

TITLE 16

STANDARDS FOR FACTORY ASSEMBLED STRUCTURES
(MANUFACTURED HOMES, MOBILE HOMES, MODULAR BUILDINGS, COMMERCIAL
COACHES, RECREATIONAL VEHICLES, RECREATIONAL PARK TRAILERS, TINY
HOMES, AND CONCESSION TRAILERS)

Chapters:

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Chapter 16.04

APPLICABILITY

Sections:

16.04.010 Applicability

16.04.010 Applicability

There is adopted by Klickitat County, standards regarding the permanent or temporary placement of factory assembled structures (manufactured homes, mobile homes, modular buildings, commercial coaches, recreational vehicles, recreational park trailers, tiny homes and concession trailers) within the unincorporated areas of Klickitat County. The purpose of this Title is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating the placement and installation of these types of factory assembled structures in existence at the time of the adoption of the ordinance codified in this Chapter. These structures may have their existing use or occupancy continue if such use or occupancy was

legal at the time of adoption of the ordinance, provided such continued use is not dangerous to life or public welfare. Factory assembled structures require the approval of the Washington State Department of Labor and Industries (L&I) and shall have the appropriate label affixed.

Chapter 16.08

APPEALS

Sections:

16.08.010 Appeals of Installation Requirements

16.08.020 Other Appeals

16.08.010 - Appeals of Installation Requirements

If a dispute concerning an installation requirement of this Title arises between any person or business and the Klickitat County Building Department, the dispute may be submitted to the State Factory Assembled Structures Advisory Board for its opinion as to the proper interpretation of the requirement.

16.08.020 - Other Appeals

Other appeals shall be referred to the Building Code Board of Appeals.

Chapter 16.12

SEVERABILITY

Sections:

16.12.010 Severability

16.12.010 - Severability

If any section, subsection, sentence, clause or phrase of this Title is for any reason held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

Chapter 16.16

PENALTY FOR VIOLATION

Sections:

16.16.010 Penalty for Violation

16.16.010 - Penalty for Violation

- A. Any person violating the provisions of this Title is subject to penalty pursuant to Klickitat County Municipal Code Chapter 1.20.
- B. Further, violation of this Title is declared unlawful and a public nuisance. Actions against such nuisances may be brought by the owner or owners of land lying within the county or by residents of the county; or the Prosecuting Attorney may commence actions(s) or proceedings, to obtain such relief as will abate or remove buildings, structures or uses or will restrain any person from setting up, erecting, building, moving or maintaining any such building or structure, or using any property contrary to the provisions of county ordinances and resolutions.

Chapter 16.20

CONFLICT

Sections:

16.20.010 Conflict

16.20.010 - Conflict

Whenever any conflict occurs between any section of this Title and the Codes referred to in this Title, the most restrictive shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Chapter 16.24

DEFINITIONS

Sections:

16.24.010 Definitions

16.24.010 - Definitions

- A. "Alteration" (commercial coach) is the replacement, addition, modification, or removal of any equipment or installation that affects the construction, fire and life safety, or the plumbing, mechanical, and electrical systems of a commercial coach.
- B. "Alteration" (manufactured home) 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.
- C. "Alteration Insignia" is an insignia issued by the Department of Labor and Industries (L&I) to verify that an alteration to a factory assembled structure meets the requirements of Federal Law 24 CFR 3280 and applicable state law.
- D. "Anchoring System" is the means used to secure factory assembled structures to approved fastening devices. It may include straps, cables, turnbuckles, bolts, fasteners, and other components.
- E. "ANSI" is the American National Standards Institute, Inc. and the institute's rules applicable to manufactured homes, ANSI A225.1 Manufactured Homes Installation, 1994 edition, except Section 3.5.2 – Ground Cover and Section 4.1.3.3 – Clearance.
- F. "Commercial Coach" is a structure (referred to as a unit) that:
 - 1. Can be transported in one or more sections;
 - 2. Is used for temporary commercial purposes;
 - 3. Is built on a permanent chassis;
 - 4. Conforms to the construction standards of this Chapter;
 - 5. May include plumbing, mechanical, electrical and other systems.

