of the exposed walls adjacent to and within six inches of a range or cooktop appliance must be composed of gypsum wallboard, with a minimum thickness of 5/16 inch, or ceramic tile. Kitchen cabinets constructed of combustible material that is located above a range or cooktop must be a minimum of twenty-four inches above the cooking surface. The cabinets must be protected on the bottom and on the exposed sides within six inches of either side of the appliance, by covering the surface with gypsum wallboard, with a minimum thickness of 5/16 inch, and installing a metal hood above the cooking appliance. A minimum of 3/8 inch gap is required between the cabinet and the gypsum on top of the hood.

(d) No window may be within twelve inches of the edge of a burner or element of the cooking appliance.

(3) **Emergency egress.**

(a) Every bedroom or other room designed expressly for sleeping purposes must have a window that meets the minimum requirements of at least 5.0 square feet of opening for emergency egress.

(b) Rooms that have a door, with a minimum clear opening of twenty-eight inches wide by seventy-two inches high, which opens directly to the outside do not need to have an emergency egress window.

(c) Windows and devices must be installed in a manner which allows for proper operation.

(d) The bottom of the opening of an egress window shall be no more than thirty-six inches above the floor.

(e) The height of the bottom of the window can be increased to forty-four inches when the clear net area is increased to 5.7 square feet of opening.

(4) **Smoke detectors.**

(a) Smoke detectors are required at each hallway or area giving access to a bedroom or group of bedrooms. When a furnace is located in the hall giving access to the bedrooms, the detector is to be located between the living area and the return air grill of the furnace.

(b) Smoke detectors must be installed on a wall and must be permanently wired and installed on a J-box with splices terminating inside the box.

(c) A smoke alarm with a rated life of ten years and provided with a listed ten year battery can be used in lieu of wired smoke detector.

(d) The smoke detector may not be switched and if more than one smoke detector is installed, then each one is to be wired on a different branch circuit.

(e) Smoke detectors do not need to be wired together to sound simultaneous alarms.

[Statutory Authority: Chapter 43.22 RCW. WSR 16-01-163, § 296-150M-0550, filed 12/22/15, effective 2/1/16. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0550, filed 11/29/05, effective 1/1/06.]

AUDIT

WAC 296-150M-0705 Definitions applicable to this part. "Audit" means an assessment, evaluation, examination or investigation of a contractor's accounts, books and records for the purpose of verifying the contractor's compliance with RCW 43.22.360 through 43.23.390 requiring permits for alterations to manufactured and mobile homes.

"Records" include, but are not limited to, all bids, invoices, billing receipts which show that the work was performed on a manufactured/mobile home, permits purchased from labor and industries for alterations to manufactured/mobile homes, purchases of materials and payroll records.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0705, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0715 May the department audit the records of a contractor? Yes, based on RCW 43.22.434 the department may audit the records of contractors as defined in chapter 18.27, 18.106, or 19.28 RCW when the department has reason to believe that a violation of the permitting requirements has occurred.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22

RCW. WSR 03-12-044, § 296-150M-0715, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0725 What procedures will the department follow when auditing the records of construction, plumbing and electrical contractors? The department will follow the following procedures when auditing:

(1) The time period covered by the audit may be less than one year but will not exceed three years from the date of notification of an audit.

(2) Every construction, plumbing and electrical contractor must keep records of jobs performed for at least the time frames specified in subsection (1) of this section. Upon the request of the director's authorized representative, these records must be made available to the department for inspection within seven business days.

(3) The department's audits may include, but may not be limited to, the following:

(a) An audit to determine if the contractor performed work on a manufactured or mobile home without procuring the proper permit;

(b) An audit to determine if the contractor failed to correct within twenty days any violations noted on an alteration permit; and

(c) An audit covering a specific time period and examining a contractor's records, which may include billing information, location of where the work was performed, type of work performed, for whom the work was performed, etc.

