

ORDINANCE NO. 45-99

AMENDMENTS TO TITLE 14
BUILDING AND CONSTRUCTION
MASON COUNTY CODE

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

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

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

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

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

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

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

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

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

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

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on March 12, 1996, amend said Building Code Ordinance by Ordinance No. 37-96; and

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

NOW, THEREFORE, IT IS HEREBY ORDAINED that the following amendments to the 1997 Uniform Building Code be adopted as part of the Mason County Code.

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

A. Uniform Building Code Vol 1, 2, and 3 and Related Standard 1997 Edition, including Appendix Chapters 3 through 32 and Chapter 34 published by the International Conference of Building Officials, excluding Section 332 of Appendix 3, Appendix Chapter 33-Excavation and Grading, Chapter 11-Accessibility and adopting the Washington State Building Code WAC 51-40 and 51-21.

B. Uniform Mechanical Code, 1997 Edition, including Appendix A through D, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, and the Washington State Mechanical Code WAC 51-42.

C. Uniform Fire Code, with appendices thereto and Related Standards, 1997 Edition, published by the International Conference of Building Officials and the International Fire Code Institute, and the Washington State Uniform Fire Code WAC 51-44 and 51-45.

D. Uniform Plumbing Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials, including IAPMO Standards, and the Washington State Uniform Plumbing Code WAC 51-46 and 51-47.

E. Barrier Free Accessibility WAC 51-40.

F. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.

G. The April 1997 Washington State Energy Code, WAC 51-11 and 1997 Ventilation and Indoor Air Quality Code, WAC 51-13. 1997 NREC.

H. The 1997 Uniform Sign Code, published by the International Conference of Building Officials.

I. 1997 Swimming Pool/Spa Code.

In the case of conflict among the codes enumerated in the above subsections of this ordinance, the first shall govern over those following, save and except such portions as are hereinafter by this ordinance deleted, modified, or amended, and from the effective date of this ordinance the provisions thereof shall be controlling within the unincorporated areas of Mason County.

14.08.000 Building Code Amendments.

14.08.010 General. The 1997 Uniform Building Code is hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code of Mason County. The amended Sections are as follows:

14.08.030 UBC Section 106.1 Permits Required. Section 106.1 is adopted, amended and supplemented with the following:

(1) Permits shall be required for all docks, piers, floats, seawalls, bulkheads, or other similar structures, regardless of type of construction, including, but not limited to, rock rip rap, pilings and concrete block.

(2) Permits shall also be required for park trailers, recreational park trailers, manufactured housing, commercial structures, commercial coaches, factory built housing.

(3) Add to Ch 1, Administration, Sec 106.2 Work Exempt. Exempt work shall be listed in the Exemption Policy Addendum to Chapter 1, Section 106.2, and shall be in addition to exemptions listed in this chapter and shall be a part of these amendments established by ordinance.

(4) Permits shall be required for the construction of vehicular and/or pedestrian bridges. Submittal documents such as plans, calculations and specifications must be stamped and approved by an engineer licensed in the state of Washington is required.

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

14.08.050 UBC 106.1, Moved Buildings, is adopted and amended by adding the following paragraph:

No person shall move any building into or within Mason County for the purpose of locating such building in Mason County, unless prior to moving, said building has been inspected for compliance with this code by the building Official. The cost of said inspection for moving a building shall be payable in advance and not refundable. The inspection fee shall be based upon the current fee schedule as adopted by the jurisdiction at the time of application. A Building permit shall be obtained prior to locating or relocating the structure and for all work necessary to comply with the building code on the new location.

14.08.060 UBC Section 104.1, Creation of a Department is amended as follows: There is hereby established in the Mason County Permit Assistance Center by Mason County Resolution 103-97, a Division of Building Inspection which shall be under the jurisdiction of the Mason County Permit Assistance Center Director and appointed Building Official.

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

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

(1) All concrete foundation footings and walls shall comply with the 1997 Uniform Building Code, and the Prescriptive Foundation Reinforcement Requirements for single family residences as adopted by Mason County Building Department.

