



Manufactured Home Park Site Standards

All permit applications and plans shall be submitted electronically. Contact Community and Economic Development for information regarding electronic submittals at permits@cityoflakewood.us.

The following standards shall be satisfied for individual sites or “pads” within manufactured home parks:

1. One Home per Site. No more than one (1) manufactured home shall be allowed on a single pad.
2. **Internal Setbacks.**
 - a. A manufactured home or attached accessory building shall not be located closer than ten (10) feet to any other manufactured home or attached accessory building, closer than ten (10) feet to the edge of any right-of-way, or closer than five feet (5) to the edge of any other pad.
 - b. Manufactured homes shall set back at least fifteen (15) feet from any interior property line abutting residential zoned property or ten (10) feet from any interior property line abutting commercial or industrial zoned property.
 - c. Manufactured home accessory structures, when not attached to the manufactured home, shall not be located closer than six (6) feet to any dwelling, closer than ten (10) feet to the edge of any right-of-way, or closer than five (5) feet to the edge of any other pad.
 - d. No structures are allowed in landscape or open space areas.
3. **Lot Coverage.** A manufactured home and all accessory structures shall not cover more than seventy-five (75) percent of the space area.
4. **Parking.** Parking requirements shall be consistent with LMC 18A.50.500, Parking.
5. **Height.** Structures within manufactured home parks shall be no more than one (1) story in height

Additional Structures. Structures located within any manufactured home space shall be limited to one (1) storage building, a carport, and an awning or a patio cover. The storage building, patio cover and/or carport may be combined as one (1) structure.

GENERAL SUBMITTAL DOCUMENTS for installation of a manufactured home in an existing park

Sub.	
<input type="checkbox"/>	A. Copy of the Washington State Manufactured Installers Certifications number. (WIANS number) RCW 43.63B requires that a form be posted at the installation site containing the installers certification number and the work completed. <u>Business entities such as home dealerships and construction companies are not certified to install manufactured homes.</u>
<input type="checkbox"/>	B. Site plan
<input type="checkbox"/>	<ol style="list-style-type: none"> 1. North arrow and vicinity map. 2. Basic data (type of structure, square footage, location). 3. Show adjacent right(s)-of-way and street name(s). 4. Include any easements, including required setbacks or restrictions. 5. Show the width of driveway, describe paving materials and show setbacks from property lines. 6. Show the size, location, setbacks, and use of existing buildings, including their setbacks from property lines and each other. 7. Show the size, location, setbacks, and use of new buildings and additions, including their setbacks from property lines and each other. 8. Show any existing structures to be demolished or removed.

	<p>9. Show existing and proposed site topography in two-foot contours.</p> <p>10. Indicate finished floor elevations and provide elevation readings at each structure corner.</p> <p>11. Show the location of utilities (water, septic, gas, etc.) and their connection to buildings or additions.</p> <p>12. Show how the required number of tree units will be achieved through retention or replanting.</p> <p>13. Provide a list of existing impervious areas in square feet, including structures, concrete, gravel, etc., and proposed impervious areas. Indicate total lot size in square feet and show calculations for total percentage of lot coverage by impervious area.</p> <p>14. Show location of proposed and existing rockeries and/or retaining walls; indicate height of walls and proposed materials. Retaining walls over four feet from the base of the footing, or holding back a surcharge, requires a separate permit.</p> <p>15. Show the setback lengths to a well or septic system component, if applicable.</p> <p>16. Show any environmentally critical areas with required buffers and/or setbacks. Critical areas include wetlands, streams, regulated lakes, and geologically hazardous areas.</p>
<input type="checkbox"/>	C. Blocking and tie down details per the manufactured specifications. Please submit the manufactures specifications for tie down type and location and the location and spacing of the blocking. The tie down and blocking must Include the engineer of record stamp from the State of Washington
<input type="checkbox"/>	D. Construction drawings of all porches and decks. All decks and porches shall be self-supported unless approved by the Department of Labor and Industries FAS section that allows the structure to be attached to the home.
<input type="checkbox"/>	E. All double wide manufactured home shall include the attachment details for the marriage line of the two sections. Those details are also stamped by a structural engineer and must bear the stamp from the State of Washington.
<input type="checkbox"/>	F. Certificate of Water Availability
<input type="checkbox"/>	G. Copy of sewer pre-treatment approval certificate <i>(Must apply separately with Pierce County Sewer. Certificate is required prior to building permit issuance. Not required for submittal) OR</i>
<input type="checkbox"/>	H. Copy of the septic approval packet from the Pierce County Health Department <i>when applicable.</i>
<input type="checkbox"/>	I. A mechanical permit from the local jurisdiction for any extension of the gas line to the gas meter if applicable. (the entire gas line of the system shall be tested)

I acknowledge that the above required documents/plans contain all the listed information.

Initials/ date

Installation work exempt from Manufactured Home Certifications (still require associated permits):

- site preparation such as grading and excavation
- sewer and water connections outside the building
- painting and drywall finishing
- heat pump and air conditioning installation
- specialty trades for constructing assessor structures, carports and decks
- pouring concrete
- carpet installation

A local building inspector may stop work on an installation of a manufactured home if a certified installer is not present per section 800 of RCW 43.63B and WAC 365-210 for work other than what is listed as exempt.

STAFF USE ONLY

File # _____ - _____ - _____

Intake by: _____

Date: _____



Mobile/Manufactured Home Placement Permit Application

Community Development
6000 Main St. SW ♦ Lakewood, WA 98499
Phone (253) 512-2261 ♦ permits@cityoflakewood.us

Office use

Permit #: _____

Date rec'd: _____

APPLICANT:	Phone:
Address (City, State, Zip):	E-Mail Address:
OWNER:	Phone:
Address (City, State, Zip):	E-Mail Address:
HAULER:	Phone:
Address (City, State, Zip):	E-Mail Address:
INSTALLER:	Phone:
Address (City, State, Zip):	Certification#: _____ Exp. Date: _____
<i>*Contractors must have a valid City of Lakewood business license prior to doing work in the City</i>	

Mobile In Mobile Home Park	Fee: \$145
Park Name _____ Address _____ Space # _____	
Mobile on Lot	Project Valuation _____
Site Address _____	Parcel # _____
Make of Mobile _____ Year Manufactured _____ Model # _____ Serial # _____ Size (e.g.: 24 x 48) _____ Total sq. ft. _____ Height _____ # of bedrooms _____ # of baths _____	PROPOSED SETBACKS Front _____ Rear _____ Side _____ Side _____
<i>I hereby certify that the information provided is correct and that the construction on the above described property, the occupancy, and use will be in accordance with the laws, rules, and regulations of the State of Washington and the Lakewood Municipal Code. I agree to hold harmless the City of Lakewood as to any claim incurred as a result of this work.</i>	
Print Name: _____	<input type="radio"/> Owner <input type="radio"/> Agent <input type="radio"/> Specify _____
Signature: _____	Date: _____