Note: A commercial coach may not be used as a single-family dwelling or hazardous storage building. A commercial coach does not have to be placed on a permanent foundation.

- G. "Concession Trailer" is a structure (referred to as a unit) that:
 - 1. Is used to sell food or other items;
 - 2. Has employees working inside while serving customers on the outside;
 - 3. Has at least one of the following:
 - a. 120V electrical system or greater;

- b. Water or drain system;
 - c. Propane gas piping system.
- H. "Footing" is the portion of the support system that transmits loads from the structure to the ground.
- I. "Foundation Skirting" or "Skirting" is the material that surrounds and encloses the space under a factory assembled structure.
- J. "Garage Ready" means:
 - 1. Dormers, if required, are installed by the factory;
 - 2. All gypsum board required on the home has been installed at the factory;
 - 3. Any door between the home and the garage meets the requirements for separation of a residence from a garage as required by Klickitat County Code (KCC), Title 15;
 - 4. All electrical installations meet the requirements of the National Electrical Code for one hour walls;
 - 5. The dryer outlet termination has been designed at the factory to not exhaust into the garage;
 - 6. No other changes are required to the manufactured home at the installation site; and
 - 7. Documentation of compliance shall be required.
- K. "HUD" is the United States Department of Housing and Urban Development with headquarters located in Washington, D.C.
- L. "Installation" is the activity needed to prepare a building site and to set a manufactured home within that site. Klickitat County Building Department does not prescribe installation requirements.
- M. "Installed" is a factory assembled structure that has been placed on either private property or in a park and has been installed for occupancy. Installation includes the approval of the blocking of the structure, and the connection to all of the utilities, including water, sewer, electrical and all other applicable provisions.
- N. "Listed" means that a piece of equipment, a component or an installation appears in a list published by an approved testing or listing agency.
- O. "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:
 - 1. Includes plumbing, heating, air conditioning, and electrical systems;
 - 2. Is built on a permanent chassis; and
 - 3. 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 CFR 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 CFR 3282.13.

P. “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. Mobile homes manufactured after July 1, 1968 shall have affixed thereto, an insignia of approval from Washington State Department of Labor and Industries.

Q. “Modular Buildings” are buildings which are constructed in factories or other off-site locations, including equipment shelters entered by personnel.

R. “Permanent” means occupancy by persons or individuals for more than sixty days in any one consecutive twelve month period or occupied continuously for more than thirty days unless placement is for security or “job shack” purposes ancillary to a construction site.

Exception: Recreational Vehicles and Recreational Park Trailers located in a Mobile Home or Recreational Vehicle Park legally established pursuant to Klickitat County Code, Title 22. (Revised by Ordinance #O043013)

S. “Placed” means the same as “Installed”.

T. “Recreational Park Trailer” means a trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use that complies with requirements of WAC 296-150P. A recreational park trailer shall not be permanently placed unless provided with a HUD insignia.

U. “Recreational Vehicle” is a vehicular type unit primarily designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own mode of power or is mounted on, or towed by, another vehicle. Recreational vehicles include: camping trailers, fifth-wheel trailers, motor homes, travel trailers, tiny homes on wheels, and truck campers that comply with requirements of WAC 296-150R. A recreational vehicle shall not be permanently placed unless provided with a HUD insignia.

V. “Relocatable Building” is a partially or completely assembled building constructed and designed to be reused multiple times and transported to different building sites.

W. “Temporary Use” (manufactured homes, recreational vehicle, park trailer, tiny home) means placement in conjunction with a residential building permit pursuant to KCC Title 16, Section 16.44.010 (B).