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

14.08.200 Building Setback Exemption. New section adopted as follows: Building setbacks as established under Section 14.08.180 of this code shall apply to all structures over 30" in height from grade excepting that, shoreline erosion control bulkheads and property fencing may extend within the established setbacks and up to but may not encroach within any easement, unless the applicant has by county regulation, eliminated said easement. All construction must comply with applicable county, state and federal regulations.

14.08.210 Building Setback Variance. New section adopted as follows: Building setback variance requests from the established setbacks as defined in Section 14.08.180 shall be reviewed by the building official as provided for by current regulations and policies in effect at the time of submittal.

Section 14.12.030 is amended to read as follows: Violation and Penalties. Any person, firm corporation violating any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not to exceed \$500 or by imprisonment in the Mason County Jail for not to exceed 3 months, or both fine and imprisonment. Each separate day or any portion thereof during which any violation of this Code occurs or continues shall be deemed to constitute a separate offense, and upon conviction shall be punishable as herein provided. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorized is lawful.

Section 14.12.040 Stop Work Order. New section is adopted as follows: The failure to stop work, the resuming of work without permission from the Building Official, or the removal, mutilation, destruction or concealment of a Stop Work Notice posted in accordance with UBC, Section 104.2.4 Stop Orders shall be punishable pursuant to Section 14.12.030.

Section 14.12.050 UBC Section 104.2.5 Occupancy Violations is adopted and amended to read as follows: Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of the code. It shall be a misdemeanor to occupy the posted building or structure, or to remove or deface the notice and shall be subject to Section 14.12.030 Violations and Penalties.

Section 14.15.000 Amendments to the Uniform Code For The Abatement of Dangerous Buildings

Section 14.15.010 General. The Uniform Code for The Abatement of Dangerous Buildings is hereby amended. The amended sections shall supersede that section or table as numbered in said Abatement Code of Mason County. The amended sections are as follows:

Section 14.15.015 Definitions.

(A) Public Works Director shall mean Building Official for the purpose of compliance and all other activities within the Uniform Code for the Abatement of Dangerous Buildings.

(B) Tax Collector shall be the Mason County Treasurer

Section 14.15.020 UCADB Section 801.1 Procedure. New section is adopted and amended to read as follows: When any work of repair or demolition is to be done pursuant to Section 701.3, Item 3, of this code, the work shall be done by private contract under the direction of the building official pursuant to Mason County Code, Chapter 3.48 Competitive Bidding.

Section 14.15.030 UCADB Section 907 Authority for Installment Payment of Assessments with Interest is amended and adopted as follows: The authorization for installment payments of assessments with interest shall be as determined by the legislative body of this jurisdiction. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

Section 14.15.040 UCADB Section 908.2 Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at such rates and in such manner as provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes.

Section 14.15.050 UCADB Section 910 Filing Copy of Report with County Auditor is amended and adopted as follows: If the county assessor and the county tax collector assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

14.18.000 Uniform Mechanical Code. The following is added and amended:

14.18.010 Installation Standards. Woodstoves installed within Mason County shall comply with the Manufacturers specifications for listed appliances.

TITLE 14 CHAPTER 20

MANUFACTURED HOUSING INSTALLATIONS

SECTIONS:

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|-----------|-------------------------------------------|
| 14.20.005 | Authority, Purpose & Scope |
| 14.20.010 | Definitions |
| 14.20.020 | General Installation Requirements |
| 14.20.030 | County Standards For Installation |
| 14.20.040 | Movement of Manufactured Homes |
| 14.20.050 | Application For Installation Permit |
| 14.20.060 | Permit Fees For Manufactured Homes |
| 14.20.070 | Installation Permit Issuance and Duration |
| 14.20.080 | Inspection |
| 14.20.090 | Penalties |
| 14.20.100 | Enforcement |
| 14.20.110 | Severability |

14.20.005 Authority, Purpose & Scope, new section adopted to read:
This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all manufactured homes within Mason County.

14.20.010 Definitions, is adopted and amended:

(A) HUD is the United States Department of Housing and Urban Development with headquarters in Washington, D.C...

(B) Insignia - A label attached to each section of a manufactured home built on or after June 15, 1976. This insignia is attached by the Department of Housing and Urban Development and if damaged or lost, shall be replaced by the Department of Labor and Industries. No unit shall be permitted for installation in Mason County without insignias complying with Chapter 296-150M WAC.

