



COMMUNITY DEVELOPMENT DEPARTMENT

Office of Code Administration

129 North Second Street, 2nd Floor Yakima, Washington 98901

(509) 575-6126 Fax (509) 576-6576

codes@yakimawa.gov www.buildingyakima.com

MANUFACTURED HOMES GUIDELINES FOR PLACEMENT

MANUFACTURED HOUSING
"WHERE DO YOU START"
City of Yakima - Code Administration Office
2nd Floor 129 N 2nd Street, Yakima, WA 98901
Phone: (509) 575-6126 Fax: (509) 576-6576
Effective January 1, 2015

- All mobile homes, manufactured homes, and modular homes placed in the City of Yakima are required to have an installation permit. Contact the City Code Administration Office for information.
- **Placement permit fees are as follows:**
Single Wide Home \$325.94 Double Wide \$385.18 Triple-Wide \$444.49
(Private property and mobile home parks same fee).
- Your dealer or installer may assist you in providing the information required on the "application checklist" found on the following page. The information shall include the following:
 1. Name, address and phone number of applicant.
 2. Name, address and phone number of dealership where unit was purchased. (If purchased from a private party, this requirement is not applicable).
 3. When placed in a mobile home park:
 - a. The name of park, and space number. A site plan of the space is required. Adjacent structures shall be spaced a minimum of ten (10) feet from newly placed unit.
 4. On private property:
 - a. Provide a site plan showing lot dimensions. Provide dimensions and location of manufactured home on lot. Check with the City Planning Division for zoning regulations and setback requirements.
 5. Provide the manufacturer, model, serial number and year the home was manufactured. (If not a new home, provide the original title, or Auditors registration.
 6. Provide a floor plan of the manufactured home.
 7. Provide value or purchase price of the home.
 8. Placement permits must include the name, certification number and expiration date of the installer. Homeowners (must live in unit) may install their own home without being certified.

MANUFACTURED HOMES PLACED ON PRIVATE PROPERTY

The Planning Division will guide you through the process of the Land-Use application (for mobile homes constructed prior to June 15, 1976).

Contact Code Administration for connection fees for City water and sewer services. Fees shall be paid prior to connection. If sewer service is not available the applicant will receive a copy of the application and plot plan to be taken to the Yakima County Health District to obtain a drain field and septic tank clearance. The County Health District is located at 104 N 1st Street. Call 575-4040. If City water is not available the applicant shall contact the WA State Dept. of Ecology for information and permission to drill a well. The Dept. of Ecology is located at 15 W Yakima Ave. Call 575-2490.

After receiving approvals from the Dept of Ecology and Health District a copy of the permit shall be included with the building permit application.

- Additions, covered porches/decks or uncovered decks over 30 inches above finished grade require a separate building permit.
- Electrical permits are required from the Department of Labor and Industries, 15 W Yakima Ave. (509) 454-3760.
- Prior to any structure demolitions contact the Yakima Co. Clean Air for approval. Clean Air office is located at 6 S 2nd St. Rm 1016 or call 834-2050. Evidence of approval shall be submitted to City Code Administration when a demo permit is required.

A moving permit is required by the Yakima County Treasurer's office, 128 N 2nd St St., 1st Floor.
In order for their office to issue this permit, the applicant must provide proof a placement permit has been issued by the appropriate jurisdiction.



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BUILDING PERMIT APPLICATION

Office Use Only:

B

Site Address: _____ Will 1 acre or more be cleared or graded? Y__ N__

Parcel # _____ Is Property Within the Flood Area? Y__ N__

Describe work to be covered by this permit _____

Park Name (if applicable) _____

INSTALLER

Installer Name _____ Installer Phone No. _____

Installer Address _____

Installer Certification No. _____ Certif. Expiration Date _____

Installer Email _____

OWNER/APPLICANT

Owner Name _____ Owner Phone no. _____

Owner Address _____

Owner Email _____

Contact Person _____ Contact Phone No. _____

MANUFACTURED HOME

Single Wide _____ Double Wide _____ Triple Wide _____

Number of Bedrooms _____ Number of Bathrooms _____ Year of Home _____

Make _____ Model _____

Serial Number _____ Value (\$) _____

Dimensions _____

NOTE: THE FOLLOWING INFORMATION MUST BE PROVIDED AT TIME OF APPLICATION OR PRIOR TO PERMIT ISSUANCE:

Mainframe pier loads and locations ___ Perimeter pier loads and locations ___ Runner design ___

Marriage line pier loads and locations ___ Floor plan layout ___ Tiedown layout ___

I hereby certify under penalty of perjury of the Laws of the State of Washington that I have read and examined this application and know that the information contained herein is true and correct. I certify that I am the owner of the subject property, or, that I have been given express permission by the owner of the subject property to submit this application for permit. I understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state or local law regulating the construction or performance of construction sought under this permit.

Signature _____

Print Name _____

Date _____



Table 3-1 – General Description of Soils

Soil Type Based on the unified classification system	Allowable Pressure (pounds per square foot) No allowances made for overburden pressure, embedment depth, water table height, or settlement problems
Rock or hard pan	4,000 and up
Sandy gravel and gravel	2,000
Sand, silty sand, clayey sand, silty gravel, or clayey gravel	1,500
Clay, sandy clay, silty clay, or clayey silt	1,000
Uncompacted fill	Special analysis is required
Peat or organic clays	Special analysis is required

NOTE –

1. To be used only when none of the following is available: soils investigation and analysis of the site; compliance with the local building code; and evaluation by a registered professional engineer, architect, or building official.
2. Hereafter, the words "engineer" or "architect" shall refer to a registered professional engineer or architect.

**Table 4-1 – Minimum Pier Capacity
Frame Plus Perimeter Blocking
(Both Frame and Perimeter Blocking Required)**

Section Width (feet)	Roof Live Load (pounds per square foot)	Pier Location	Minimum Pier Capacity (pounds)			
			Maximum Pier Spacing (feet)			
			4	6	8	10
8	20	Frame	900	1300	1800	2200
		Perimeter	600	800	1100	1400
	30	Frame	900	1300	1800	2200
		Perimeter	700	1100	1400	1800
	40	Frame	900	1300	1800	2200
		Perimeter	900	1300	1800	2200
10	20	Frame	1100	1700	2200	2800
		Perimeter	700	1100	1400	1800
	30	Frame	1100	1700	2200	2800
		Perimeter	900	1400	1800	2300
	40	Frame	1100	1700	2200	2800
		Perimeter	1100	1700	2200	2800
12	20	Frame	1300	1900	2600	3200
		Perimeter	800	1200	1600	2000
	30	Frame	1300	1900	2600	3200
		Perimeter	1100	1600	2100	2600
	40	Frame	1300	1900	2600	3200
		Perimeter	1300	1900	2600	3200
14	20	Frame	1500	2200	3000	3700
		Perimeter	900	1400	1900	2400
	30	Frame	1500	2200	3000	3700
		Perimeter	1200	1800	2400	3000
	40	Frame	1500	2200	3000	3700
		Perimeter	1500	2200	3000	3700
16	20	Frame	1700	2600	3400	4300
		Perimeter	1100	1600	2200	2700
	30	Frame	1700	2600	3400	4300
		Perimeter	1400	2100	2800	3500
	40	Frame	1700	2600	3400	4300
		Perimeter	1700	2600	3400	4300
18	20	Frame	1900	2900	3900	4800
		Perimeter	1200	1800	2500	3100
	30	Frame	1900	2900	3900	4800
		Perimeter	1600	2400	3200	3900
	40	Frame	1900	2900	3900	4800
		Perimeter	1900	2900	3900	4800