(4) Any information obtained as a result of an audit under provisions of RCW 43.22.434 is confidential and is not open to public inspection under chapter 42.17 RCW.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0725, filed 5/30/03, effective 5/30/03.]

PENALTIES

WAC 296-150M-0800 Definitions applicable to this part. "Administrative law judge" is any person appointed by the chief administrative law judge (as defined in RCW 34.12.020(2)) to preside at a notice of infraction appeal hearing convened under chapter 43.22 RCW.

"Appeal hearing" is any proceeding in which an administrative law judge is empowered to determine legal rights, duties or privileges of specific parties on behalf of the director.

"Appellant" means any person, contractor, firm, partnership, corporation, or other entity that has filed an appeal.

"Compliance inspector" refers to the departmental staff responsible for investigating potential violations of chapter 43.22 RCW.

"Contractor" is as defined in chapters 18.27, 18.106, and 19.28 RCW.

"Department" refers to the department of labor and industries.

"Infraction" means a violation of chapter 43.22 RCW as cited by the department's compliance inspectors.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0800, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0805 How does the department ensure that a contractor, firm, partnership, or corporation complies with the requirements of chapter 43.22 RCW? The department of labor and industries ensures that contractors, firms, partnerships, and corporations comply with the requirements of chapter 43.22 RCW and this chapter which require the contractor or homeowner to purchase the appropriate permits and the department will inspect all alterations to manufactured and mobile homes by:

(1) Inspecting manufactured and mobile home job sites by the department's compliance inspectors; or

(2) Auditing the records of contractors per WAC 296-150M-0715.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0805, filed 5/30/08, effective 6/30/08. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-0805, filed 11/29/05, effective 1/1/06. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0805, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0810 What violations of chapter 43.22 RCW can result in the issuance of a notice of infraction? (1) Under chapter 43.22 RCW, the department can issue a notice of infraction to a firm, partnership, or corporation for:

(a) Failure to obtain a permit before altering a manufactured or mobile home as required by chapter 296-150M WAC;

(b) Failure to correct violations noted as a result of an inspection requested as a result of having purchased a permit.

(2) Each worksite at which a violation occurs constitutes a separate infraction.

(3) Each day on which a violation occurs constitutes a separate infraction.

(4) See WAC 296-150M-0860 for the specific monetary penalties associated with each of the violations discussed in this section.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0810, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0810, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0815 What information must be included in a notice of correction? When a contractor violates chapter 43.22 RCW, the department may issue a notice of correction which must contain the following:

(1) A description of the violation;

(2) A statement of what is required to correct the violation;

(3) The date by which the department requires corrections to be achieved; and

(4) Notice of the individual or department office that must be contacted to obtain a permit or other compliance information.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-03-120, § 296-150M-0815, filed 1/22/08, effective 3/1/08. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0815, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0820 Who can be issued a notice of infraction? A contractor, firm, partnership, or corporation may be issued a notice of infraction for violations of chapter 43.22 RCW and this chapter.

The department must by certified mail send the written notice of infraction penalties imposed under chapter 43.22 RCW and this chapter to the last known address of the party named in the notice.

[Statutory Authority: Chapter 43.22 RCW. WSR 08-12-041, § 296-150M-0820, filed 5/30/08, effective 6/30/08. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0820, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0830 How does a contractor, firm, partnership, or corporation appeal a notice of infraction? The contractor, firm, partnership, or corporation must:

(1) File two copies of an appeal notice, specifying the reasons for the appeal, at the office designated on the notice of infraction; and

(2) File the appeal notice within twenty days of the mailing of the infraction.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0830, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0835 Who presides over an appeal hearing and where is it held? An administrative law judge from the office of administrative hearings will preside over the hearing and give a decision. The hearing shall be conducted in the county where the infraction occurred. However, both the appellant and the department have a right to ask the administrative law judge to change the hearing's location.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0835, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0840 Who will represent the appellant and the department at the appeal hearing? Appellants may either represent them-

selves or be represented by an attorney. The department shall be represented by the office of attorney general.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0840, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0845 How is the appeal hearing conducted? The hearing process shall be conducted according to chapter 34.05 RCW, Administrative Procedure Act and chapter 10-08 WAC. All appeals of the hearing decision shall be to the superior court according to chapter 34.05 RCW.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0845, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0855 What does the department do with the appeal notices that they receive? (1) Appeal notices that are received timely are first reviewed by the department for purposes of reconsideration.