(C) Installation is the activity needed to prepare a building site and to set a manufactured home within that site.

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

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

(F) 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. Manufactured homes include plumbing, heating, air conditioning, and electrical systems; is built on a permanent chassis; and can be transported in one or more sections. Sections are a minimum of eight (8) feet wide and forty (40) feet long when transported; or when installed on site is three hundred twenty seven square feet or greater. Refer to RCW 46.04.302 and WAC 296-150M; 0020 for notes and exceptions.

(G) Mobile Home is a factory built dwelling constructed prior to June 15, 1976 to standards other than the HUD Code, and acceptable with 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 home placement within Mason County is regulated under Title 14, Chapter 25.

(H) Site means a tract, parcel or subdivision of land, including a mobile home park.

(I) WAC-Washington Administrative Code

Additional terms are defined in WAC 296-150M, ANSI A119.5, and by this reference are included as part of this chapter.

14.20.020 General Installation Requirements For Manufactured Homes, is amended and adopted as follows:

(A) Installation of all manufactured homes shall be as provided for pursuant to WAC, Chapter 296-150M.

(B) Installation shall meet all Mason County departmental approvals and conditions required for installation permits.

14.20.030 County Standards For Installation of Manufactured Homes, is amended and adopted as follows:

The establishment and use of manufactured homes constructed and labeled after June 15, 1976 being brought into Mason County or being moved within Mason County for human habitation shall be permitted once the following conditions have met departmental approval:

All manufactured homes shall bear a label certifying compliance with Federal Manufactured Home Construction and Safety Standards (Federal Department of Housing and Urban Development- HUD labeling effective June 15, 1976)

14.20.040 Movement of Manufactured Homes.

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

14.20.050 Application For Installation Permit, is amended and adopted:

(A) No manufactured home may be transported, erected, installed, located, or stored in Mason County until an installation permit, has been obtained from the Mason County Permit Assistance Center.

(B) No permit will be issued by the Mason County Permit Assistance Center until all requirements, in effect at the time of application, have been satisfactorily addressed.

14.20.060 Permit Fees For Manufactured Homes, is amended and adopted:

A) The permit fee shall be in accordance with the adopted Permit Fee Schedule by the jurisdiction.

14.20.070 Installation Permit Issuance and Duration, is amended and adopted as follows:

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent for the owner of the manufactured home. The permit will indicate the owners name, the contractor registration information, the location for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued. The permit will be valid pursuant to 1997 UBC Section 106.4.3 Validity of Permit, Section 106.4.4 Expiration, and Section 106.4.5 Suspension or Revocation.

Section 14.20.080 Inspection of Manufactured Homes is amended and adopted as follows:

(A) All manufactured homes for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, and all county, state and federal laws, ordinances, adopted codes and regulations.

(B) The installation permit shall be displayed in clear view of the site access road. The approved site plan and other applicable instructions as referenced in Chapter 296-150M WAC shall also be available at this location. These shall be maintained in legible condition for compliance review by the inspector. If there are multiple installation options for support configurations, the applicant or applicants agent shall clearly indicate which options were used for the manufactured home installation.

(C) Inspections shall be required, performed and approved by Mason County Building Department personnel for the following:

1. Cast in place footings, prior to placement of concrete
2. Manufactured Home Installation: Support placement, connection of units, heat ducting, exterior plumbing; prior to skirting installation.
3. Final Inspection to include skirting, accessory structures, final site grading, and completion of all permit conditions prior to occupancy.

14.20.090 Penalties, is amended and adopted to read:

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum

investigation fee shall be as established by the adopted fee schedule for the jurisdiction or pursuant to Table 1-A of the 1997 Uniform Building Code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1997 Uniform Building Code - Fees, Section 107.1 Investigation Fees: Work without a Permit or as otherwise provided for.