**Table 4-2 – Minimum Pier Capacity
Multisection Center-Beam Blocking**

Section Width (feet)	Roof Live Load (pounds per square foot)	Pier Load and Minimum Pier Capacity (pounds)						
		Mating Wall Opening (feet)						
		5	10	15	20	25	30	35
8	20	600	1200	1800	2400	3000	3600	4200
	30	800	1600	2400	3200	4000	4800	5600
	40	1000	2000	3000	4000	5000	5000	7000
10	20	800	1500	2300	3000	3800	4500	5300
	30	1000	2000	3000	4000	5000	6000	7000
	40	1300	2500	3800	5000	6300	7500	8800
12	20	900	1800	2600	3500	4400	5300	6100
	30	1200	2300	3500	4700	5800	7000	8200
	40	1500	2900	4400	5800	7300	8800	10200
14	20	1000	2000	3000	4100	5100	6100	7100
	30	1400	2700	4100	5400	6800	8100	9500
	40	1700	3400	5100	6800	8400	10100	11800
16	20	1200	2300	3500	4700	5800	7000	8100
	30	1600	3100	4700	6200	7800	9300	10900
	40	1900	3800	5800	7500	9700	11600	13600

EXAMPLE: 14-foot section width
30-pounds-per-square-foot roof live load
18-foot-wide mating-wall opening

Follow down the "Section Width" column to "14 feet." Follow across to "30 pounds per square foot" (psf) in the "Roof Live Load" column. Since the mating wall opening is 18 feet wide, follow across to the column headed "20." (For any opening width that is not shown, use the next highest number on the chart.) The required pier capacity is 5,400 pounds.

Table 4-3 – Footing Size^{1,2}

Pier Capacity (pounds.)	Minimum Footing Size or Equal Area (inches)			
	Soil Capacity			
	1000 psf ³	1500 psf ³	2000 psf ³	4000 psf ³
600	9 x 9	8 x 8	7 x 7	5 x 5
800	11 x 11	9 x 9	8 x 8	5 x 5
1000	12 x 12	10 x 10	8 x 8	6 x 6
1500	15 x 15	12 x 12	10 x 10	7 x 7
2000	17 x 17	14 x 14	12 x 12	8 x 8
2500	19 x 19	15 x 15	13 x 13	10 x 10
3000	21 x 21	17 x 17	15 x 15	11 x 11
3500	22 x 22	18 x 18	16 x 16	12 x 12
4000	24 x 24	20 x 20	17 x 17	13 x 13
4500	25 x 25	21 x 21	18 x 18	13 x 13
5000	27 x 27	22 x 22	19 x 19	14 x 14
5500	28 x 28	23 x 23	20 x 20	15 x 15
6000	29 x 29	24 x 24	21 x 21	15 x 15
6500	31 x 31	25 x 25	22 x 22	16 x 16
7000	32 x 32	26 x 26	22 x 22	16 x 16
7500	33 x 33	27 x 27	23 x 23	17 x 17
8000	34 x 34	28 x 28	24 x 24	17 x 17
8500	35 x 35	29 x 29	25 x 25	18 x 18
9000	36 x 36	29 x 29	25 x 25	19 x 19
10000	38 x 38	31 x 31	27 x 27	20 x 20
11000	40 x 40	32 x 32	28 x 28	21 x 21
12000	42 x 42	34 x 34	29 x 29	22 x 22
13000	43 x 43	35 x 35	31 x 31	22 x 22
14000	45 x 45	37 x 37	32 x 32	23 x 23
15000	46 x 46	38 x 38	33 x 33	24 x 24
16000	48 x 48	39 x 39	34 x 34	25 x 25
17000	49 x 49	40 x 40	35 x 35	25 x 25
18000	51 x 51	42 x 42	36 x 36	26 x 26
19000	52 x 52	43 x 43	37 x 37	

NOTE –

1. The footing sizes shown are for square pads and are based on the area (square inches) required for the load. Other footing configurations, such as a rectangular configuration, may be used, provided the area (square inches) is equal to or greater than the area of the square footing shown in the table. For example, a 12-inch x 22-inch (264-square-inch) footing may be used in place of a 16-inch x 16-inch (256-square-inch) footing. Also, two 12-inch x 24-inch pads may be used in place of one 24-inch x 24-inch pad.