Exception: Recreational Vehicles and Recreational Park Trailers located in a Mobile Home or Recreational Vehicle Park legally established pursuant to Klickitat County Code, Title 22. (Revised by Ordinance #O043013)

- X. "Tiny Homes" There is no official definition of a "tiny home." All tiny homes in Washington State must meet either the State Building Code requirements (RCW19.27.031), Park Model RV (PMRV) requirements, the Recreational Vehicle (RV) requirements (RCW43.22.340) or the HUD Manufactured Home Construction and Safety Standards (CFR3280) depending on how it will be used and constructed.
- Y. L & I means Washington State Department of Labor and Industries. L & I is the governing authority on manufactured/factory assembled structures and their requirements.

Chapter 16.28

INSTALLATION PERMITS

Sections:

16.28.010 Installation Permits

16.28.010 Installation Permits

The owner or applicant must obtain an installation permit from Klickitat County Building Department before a Factory Assembled Structure can be permanently or temporarily placed on any site within the unincorporated areas of Klickitat County. The applicant shall, upon the approval of the application by the concerned departments, remit a permit fee as described in Klickitat County Code (KCC) Title 16, Section 16.48. A Factory Assembled Structure shall not be delivered to the site until it has been verified that a placement/installation permit has been issued by the Building Department. The Building Department shall issue the permit after it has determined that all applicable building, zoning, potable water, sewage disposal, and any other applicable regulations have been complied with and the permit fees paid. Installation permits shall:

- A. Be valid for a period of 180 days from the date of issuance, and shall be issued for the location of the specific structure on a specific lot or space. Location of a different structure in the same location or the same structure in a different location, shall cause the permit to become invalid and shall require a new placement/installation permit and fee to be paid by the applicant.
- B. Require re-application for failure to meet the conditions of the installation permit within the 180 day period; provided, that extensions of the original installation permit for a

period of 180 days may be granted by the Building Official for justifiable cause shown upon a written request by the applicant prior to the expiration of the original permit period. The number of allowable extension shall not exceed 2 years. Time frames exceeding 2 years shall require a new permit and fees.

Exception: Additional extensions may be granted for just cause, at the discretion of the Board of County Commissioners.

C. The permit application shall be submitted by the owner or applicant, and shall provide the following information:

1. The name, address and telephone number of the factory assembled structure's owner or applicant;
2. The manufacturer and origin of the factory assembled structure to be installed;
3. The make, model, year, and dimensions of the factory assembled structure;
4. The phone number and registration number of the contractor and licensed installer.

Exception: The owner of a manufactured home may install or perform on-site work or equipment installation work on his/her own home, if the home is intended for use as the homeowner's primary residence.

5. The address and location of the proposed building site;
6. A plot plan (site plan) showing the location and dimensions of the factory assembled structure and its placement on the proposed site or lot, together with the location of existing buildings, structures, improvements on the property and any other information requested on the application;
7. The tax parcel or tax ID number of the property;
8. A description of the drainage and site preparation;
9. A copy of the manufacturer's installation instructions;
 - a. In case of a new factory assembled structure, a copy of the manufacturer's installation instructions shall be provided prior to permit issuance;
 - b. In the case of a relocated (used) factory assembled structure, if the manufacture's installation instructions are available, a copy shall be provided prior to permit issuance;
10. Any other information as requested by Klickitat County.

Chapter 16.32

INSPECTIONS

Sections:

16.32.010 Inspections

16.32.010 Inspections

- A. A manufacturer's set-up manual shall be provided for the inspecting jurisdiction and shall be on-site when inspections are performed.
- B. Upon notification from the permit holder or the applicant, Klickitat County will inspect each aspect of the installation for compliance with applicable installation requirements and shall either approve that portion as complete, or shall notify the permit holder or applicant, where a portion fails to comply with applicable requirements, and what corrections are required. Corrections shall be completed and those areas shall not be covered or concealed until authorized by Klickitat County to do so. The required inspections shall be listed on the inspection card accompanying the permit.
- C. The Building Department shall approve the installation of a factory assembled structure and issue a Certificate of Occupancy allowing the structure to be occupied if the installation complies with the installation requirements of this Title, applicable provisions of the Revised Code of Washington, Washington Administrative Code, all conditions of the permit, and all other applicable requirements.
- D. If any portions requiring completion or correction do not endanger the health or safety of the occupants, substantially affect the occupancy of the structure or violate other laws of this jurisdiction, the Building Department may permit temporary occupancy of the structure.
- E. Klickitat County shall not issue final approval of the installation of a manufactured home or mobile home unless the certified installer or the installer's agent has posted on-site, the installer's certificate number, has identified the work performed on the installation, and one or more installer certification tags have been affixed to the home indicating all installation work performed by a certified manufactured home installer.