(2) Appeal notices that are not received timely will be returned to the appellant with appeal rights stated.

(3) Appeal notices that are received timely and are not reconsidered according to subsection (1) of this section are recorded and forwarded to the office of the attorney general then to the office of administrative hearings.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0855, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0860 What monetary penalties will be assessed for an infraction issued for violations of chapter 43.22 RCW and this chapter? Monetary penalties that may be assessed for a violation of chapter 43.22 RCW and this chapter are:

Monetary Penalties	Dollar Amount
First Violation	$ 200.00*
Second Violation	$ 400.00
Third Violation	$ 800.00
Each Additional Violation	$ 1,000.00

* Minimum penalty per violation. Once a violation of chapter 43.22 RCW and this chapter becomes a final judgment, any additional violation is subject to an increased penalty as set forth in the above table.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0860, filed 5/30/03, effective 5/30/03.]

WAC 296-150M-0865 When must a contractor, firm, partnership, or corporation pay assessed monetary penalties? (1) If a contractor, firm, partnership, or corporation named in a notice of infraction does not choose to appeal the notice, then the contractor, firm, partnership, or corporation must pay the department the amount of the penalty prescribed for the infraction.

(2) After an administrative law judge decides that an infraction has been committed, a contractor who does not appeal the decision to a superior court, has thirty days to pay any outstanding monetary penalties.

[Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-0865, filed 5/30/03, effective 5/30/03.]

MANUFACTURED HOME FEES

WAC 296-150M-3000 Manufactured/mobile home fees.

DESIGN PLAN FEES:	
STRUCTURAL ALTERATION	$244.70
RESUBMITTAL FEE	$107.80
ADDENDUM (Approval expires on the same date as original plan.)	$107.80
ELECTRONIC PLAN SUBMITTAL FEE $7.30 per page for the first set of plans and $1.00 per page for each additional set of plans. These fees are in addition to any applicable design plan fees required under this section.	
DEPARTMENT INSPECTION FEES:	
Combination permit - Mechanical and electrical inspections	$267.50
Heat pump	$267.50
Air conditioning	$267.50
Air conditioning with replacement furnace	$267.50
Gas furnace installation includes gas piping	$267.50
Fire safety inspection	$267.50
MECHANICAL	
Gas*** piping	$118.70
Wood stove	$118.70
Pellet stove	$118.70
Gas*** Room heater	$118.70
Gas*** Decorative appliance	$118.70
Range: Changing from electric to gas***	$118.70
Gas*** Water heater replacement	$88.80
ELECTRICAL	
Electric water heater replacement	$148.50
Electric water heater replacing gas*** water heater	$148.50
Each added or modified 120 volt circuit (maximum charge is two circuits)	$148.50
Each added 240 volt circuit (for other than heat pumps, air conditioners, furnaces, water heaters, ranges, hot tubs or spas)	$148.50
Hot tub or spa (power from home electrical panel)	$148.50
Replace main electrical panel/permanently installed transfer equipment	$148.50
Low voltage fire/intrusion alarm	$148.50
Any combination of furnace, range and water heater changing from electric to gas***	$148.50
PLUMBING	
Fire sprinkler system	$334.10
Each added fixture	$88.80
Replacement of water piping system (this includes two inspections)	$298.30

