



INNOVATIVE HOUSING

Manufactured Housing Code Update

Community Planning

July 12, 2018

Development Engineering

Advisory Board Meeting



Agenda

- Background
- State legislation
- Draft Title 40 code
- Questions and discussion

State legislation

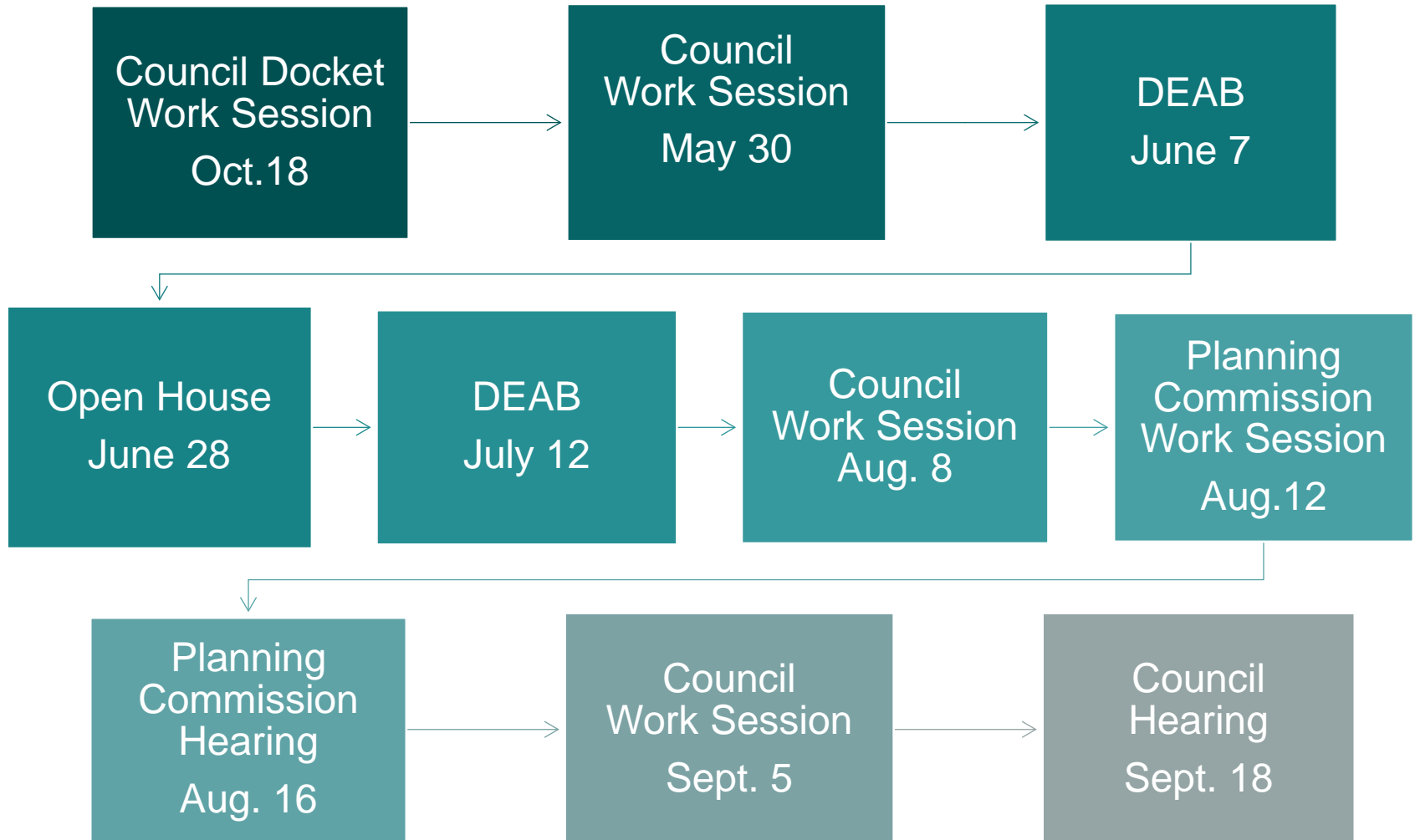
- **RCW 36.01.225**
- **Authority to regulate placement or use of homes—Regulation of manufactured homes—Restrictions on location of manufactured/mobile homes and entry or removal of recreational vehicles used as primary residences.**
- (1) A county may not adopt an ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard. However, except as provided in subsection (2) of this section, any county may require that:
 - (a) A manufactured home be a new manufactured home;
 - (b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;
 - (c) The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
 - (d) The home is thermally equivalent to the state energy code; and
 - (e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW [35.63.160](#).
- (2) A county may not adopt an ordinance that has the effect, directly or indirectly, of restricting the location of manufactured/mobile homes in manufactured/mobile home communities, as defined in RCW [59.20.030](#), which were legally in existence before June 12, 2008, based exclusively on the age or dimensions of the manufactured/mobile home. This does not preclude a county from restricting the location of a manufactured/mobile home in manufactured/mobile home communities for any other reason including, but not limited to, failure to comply with fire, safety, or other local ordinances or state laws related to manufactured/mobile homes.
- (3) A county may not adopt an ordinance that has the effect, directly or indirectly, of preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities, as defined in RCW [59.20.030](#), unless the recreational vehicle fails to comply with the fire, safety, or other local ordinances or state laws related to recreational vehicles.
- (4) This section does not override any legally recorded covenants or deed restrictions of record.
- (5) This section does not affect the authority granted under chapter [43.22](#) RCW.

Title 40 Code Changes

What's changing?

- Create separate definitions of mobile homes and manufactured housing that comply with state and federal law.
- Expand definition of single-family detached dwelling to include manufactured and modular homes.
- Repeal 40.260.130 Manufactured homes on individual lots.
- Allow recreational vehicles in Manufactured home parks if they obtain an L&I permit.
- Allow modular homes for temporary health hardship homes.

Public Process



Questions and discussion

Clark County Community Planning

www.clark.wa.gov/planning



Photo credits:
Manufacturedhomes.com
Westchester Modular Homes, Inc.
Craftsman Homes
Zarrilli Homes

More information

Manufactured housing
webpage:

<https://www.clark.wa.gov/community-planning/manufactured-housing-and-mobile-home-code-update>

Email:

Laurie.Lebowsky@clark.wa.gov

