

MANUFACTURED HOME AND/OR GARAGE PLAN REVIEW GUIDELINES

**City of Port Angeles
Building Division
321 E. 5th St.
Port Angeles, WA 98362
(360) 417-4815**



PLAN REVIEW

Items described below are only a guide to common questions and missed items during plan review and construction. All codes must be complied with.

PROPERTY

Identify and mark property boundary pins, so minimum setback requirements can be verified during the footing inspection.

MANUFACTURED HOMES

"Wains" installer tags must be on the unit, and the appropriate box checked for each item completed. Manufactured home foundation design shall be included with the application. Foundations are required to be pit set with 12" maximum and 6" minimum reveal on foundation. A blocking and tie down inspection is required.

Skirting, foundation crawl space and ventilation are required per WAC 296-150M-0610 (1) (d) section 1 through 3.

1. The skirting and foundation crawl area must be waterproof; it is your responsibility to have the method you plan to use approved before construction begins. A block and tie down inspection is required before skirting is installed (NO EXCEPTIONS)
2. The ventilation required is one (1) sf. per 150 sf. of crawl space.
3. Access to the under floor area is to be a min. 18"x 24" and positioned so that all areas under the manufactured home are available for inspection. The access opening must be covered and the cover must be made weather proof.
4. MFG homes shall be pit set with a maximum of 12" of the skirting revealed.
5. Guardrails, handrails, and stairs (steps) shall meet the 2009 IRC.
6. Attach address numbers to the home so they are plainly visible from the street. Address numbers shall be a minimum of six inches high, and be of contrasting color from the background. Install the address numbers prior to the final building inspection.

Foundation protection requires the finish grade to be a minimum of 6" slope in 10'-0" away from the foundation. Footing and downspout drains are to be directed to a drywell or other approved locations.

Inspections of the water, sewer, electrical, footing and down spout drains are required before backfill is allowed. (NO EXCEPTIONS)

If the property is outside of the Fire Department's four-minute response area, a fire sprinkler system or fire alarm system may be required. Verify this before the start of your project, by contacting the Fire Marshal, Ken Dubuc, at 360-417-4653.

Final inspections and approvals, by the Public Works Department, Electrical Department, and Building Division, **are required before occupancy can occur.**

GARAGES

A separate permit shall be required for a garage to be constructed. A continuous footing is required around the perimeter of the load bearing walls, although some manufactured homes are designed to accommodate a garage. The garage must be designed as though it is independent from the manufactured home. If the garage is attached to the MFG home you will need to contact WA State Dept. of Labor & Industries (L&I) at 360-417-2700 for an attachment permit and separate inspection. This is your responsibility. The sill and bottom plate anchor requirements shall be for seismic zone D1 (as per the 2009 IRC).

Garages detached, or attached to manufactured homes, require standard wall bracing methods to be met. If they cannot be met, then refer to the "Alternate Braced wall panel" section of the 2009 IRC. If any of the aforementioned methods cannot be met, engineering design will be required for the "SHEAR WALL, ALTERNATE BRACED WALL PANEL" design under 2'-8" in width.