Exception: The owner of a manufactured home may install or perform on-site work or equipment installation work on his/her own home, if the home is intended for use as the homeowner's primary residence.

Chapter 16.36

INSTALLATION REQUIREMENTS

Sections:

16.36.010 Installation Requirements

16.36.010 Installation Requirements

A. General Provisions.

1. All factory assembled structures shall be anchored according to the manufacturer's installation instructions, or according to the design of a professional architect or engineer licensed in the State of Washington.
2. All factory assembled structures with plumbing fixtures shall be served by an approved water supply and sewage disposal system complying with the requirements of the jurisdictional Health Department.
3. All factory assembled structures shall comply with the requirements of a permit for ingress and egress for the subject property to a county road or state highway. A permit shall not be issued prior to approval from the applicable agency.
4. All factory assembled structures which are placed/installed shall comply with all applicable requirements of the jurisdictional Planning Department. A permit shall not be issued prior to approval from the jurisdictional Planning Department.
5. All factory assembled structures shall have exit stairs, landings, ramps, handrails, guardrails, and all other means of egress as applicable, and shall be in compliance with applicable provisions of KCC Title 15, and the International Building Code, Chapter 11, Accessibility.
6. All factory assembled structures shall not be installed on any site or location where the ground does not have the load-bearing capacity to comply with the minimum requirements of the applicable installation instructions. Provisions shall be made for adequate drainage to prevent the collection of surface or sub-surface water. No structure shall be placed on fill material or steep slopes without the approval of a professional engineer licensed in the State of Washington.
7. All factory assembled structures shall comply with applicable setback requirements of KCC Title 15 and KCC Title 19 and all other applicable setback requirements. Notwithstanding the authority of the Building Department to administer and enforce all applicable requirements, no duty to verify or establish lot lines or setback lines is created by virtue of inspection conducted pursuant to KCC Title 16 and none shall be implied. The locations of lot lines and/or setback lines and structures related thereto shall be the responsibility of the applicant/owner. The Building Department may require a survey to verify that appropriate setbacks have been complied with.
8. All factory assembled structures that are to be installed/placed on a building site or used in the State of Washington, shall have attached the appropriate insignia of approval from Washington State Department of Labor and Industries.

Exceptions:

- a. A commercial coach used outside the State of Washington for 6 months minimum before being brought into the State of Washington.
- b. If a commercial coach was manufactured prior to July 1, 1968.

B. Installation.

1. Factory assembled structures shall be installed per the manufacturer's installation instructions, or according to the design of a professional architect or engineer licensed in the State of Washington, and all applicable provisions of KCC Title 16. Installation instructions or the approved design of a registered design professional shall be provided to Klickitat County Building Department, and be available on site.

2. Factory assembled structures shall have skirting around the entire perimeter, as applicable. Skirting shall be installed per manufacturer's installation instructions, or when not specific, to the standards of this Section. Skirting shall be vented and allow access to the under floor area. If the manufacturer does not address skirting installation, ventilation or access, these items shall be installed as follows:

a. Skirting:

- Shall be made of materials suitable for ground contact;
- Metal fasteners shall be made of galvanized or stainless steel or other corrosion resistant material;
- Ferrous metal members in contact with the earth, except those made of galvanized or stainless steel, must be coated with an asphaltic emulsion;
- Skirting must not trap water between the skirting and siding or trim. Skirting shall be recessed or flashed behind the siding or trim.

b. Ventilation:

- Vent openings shall be covered with corrosion-resistant wire mesh to prevent the entrance of rodents. The size of the mesh opening cannot exceed ¼ inch;
- Vent openings shall have a net opening area of not less than 1 square foot for each 300 square feet of under floor area;
- Vent openings shall be evenly spaced and placed as high as practical, and shall provide good cross ventilation, on at least 2 opposite sides;
- Vent covers shall be non-closeable.