STRUCTURAL	
Inspection as part of a mechanical/fire safety installation (cut truss/floor joist, sheet rocking)	$133.20
Reroofs (may require a plan review)	$238.20
Changes to home when additions bear loads on home per the design of a professional (also requires a plan review)	$238.20
Other structural changes (may require a plan review)	$238.20
MISCELLANEOUS	
OTHER REQUIRED INSPECTIONS (per hour*)	$97.40
ALL REINSPECTIONS (per hour*)	$97.40
Manufactured home installation inspection permit (only available in cities and counties with L&I inspection contract)	$683.10
Refund	$29.20
INSIGNIA FEES:	
REISSUED - LOST/DAMAGED	$29.20
IPIA	
DEPARTMENT AUDIT FEES	
REGULARLY SCHEDULED IPIA AUDIT:	
First inspection on each section (one time only)	$48.70
Second and succeeding inspections of unlabeled sections (per hour*)	$107.80
OTHER IPIA FEES:	
Red tag removal during a regularly scheduled IPIA audit (per hour* separate from other fees)	$107.80
Red tag removal at a time other than a regularly scheduled IPIA audit (per hour* plus travel time* and mileage**)	$107.80
Increased frequency surveillance (per hour* plus travel time* and mileage**)	$107.80
Attendanc e at manufacturers training classes (per hour* only)	$107.80
Subpart "I" investigations (per hour* plus travel time* and mileage**)	$107.80
Alterations to a labeled unit (per hour* plus travel time* and mileage**)	$107.80
IPIA Issues/Responses (per hour* plus travel time* and mileage**)	$107.80
Monthly surveillance during a regularly scheduled IPIA audit (per hour* plus travel time* and mileage**)	$107.80
Monthly surveillance at a time other than a regularly scheduled IPIA audit (per hour* plus travel time* and mileage**)	$107.80
Plant certifications, recertifications and addenda updates (per hour* plus travel time* and mileage** per each inspector)	$107.80
Response to HBT audit during a regularly scheduled IPIA audit (per hour*)	$107.80
Response to HBT audit at a time other than a regularly scheduled IPIA audit (per hour* plus travel time* and mileage**)	$107.80
Alternative construction (AC) letter inspections at placement site (per hour* plus travel time* and mileage**)	$107.80
Replacement of HUD labels (per hour* plus travel time* and mileage**)	$107.80
State administrative agency (SAA) inspection fee (per hour* plus travel time* and mileage**)	$107.80
State administrative agency (SAA) dispute resolution filing fee	$107.80
State administrative agency (SAA) dispute resolution (per hour*)	$107.80
OTHER FEES:	
FIELD TECHNICAL SERVICE (per hour plus travel time* and mileage**)	$100.30
PUBLICATION PRINTING AND DISTRIBUTION OF RCWs AND WACs (one free copy per year upon request)	$19.50
VARIANCE INSPECTION FEE	$238.20
HOMEOWNER REQUESTED INSPECTION	$238.20
DECERTIFICATION OF A MOBILE/MANUFACTURED HOME	$238.20
DEMOLITION OF A MOBILE/MANUFACTURED HOME	$238.20
ENERGY CONSERVATION PERMIT	$40.20

NOTE: Local jurisdictions may have other fees that apply.

*Minimum charge of 1 hour; time spent greater than 1 hour is charged in 1/2 hour increments.
**Per state guidelines.
***Gas means all gases; natural, propane, etc.