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

14.20.100 Enforcement.

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

14.20.110 Severability.

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

TITLE 14 CHAPTER 25 MOBILE HOMES

SECTIONS:

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|-----------|--------------------------------------------------|
| 14.25.005 | Authority, Purpose & Scope |
| 14.25.010 | Definitions |
| 14.25.020 | General Installation and Inspection Requirements |
| 14.25.030 | County installation Standards |
| 14.25.040 | Movement of Mobile Homes |
| 14.25.050 | Application for Installation Permit |
| 14.25.060 | Permit Fees |
| 14.25.070 | Installation Permit Issuance and Duration |
| 14.25.090 | Penalties, Enforcement and Severability |

14.25.005 Authority, Purpose and Scope. New section adopted to read: This chapter is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all mobile homes within Mason County.

14.25.010 Definitions

(A) 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 mobile home. The installation of whole house water treatment that requires cutting into the existing plumbing is considered an alteration and requires a permit, an inspection and an alteration insignia from the Washington State Department of Labor and Industries, Factory Assembled Structures Division. The following are not considered alterations: Repairs to equipment with approved parts, modification of a fuel burning appliance according to the listing agencies specifications, adjustments and maintenance of equipment.

(B) Alteration Insignia is an insignia issued by The Department of Labor and Industries to verify that an alteration to a mobile home meets the requirements of Federal Law 24CFR3280 and Chapter 296-150M WAC.

(C) Forced Relocation is when an existing Mobile Home Park facility is either closed or converted resulting in the existing mobile homes located within the facility to be relocated. Reference RCW Chapter 59-21 for additional terms and information.

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

(E) Installation Permit is an authorization from the Mason County Permit Assistance Center and applicable review agencies or departments to locate a mobile home in Mason County. Commonly referred to as a building permit for the set up of a mobile home.

(F) Labor and Industries (L & I) is the State of Washington, Department of Labor and Industries.

(G) Mobile Home is a factory 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.

(H) Additional terms are defined in Chapter 296-150M WAC.

Section 14.25.020 General Installation Requirements

(A) Installation of all mobile homes shall be as provided for pursuant to WAC, Chapter 296-150M.

(B) Installation shall meet all Mason County Department approvals and conditions required for installation permits. Inspections as defined in Section 14.20.080 Inspections of Manufactured Homes shall apply to all Mobile Homes.

Section 14.25.030 County Standards for Installation of Mobile Homes

The establishment and use of a mobile home for human habitation may be permitted when all the following conditions have been met:

(A) The mobile home has had no alterations to its original construction or systems.

(B) The mobile home bears an insignia of approval issued by the State of Washington Department of Labor and Industries for fire, life safety.

(C) The mobile home meets the requirements contained in Chapter 296-150M WAC and all other county, state and federal laws, ordinances, codes and regulations.

Section 14.25.040 Movement of Mobile Homes

Any person, firm, company or corporation wanting to transport a mobile home on Mason County roadways must first obtain an over the road permit form the Mason County Department of Public Works. Transportation on State Highways must first obtain approval from WSDOT.

Section 14.25.050 Application for Installation Permit

(A) No mobile may be transported, erected, installed, located or stored in Mason County until an installation permit has been obtained from the Mason County Permit Assistance Center.

Section 14.25.060 Permit Fees is adopted and amended as follows: The permit fee for Mobile Homes shall be in accordance with the adopted County Permit Fee Schedule for manufactured homes.

Section 14.25.070 Installation Permit Issuance and Duration is amended as follows: Installation Permit Issuance and Duration shall be as designated for Manufactured Homes in Section 14.20.070.

Section 14.25.090 Penalties, Enforcement and Severability is amended and adopted as follows: Refer to Section 14.20.090 through Section 14.20.110

TITLE 14 CHAPTER 30

PARK TRAILER/RECREATIONAL PARK TRAILER INSTALLATIONS FOR PARK TRAILERS/RECREATIONAL PARK TRAILERS

SECTIONS:

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

14.30.005 Authority, Purpose and Scope. New section adopted to read: This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction installation, quality of materials, use and occupancy, and location on the parcel for all recreational park trailers and park trailers.

14.30.010 Definitions.

(A) Insignia - Is a label attached to each recreational park

trailer/park trailer, indicating the unit meets Washington State Department of Labor and Industries rules and regulations and conforms to the American National Standards Institute Standard A119.2 for recreational vehicles and A119.5 for park trailers and Chapter 296-150P WAC for recreational park trailers.

