



**Manufactured Housing Code Update Open House
Summary Meeting Notes
June 28, 2018
6:30 p.m.**

Meeting led by Laurie Lebowsky

9 people attended the meeting held at Clark County Public Works Operations Center at 4700 NE 78th Street.

Introduction:

Several parts of the code will be changed to comply with state and federal law. Dimensions and setbacks will not be changed. Definitions of mobile homes, manufactured homes and modular homes are being updated to comply with federal and state guidelines. The code is being updated to be less restrictive for manufactured housing and will ensure that manufactured homes are treated the same as other housing types. Mobile homes built 1976 or prior, cannot be newly placed on a lot without a HUD stamp. Mobile homes built before 1976 can remain in place but cannot be moved to another lot.

Separate definitions are needed for mobile home and manufactured home to comply with state and federal law. The goal is to be less restrictive of manufactured homes, including not allowing plat notes that restrict manufactured homes.

The definition of single family detached dwelling will now include manufactured homes and modular homes. A manufactured or modular home can be placed in a subdivision or empty lot. These changes are part of an effort the county housing initiatives that began last year with adopting the accessory dwelling unit and cottage housing code updates. The manufactured housing code changes are pretty extensive so it was decided to make the manufactured housing code update a stand-alone project for 2018.

The next steps in the public review process are as follows:

- DEAB Meeting 7/12/18 – public welcome but no public testimony
- Council Work Session 8/8/18-public welcome but no public testimony
- Planning Commission Work Session 8/12/18 – public welcome but no public testimony
- Planning Commission Hearing 8/16/18 – public welcome, testimony allowed
- Council Work Session 9/5/18 – public welcome, testimony allowed
- Council Hearing 9/18/18 – public welcome, testimony allowed

Questions from the audience:

Is there anyone from the manufactured housing industry on DEAB (Development Engineering Advisory Board)?

Laurie: I don't believe so.

The definition of modular homes says they are inspected by local officials. I would suggest that the language says the connection is what is inspected by local officials and the home is inspected offsite.



Laurie: The language was taken from state law and City of Vancouver code, but I will look into clearing that up.

Is there any change to the definition of hardship?

Laurie: The only change to the hardship section was the wording from mobile home to manufactured home.

I'd suggest you add modular homes to the hardship definition.

Laurie: that's a great suggestion. The reason I placed the definition of single family dwelling is that anywhere you could put a single family home, you could put a modular or manufactured home.

Discussion if the state separates the definition of mobile homes and manufactured homes. RCW 59.20.030 is referenced and contains the following definitions:

(6) "Manufactured home" means a single-family dwelling built according to the United States department of housing and urban development manufactured home construction and safety standards act, which is a national preemptive building code. A manufactured home also: (a) Includes plumbing, heating, air conditioning, and electrical systems; (b) is built on a permanent chassis; and (c) 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;

(7) "Manufactured/mobile home" means either a manufactured home or a mobile home;

(8) "Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the United States department of housing and urban development 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 United States department of housing and urban development manufactured home construction and safety act.

Are you looking at anything in new developments, so if someone wanted to develop a community of park models, would the county permit that?

Laurie: Probably not because of the cost. We only put manufactured home parks in multi-family zoning.

What is the difference between modular homes and manufactured homes?

Modular home and manufactured homes are built to different codes. Modular homes are built to the L&I Gold standard. Manufactured homes are built to HUD standards.

Meeting adjourned 7:25 p.m.