Note: For factory assembled structures sited in a flood plain, contact the local jurisdiction regarding proper skirting.

c. Access:

- The finished opening shall be at least 18 inches by 24 inches in size;
- The access shall be located so that all areas under the structure are available for inspection;
- The opening shall be covered and that cover must be made of metal, pressure treated wood, vinyl or other approved material and shall be recessed or flashed behind the siding or trim.

3. Heat duct crossovers shall be installed per the manufacturer's installation instructions, ANSI A225.1, or the following instructions, as applicable:

- Heat duct crossovers shall be supported at least 1 inch above the ground by strapping or blocking. They shall be installed to avoid standing water. Additionally, they shall be installed to prevent compression, sharp bends, and to minimize stress at the connections.

4. Dryer vents shall exhaust to the exterior side of the wall or skirting. Dryer ducts outside of the structure shall comply with the dryer manufacturer's specifications and shall be made of metal with smooth interior surfaces.

5. Water heater pressure relief lines shall be directed to the exterior side of the structure, and shall exhaust downward. The end of the pipe must be at least 6 inches, but not more than 2 feet above the ground with a 90 degree downward turn. Drain lines shall

- be of a material approved for hot water distribution, shall drain fully by gravity, shall not be trapped, and shall not have the outlet threaded.
6. Water piping shall be protected against freezing as per the manufacturer's installation instructions or by the use of other approved methods.
 7. The testing of water lines, waste lines, gas lines, and electrical systems shall be per the manufacturer's installation instructions. Electrical connections and testing are the responsibility of the electrical section of L&I.
 8. A ground cover shall be installed under all structures to be occupied. The ground cover shall be a minimum of 6 mil black polyethylene sheeting or its equivalent. The ground cover may be omitted if the under floor area has a concrete slab floor at least 3½ inches thick.
 9. Clearances under structures shall be maintained at a minimum of 18 inches beneath at least 75 percent of the lowest member of the main frame (I-beam or channel beam) and the ground or footing. No more than 25 percent of the lowest member of the main frame of the structure shall be less than 18 inches above the ground or footing. In no case shall the clearance be less than 12 inches anywhere under the structure.
 10. Heat pump and air conditioning condensation lines shall extend to the exterior of the structure.
 11. Any other applicable provisions.

Chapter 16.40

ADDITIONS AND ALTERATIONS

Sections:

16.40.010 Additions and Alterations

16.40.010 Additions and Alterations

- A. Additions and/or alterations to a factory assembled structure shall be approved by the Washington State Department of Labor and Industries. The State insignia of approval shall be attached to the structure after inspection and approval. Klickitat County shall not approve occupancy of the structure until the insignia has been affixed, or written approval from L&I has been received.
- B. On-site self-supporting structures that do not structurally bear upon, or are structurally attached to a factory assembled structure, shall comply with KCC Title 15 and Title 16.
- C. On-site structures that are not self-supporting, or use one or more of the support systems of the factory assembled structure, shall be approved by the Factory Assembled Structures section of the Washington State Department of Labor and Industries, and shall comply with KCC Title 15 and Title 16.

Exception: An addition may be flashed to a factory assembled structure.

- D. On-site structures, whether free-standing or attached, shall comply with fire separation distance and occupancy separation requirements of KCC Title 15.

Chapter 16.44

SPECIAL PROVISIONS

Sections:

16.44.010 Special Provisions

16.44.010 Special Provisions

Special Provisions cover topics not addressed in other Chapters/Sections of this Title.