(B) Installation Permit - Authorization from the Mason County Permit Assistance Center, the Mason County Environmental Health Department, and the Mason County Department of Community Development to locate a Recreational Park Trailer/Park Trailer in Mason County. Commonly referred to as a Building Permit.

(C) Park Trailer: See Recreational Park Trailer

(D) Recreational Park Trailer is a trailer type unit that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use. It is built on a single chassis, mounted on wheels, having a gross trailer area not exceeding 400 square feet in the set up mode measured to the outside of trim boards and is certified by the manufacturer as complying with ANSI A119.5.

(E) Additional definitions are defined in Chapter 296-150P WAC.

14.30.020 General Installation Requirements, amended and adopted as follows:

(A) Installation of Recreational Park Trailers/Park Trailers in Mason County shall be in a permanent manner, following the guidelines established in Washington Administrative Code (WAC) 296-150M. for manufactured homes.

14.30.030 County Standards For Installation of Recreational Park Trailers/Park Trailers. Amended and adopted as follows:

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

(A) All Recreational Park Trailers/Park Trailers shall be installed following the printed manufacturers installation instructions. A copy of these instructions shall be on site for review by the Mason County Building Inspector performing the inspections.

(B) If the manufacturers installation instructions are not available the owner may install the unit in accordance with installation instructions provided for in WAC 296-150M Manufactured homes. These installation instructions must be on site for review by the building inspector.

(C) All Recreational Park Trailers/Park Trailers shall be anchored to the ground. Reference ANSI A119.5 Chapter 3, Section 3-5.4.

14.30.040 Movement of Recreational Park Trailers/Park Trailers.

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

14.30.050 Application For Installation Permit.

(A) No Recreational Park Trailer/Park Trailer may be transported, erected, installed, located, or stored in Mason County until an installation permit has been obtained from the Mason County Permit Assistance Center.

(B) No permit will be issued by the Permit Assistance Center until all requirements, in effect at the time of application, of Mason County Departments have been addressed.

14.30.060 Permit Fees for Recreational Park Trailers/Park Trailer. Amended and adopted as follows:

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

14.30.070 Installation Permit Issuance and Duration.

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

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

(C) Each installation (building) permit shall be valid only for the location indicated on the permit.

(D) The owner or authorized agent of the Recreational Park Trailer/Park Trailer shall be the only entity to whom an installation (building) permit will be issued.

14.30.080 Inspections of Recreational Park Trailers/Park Trailers.

(A) All Recreational Park Trailers/Park Trailers shall be subject to inspection by authorized Mason County employees in accordance with this chapter, the 1997 Uniform Building Code and all other codes, ordinance and regulations in effect at the time of permitting. Required inspections shall include items as referenced in Section 14.20.080 for manufactured homes

14.30.090 Penalties.

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table No. 1. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1997 Uniform Building Code - Fees, Section 107.1 Investigation Fees: Work without a Permit.

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

14.30.100 Enforcement.

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

14.30.110 Severability.

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

Title 14 Chapter 40

FACTORY BUILT HOUSING, COMMERCIAL COACHES AND COMMERCIAL STRUCTURES

Sections:

- 14.40.005 Authority, Purpose & Scope
- 14.40.010 Definitions
- 14.40.020 General Installation Requirements
- 14.40.030 Movement of Factory Built Housing and Commercial Structures
- 14.40.040 Application for Installation Permit
- 14.40.050 Permit Fees
- 14.40.060 Installation Permit Issuance and Duration
- 14.40.070 Inspection
- 14.40.080 Penalties
- 14.40.090 Enforcement
- 14.40.100 Severability

14.40.005 Authority, Purpose & Scope

This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all factory built housing, commercial structures and commercial coaches.

14.40.010 Definitions:

(A) Commercial Coach is a structure (referred to as a unit) that:
Can be transported in one or more sections; is used for temporary commercial purposes; is built on a permanent chassis; conforms to the construction standards of Chapter 296-150C WAC; may include plumbing, mechanical, electrical and other systems.

(B) Commercial Structure is a structure designed or used for human habitation (such as a dormitory) or human occupancy for industrial, educational, assembly, professional, or commercial purpose. WAC296-150F-0030.