[Statutory Authority: Chapters 18.27, 19.28, 70.87, 43.22, 43.22A, and 18.106 RCW. WSR 26-10-060 (Order 25-30), s 296-150M-3000, filed 5/5/26, effective 7/1/26. Statutory Authority: Chapters 43.22 and 43.22A RCW. WSR 24-21-131, s 296-150M-3000, filed 10/22/24, effective 1/1/25; WSR 23-21-084, § 296-150M-3000, filed 10/17/23, effective

12/1/23; WSR 22-19-074, § 296-150M-3000, filed 9/20/22, effective 11/1/22; WSR 22-01-193, § 296-150M-3000, filed 12/21/21, effective 1/31/22; WSR 21-07-126, § 296-150M-3000, filed 3/23/21, effective 4/23/21; WSR 20-04-081, § 296-150M-3000, filed 2/4/20, effective 3/6/20. Statutory Authority: Chapters 18.27, 70.87, 43.22, and 43.22A RCW. WSR 18-24-102, § 296-150M-3000, filed 12/4/18, effective 1/4/19. Statutory Authority: Chapter 43.22 RCW and 2011 1st sp.s. c 50. WSR 12-06-069, § 296-150M-3000, filed 3/6/12, effective 4/30/12. Statutory Authority: Chapters 18.106, 43.22 RCW, 2008 c 285 and c 329. WSR 08-12-042, § 296-150M-3000, filed 5/30/08, effective 6/30/08. Statutory Authority: Chapters 18.27, 18.106, 43.22, and 70.87 RCW. WSR 07-11-128, § 296-150M-3000, filed 5/22/07, effective 6/30/07. Statutory Authority: Chapter 43.22 RCW. WSR 07-05-063, § 296-150M-3000, filed 2/20/07, effective 4/1/07. Statutory Authority: Chapters 18.106, 43.22, and 70.87 RCW. WSR 06-10-066, § 296-150M-3000, filed 5/2/06, effective 6/30/06. Statutory Authority: Chapter 43.22 RCW and 2005 c 399. WSR 05-24-020, § 296-150M-3000, filed 11/29/05, effective 1/1/06. Statutory Authority: Chapters 18.27, 43.22, and 70.87 RCW. WSR 05-12-032, § 296-150M-3000, filed 5/24/05, effective 6/30/05. Statutory Authority: Chapters 18.27 and 43.22 RCW. WSR 04-12-048, § 296-150M-3000, filed 5/28/04, effective 6/30/04. Statutory Authority: RCW 43.22.340, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.480, and 43.22.485, 2002 c 268, and chapter 43.22 RCW. WSR 03-12-044, § 296-150M-3000, filed 5/30/03, effective 5/30/03. Statutory Authority: RCW 43.22.350, 43.22.434, 43.22.480, 43.22.500, 18.27.070, 18.27.075, 70.87.030, 19.28.041, 19.28.051, 19.28.101, 19.28.121, 19.28.161, 19.28.201, 19.28.211, 19.28.341, 2001 c 159, and chapters 43.22, 19.28, 18.27, and 70.87 RCW. WSR 01-12-035, § 296-150M-3000, filed 5/29/01, effective 6/29/01. Statutory Authority: RCW 43.22.340, 43.22.350, 43.22.355, 43.22.360, 43.22.400, 43.22.432, 43.22.433, 43.22.434, 43.22.450, 43.22.480, and 43.22.485. WSR 00-17-148, § 296-150M-3000, filed 8/22/00, effective 9/30/00. Statutory Authority: Chapters 43.22, 18.27, 70.87 and 19.28 RCW. WSR 99-12-080, § 296-150M-3000, filed 5/28/99, effective 6/28/99. Statutory Authority: Chapters 18.106, 18.27 and 43.22 RCW. WSR 98-12-041, § 296-150M-3000, filed 5/29/98, effective 6/30/98. Statutory Authority: RCW 70.87.030, 18.27.070, [18.27.]075, 43.22.350, [43.22.]355, [43.22.]434 and [43.22.]480(2). WSR 97-11-053, § 296-150M-3000, filed 5/20/97, effective 6/30/97. Statutory Authority: RCW 43.22.340, [43.22.]355, [43.22.]360, [43.22.]432, [43.22.]440 and [43.22.]480. WSR 96-21-146, § 296-150M-3000, filed 10/23/96, effective 11/25/96.]