- A. Mobile homes which do not meet the applicable Department of Housing and Urban Development (HUD) manufactured housing standards of June 15, 1976 must pass a Fire/Life/Safety inspection performed by L&I before an installation permit can be issued.
- B. A permit may be obtained for temporary placement and use of a manufactured home, recreational vehicle, park trailer or tiny home, only under the following conditions:
1. Temporary placement permits shall only be issued in conjunction with a residential building permit for new construction, and;
 2. The residential building permit shall be issued prior to approval of the temporary placement permit, and;
 3. Should the residential building permit become invalid, so shall the temporary placement permit, and;
 4. The temporary placement permit shall be valid for 1 year from the date of issuance, with extensions granted based upon justifiable cause, and;
 5. Upon approval of occupancy for the residential building permit, the temporary placement permit shall become invalid and the temporary structure shall be removed or shall comply with the provisions of KCC Title 16, Section 16.44.010(C).
- C. In order for a manufactured home to be used for other than a dwelling, the following shall apply:
1. The manufactured home shall be “decertified” by Washington State Department of Labor and Industries, and;
 2. The structure shall comply with all provisions of KCC Title 15 for new buildings and structures. Engineering shall be required.
- D. A relocated (used) manufactured home shall be installed per the manufacturer’s approved installation instructions. If the manufacturer’s installation instructions are unavailable,

the manufactured home shall be installed per the American National Standard Institute (ANSI) Standard ANSI A225.1 – Manufactured Homes Installation, 1994 edition instructions, or the instructions of a professional architect or engineer licensed in the State of Washington. If the provisions of ANSI A225.1 or the instructions of a professional architect or engineer are used for installation, all applicable requirements of KCC Title 16, shall be followed.

- E. When adding a garage, if the manufactured home comes from the factory “garage ready”, no inspection is required by L&I. Documentation of compliance shall be required. If the manufactured home is not “garage ready” when it leaves the factory, an alteration permit from L&I shall be required as applicable.

- F. When connecting two or more manufactured homes together to create one dwelling unit, the following shall apply:
 - 1. Each manufactured home shall maintain its integrity and identity as a manufactured home and contain all of the following:
 - a. Remains transportable in one or more sections;
 - b. One bathroom with a sink, water closet , and a shower or tub or combination tub/shower;
 - c. Living space with a minimum of 150 square feet;
 - d. Water heater;
 - e. Heating source, either central or room;
 - f. Eating area;
 - g. Minimum of one bedroom with a closet;
 - h. Electrical distribution panelboard;
 - i. Kitchen with sink, refrigerator, and cooking equipment (NOTE: The Department of Labor and Industries may allow the removal of the kitchen appliances and sink/sink cabinets provided that the plumbing to the sink shall be accessible for future reconnection. Contact Department of Labor and Industries regarding this issue.);
 - j. Means of egress from the home via 2 exterior doors that are remote from each other and meet the requirements of the HUD Standards CFR 3280; and
 - k. Each bedroom shall have a means of egress directly to the exterior either through an exterior door or an approved egress window.
 - 2. Roof-overs shall be self-supporting to maintain the ability to separate the units at a later date.
 - 3. If the units are altered, Department of Labor and Industries will inspect each unit as a separate unit and a separate insignia will be required for each.
 - 4. A method for joining the units together shall comply with all applicable provisions of this Title and shall not affect the structural integrity of the units. An engineered design may be required.

- G. Commercial Coaches must have at least 2 exterior doors that are remote from each other.
 - 1. Single-wide units: The doors may not be less than 12 feet apart, and;
 - 2. Multi-wide units: The doors may not be less than 12 feet apart, center to center from each other measured in a straight line direction regardless of the length of travel between doors.

Exception: A Commercial Coach that is 24 feet long or less only needs 1 exit door unless it has a dormitory sleeping area.