(C) Factory built housing is housing designed for human occupancy such as a single family dwelling. The structure of any room is entirely or substantially prefabricated or assembled at a place other than a building site. It may also include a component. A factory built house is also referred as a "modular" structure. Factory built housing does not include manufactured and mobile housing.

(D) Insignia is a label attached to the structure by the Department of Labor and Industries to verify the requirements of Chapter 296-150F WAC for Factory Built Housing and Commercial Structures. It could also be a stamp or label attached to a component to verify that it meets the requirements of Chapter 296-150F WAC. Proof of Department of Labor and Industries insignia shall be required for all new and used factory built housing and commercial structures. Commercial coach insignia information can be obtain in WAC 296-150C.

(E) Installation Permit - Authorization from the Mason County Permit Assistance Center, the Mason County Environmental Health Department, the Mason County Department of Community Development, and the Mason County Department of Public Works and Mason County Fire Marshal to locate a factory built house, commercial coach or commercial structure in Mason County. Commonly referred to as a Building Permit.

Additional terms are defined in Chapter 296-150F WAC and Chapter 296-150C WAC and by reference these chapters shall be included as part of this chapter.

14.40.020 Installation Requirements.

(A) Factory built housing units, commercial coaches and commercial structures shall be installed in accordance with all applicable Uniform Building Codes, and Mason County Construction Codes in effect at the time of permit issuance.

14.40.030 Movement of Factory Built Housing, Commercial Coaches and Commercial Structures.

(A) Any person, firm, company, or corporation wanting to transport a factory built housing unit, commercial coach or commercial structure on Mason County roadways must first obtain an Over the Road permit from the Mason County Department of Public Works.

14.40.040 Application For Installation Permit is amended and adopted as follows:

(A) No factory built housing, commercial coach or commercial structure may be transported, erected, installed, located, or stored in Mason County until an installation permit, has been obtained from the Mason County Permit Assistance Center.

(B) No permit will be issued by the Mason County Permit Assistance Center until all requirements, in effect at the time of application, have been met.

(C) Construction drawings shall be prepared and sealed by an architect or engineer licensed in the State of Washington. Photo copies of plans approved by The Washington State Department of Labor and Industries are acceptable for submittal purposes.

14.40.050 Permit Fees for Factory Built Housing, Commercial Coach and Commercial Structure is amended and adopted as follows: .

(A) The permit fee schedule for factory built housing, commercial coach and commercial structure shall be in accordance the current Building Standards rate with modifier as adopted or valued by submitted written bid or engineer's established cost of the project and assessed fees pursuant to the current adopted fee schedule.

14.40.060 Installation Permit issuance and Duration is amended and adopted as follows:

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent of the factory built housing, commercial structure or commercial coach . The permit will indicate the owners name, the location of for which the installation was approved, the installation (building) permit number, the contractor registration number and the date the installation (building) permit was issued.

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

(C) Each installation (building) permit shall be valid only for the location indicated on the permit.

(D) The owner or authorized agent of the owner of the factory built housing, commercial coach or commercial structure will be the only entity to whom an installation (building) permit will be issued.

14.40.070 Inspection.

(A) All factory built housing, commercial coach units and commercial structures for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, all applicable adopted codes and ordinance regulations at the time of permit issuance.

14.40.080 Penalties.

(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. reference 1997 Uniform Building Code - Fees, Section 107.1 Investigation Fees: Work Without a Permit. Reference also Title 14 Chapter 12 Section 030 - Violation and Penalties.

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

14.40.090 Enforcement.

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

14.40.100 Severability.

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

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

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

Ordinance 483 Effective February 24, 1975. General Amendments.

Ordinance 602 Effective April 19, 1976. Adoption of 1976 Editions of UBC, UPC, UMC, UFC, and Amendments.

Ordinance 735 Effective February 28, 1977. General Amendments

Ordinance 963 Effective January 8, 1979. Establishment of Mason County Health Department.

Ordinance 972 Effective January 29, 1979. General Amendments.

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

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

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

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

Ordinance 138-92 Effective Dec. 23, 1992.

Ordinance 37-96 Effective March 12, 1996

Dated this 4th day of May, 1999.

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