2. Local regulations may require design verification by an engineer.

3. psf – pounds per square foot

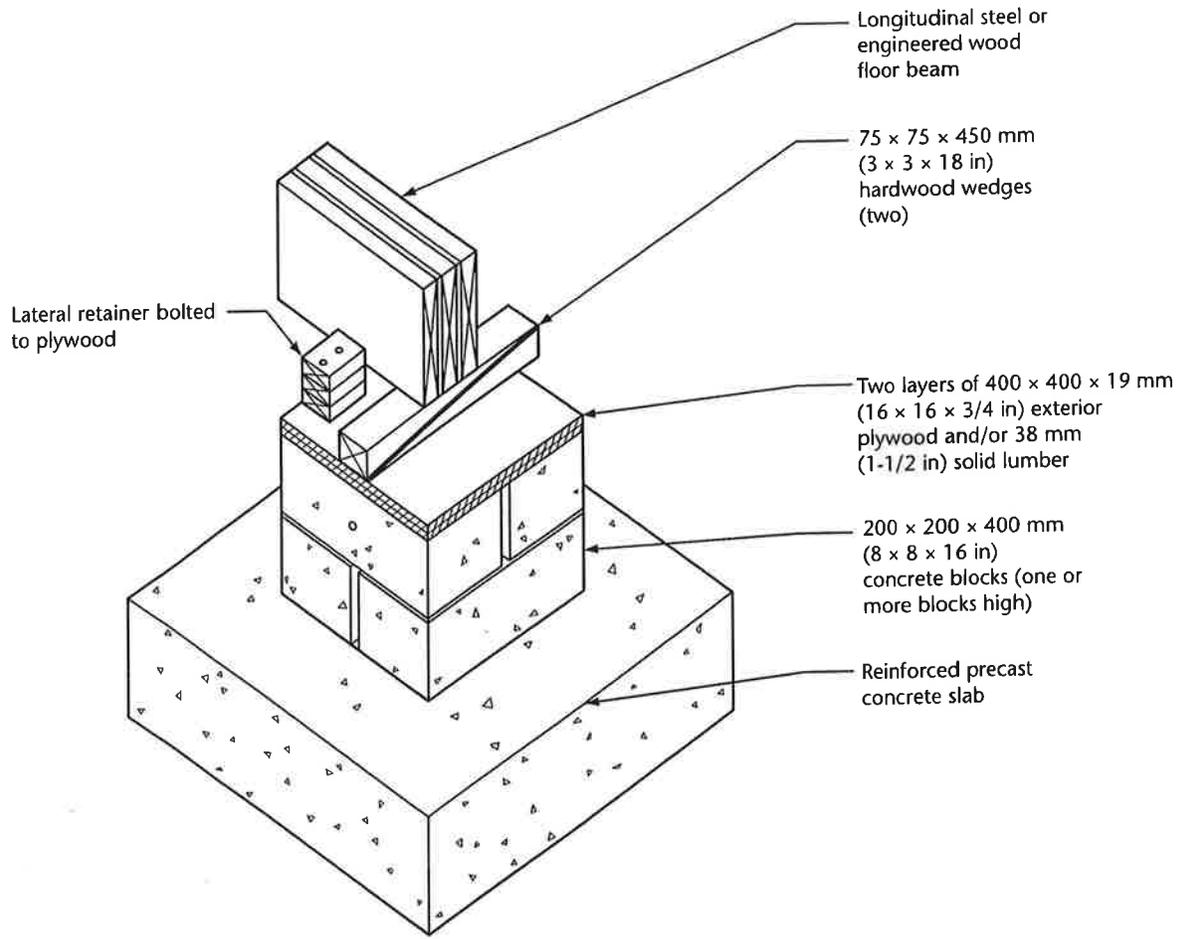
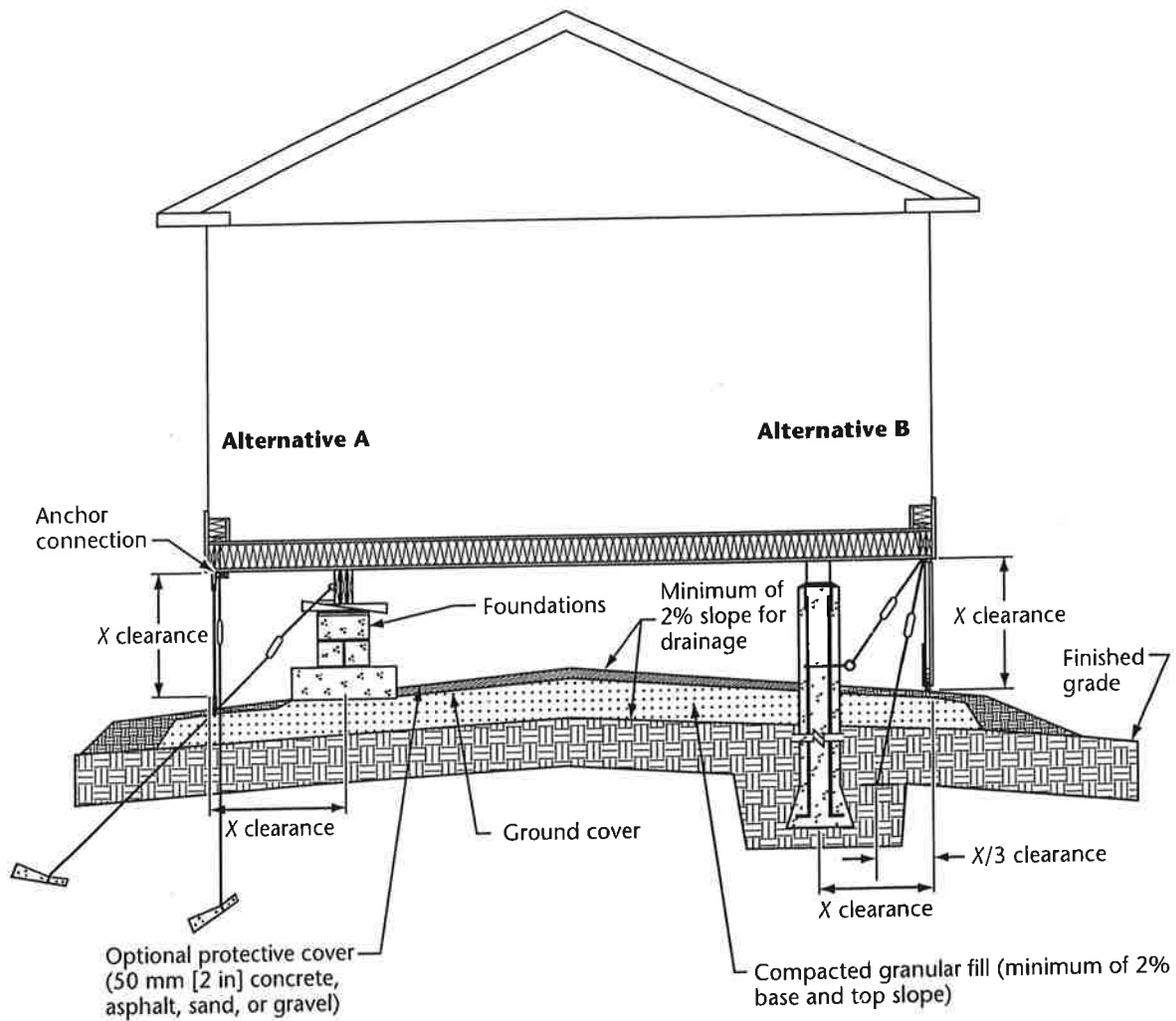


Figure B.4
Concrete block surface foundation system
(See Clause B.6.)

**Notes:**

- (1) The ultimate capacity of anchors and connections to the unit should be not less than 17.8 kN (4000 lb), with the anchors located not more than 1200 mm (4 ft) from the ends and spaced not more than 3660 mm (12 ft) on-centre along the sides of the unit.
- (2) Anchors should connect directly to wall studs to provide maximum restraint against uplift of the wall.
- (3) Anchors should be tightened to a minimum force of 13.35 kN (3000 lb) before adjustment to allow slack in the anchor cables.
- (4) For Alternative A, the slack should not exceed 75 mm (3 in) for diagonal cables and 50 mm (2 in) for vertical cables.
- (5) For Alternative B, the slack in the cables should not exceed 50 mm (2 in), although no slack is preferable.
- (6) For non-tornado areas, the spacing between anchors may be increased to 7320 mm (24 ft).

Figure C.5
Anchorage for tornado protection
 (See Clause C.4.)