3. Exterior doors shall be exterior grade, provide at least a 35 inch wide by 79 inch high clear opening (36" x 80" door), be a side swinging door, and must have a key operated lock that has a deadlock latch. A deadlock latch with a passage set installed below the deadlock may be used as an acceptable alternate for each exterior door. The locking mechanism must be engaged or disengaged by the use of a lever or other device from the interior. Locks must not require the use of a key for operation from the inside.
4. Every room designed for dormitory sleeping, unless it has an exterior exit door, shall have at least 1 window which can be opened from the inside without using keys or tools. The minimum net clear opening shall be 5.7 square feet. The minimum net clear opening height shall be 24 inches and minimum net clear width shall be 20 inches. The bottom of the clear opening shall not be greater than 44 inches measured from the floor. If a screen or storm window is used, it must be readily removable without using tools.

H. Minimum design loads shall be as per the applicable provisions of WAC 296-150C and the following:

Ground Snow Load: Site specific. Provided by the Building Department with a tax parcel number.
 Wind Load: 110 mph minimum, exposure "B" or WAC 296-150C-0870, whichever is greater.
 Seismic Design Category: "C"
 All other minimum design loads shall be based upon the occupancy requirements of the most current adopted version of the Washington State Building Code for the proposed occupancy.

I. Each Commercial Coach shall have provisions for support and anchoring systems that, when properly designed and installed, will resist overturning and lateral movement of the Commercial Coach as imposed by the respective design loads. Support and anchoring systems can be installed according to KCC Title 16, Table 32-1 or designed by a professional engineer licensed in the State of Washington.

TABLE 32-1
 Number of Ties Required Per Side of Commercial Coach

Length of Commercial Coach (Feet)	No. of Vertical Ties	No. of Diagonal Ties
00-40	2	3
41-46	2	3
47-49	2	3
50-54	2	3

55-58	2	4
59-64	2	4
65-70	2	4

1. Double-width commercial coaches require only the diagonal ties specified, and these must be placed along the outer side walls;
2. Length of commercial coach (as used in this table) means length excluding draw bar;
3. Diagonal ties in this method must deviate at least 40 degrees from a vertical direction; or
4. The number of ties required can be designed by a professional engineer.
5. Ties must be as evenly spaced as practicable along the length of the commercial coach. No more than 8 feet open-end spacing must occur on each end.
6. If continuous straps are provided as vertical ties, they must be positioned at rafters and studs. If a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single ground anchor, as long as, the anchor used is capable of carrying both loads.
7. Add-on sections of expandable commercial coaches must have provisions for vertical ties at the exposed ends.
8. Protection must be provided at sharp corners where the anchoring system requires the use of external cables or straps. Protection must also be provided to minimize damage to roofing or siding by the cable or strap.
9. Anchoring equipment must be capable of resisting an allowable working load equal to or exceeding 3,150 pounds and must be capable of withstanding a 50 percent overload (*4,725 pounds total*) without failure of either the anchoring equipment or the attachment point on the commercial coach.
10. Exposed anchoring equipment must have a resistance to weather deterioration at least equal to that provided by a coating of zinc on steel of at least 0.30 ounces per square foot of surface coated.
 - a. Slit or cut edges, of zinc-coated steel strapping do not need to be zinc-coated.
 - b. Type 1, Class B, Grade 1 steel strapping, 1 ¼ inches wide and 0.035 inch thick, conforming with Federal Specification QQ-S-781-G, meets the requirements of this paragraph.

- J. Recreational Vehicles and Recreational Park Trailers located in a Mobile Home or Recreational Vehicle Park legally established pursuant to KCC Title 22, shall not require an installation permit. Recreations Vehicles and Recreational Park Trailers shall comply with all applicable State and Federal laws including, but not limited to, obtaining any required licenses and permits. (Revised by Ordinance #0043013)

Chapter 16.48

FEES

Sections:

16.48.010 Fees

Installation permit fees for Factory Assembled Structures shall be per the current fee schedule.

16.48.020 Fee Schedules Amendments

The Board of County Commissioners shall amend the fee schedule as deemed appropriate by resolution.

