



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Code Administration Division**

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

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

**codes@yakimawa.gov • www.buildingyakima.com**

# ***MANUFACTURED HOME PLACEMENT APPLICATION PACKET***

## MANUFACTURED HOME PERMITS

- All mobile homes, manufactured homes, and modular homes placed in the City of Yakima are required to have a placement permit. **If the home proposed to be located is not a new home, please provide the original title or Auditors registration.**
- Placement permit fees are based on the estimated cost of the placement of the manufactured home.
- For previously owned/titled manufactured homes, or for manufactured homes constructed prior to June 15, 1976, please contact City Planning to verify the land use review process that would be applicable for your permit: (509) 575-6183 or [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).
- A Plumbing Permit application is included in this packet for connecting to water and sewer.
  - A licensed plumbing contractor must be used unless the owner is doing the work themselves. In any case, a properly licensed contractor is required for any work taking place in the right-of-way or in a City utility easement.
  - You may contact the Code Administration to verify applicable water and/or sewer permit fees: (509) 575-6126 or [codes@yakimawa.gov](mailto:codes@yakimawa.gov).
  - If service is not available, the applicant will receive a copy of the application and plot plan to be taken to the Yakima Health District (1210 Ahtanum Ridge Dr, Union Gap, WA 98903; (509) 575-4040) to obtain drain field/septic tank clearance. If the property is served by Nob Hill Water, please contact their office at 6111 Tieton Dr or (509) 966-0272. If City or Nob Hill Water is not available, the applicant must contact Washington State Department of Ecology (1250 W Alder St, Union Gap, WA 98903; (509) 575-2490) to obtain approval/permits. A building permit cannot be issued without approval/verification that it can be served by utilities and that appropriate City, Yakima Health District and/or Department of Ecology permits have been obtained.
- Additions, covered porches, etc. require a separate building permit.
- Electrical permits are required from the Department of Labor and Industries (15 W Yakima Ave, Yakima, WA 98902; (509) 454-3760).
- Prior to demolition of any structures, contact the Yakima Regional Clean Air Agency for approval (329 N 1<sup>st</sup> St, Yakima, WA 98901; (509) 834-2050 or [www.yakimacleanair.org](http://www.yakimacleanair.org)).
- A Move Permit is required by the Yakima County Treasurer's Office (128 N 2<sup>nd</sup> St, Yakima, WA 98901). 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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**MANUFACTURED HOME  
BUILDING PERMIT APPLICATION  
YMC 11.06.020 – YMC 15.04.160**

**Permit#** \_\_\_\_\_

Site Address: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Will 1 acre or more be cleared or graded?  Yes  No

Is the Property Within the Flood Area?  Yes  No

Describe work to be covered by this permit:

\_\_\_\_\_

Park Name (if applicable): \_\_\_\_\_

Estimated cost for the placement of the manufactured home: \$ \_\_\_\_\_

**OWNER/APPLICANT**

Owner Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Owner Address: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Contact Phone No.: \_\_\_\_\_

Contact Email: \_\_\_\_\_

**MANUFACTURER AND DEALER OF THE MANUFACTURED HOME:**

\_\_\_\_\_  
\_\_\_\_\_

**INSTALLER**

Installer Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Installer Address: \_\_\_\_\_ Email: \_\_\_\_\_

Installer Certification No.: \_\_\_\_\_ Certif. Expiration Date: \_\_\_\_\_

**MANUFACTURED HOME INFORMATION**

1) Size:  Single Wide  Double Wide  Triple Wide

2) Number of Bedrooms: \_\_\_\_\_ 3) Number of Bathrooms: \_\_\_\_\_

4) Year of Home: \_\_\_\_\_ 5) Make: \_\_\_\_\_

6) Model: \_\_\_\_\_

7) Serial Number: \_\_\_\_\_ 8) Value (\$): \_\_\_\_\_

9) Dimensions: \_\_\_\_\_

10) Is this a previously titled manufactured home?  Yes  No  
\*\*If yes, provide the original title or Auditors registration.\*\*

11) Provide the address, city, state, and zip code this manufactured home is moving from:

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**REQUIRED SUBMITTALS:**

Original Title or Auditors Registration (if it is not a new unit)

Site Plan

- For units proposed to be moved to a lot that is not in a manufactured home park, the site plan must show relationship of manufactured home to the property lines, right-of-way, access and utility easements, other structures and utilities (YMC 11.06.020 (C)). Contact the City Planning Division to verify zoning and setback requirements: (509) 575-6183 or [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).
- For units proposed to be placed in an existing manufactured home park, the site plan must show the address, unit number, name of manufactured home park, and show that adjacent structures are spaced a minimum of 10 feet from the newly placed unit.

Manufacturer's Installation Instructions

- **NOTE:** If the manufacturer's instructions are no longer available, using the attached sheets, you must provide the following by circling the information that applies to your project.

Mainframe pier loads and locations

Marriage line pier loads and locations

Perimeter pier loads and locations

Floor plan layout

Runner design

Tiedown layout

***Declaration***

*I hereby certify that (please select one):*

I am a **CONTRACTOR** or **SPECIALTY CONTRACTOR** currently registered and properly licensed as defined under RCW 18.27.010 and 18.27.110 and am legally qualified to perform the work sought by this permit.

I am an **AUTHORIZED AGENT** of the property owner and all work will be done by the property owner or a properly licensed contractor or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and is legally qualified to perform the work sought by this permit.

I am **EXEMPT** from the requirements of the Contractor Registration laws, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated. I will do all of my own work or use all registered and licensed contractors and/or specialized contractors in connection with the work to be performed under the permit applied for herein.

***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 understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state, federal or local laws regulating the construction or performance of construction sought under this permit.***

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**Signature**

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**Print Name**

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**Date**



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**PLUMBING PERMIT APPLICATION**

**Permit#** \_\_\_\_\_

**Job Address:** \_\_\_\_\_ **Parcel Number:** \_\_\_\_\_

**Project Description:** \_\_\_\_\_

**Estimated cost of the work to be performed (materials and labor): \$** \_\_\_\_\_

**Property Owner**

**Contractor**

**Name:** \_\_\_\_\_

**Business Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**State Cont. Lic. #: \_\_\_\_\_ exp. \_\_\_\_\_**

**Alt. Phone:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

ITEM	EXISTING QUANTITY	NEW QUANTITY
Atmospheric Breaker		
Backflow Device (RPBA or DCVA) <2"		
Backflow Device (RPBA or DCVA) >2"		
Bar Sink		
Bathtub		
Clothes Washer		
Dishwasher		
Drinking Fountain		
Floor Drain		
Hose Bib		
Kitchen Sink		
Kitchen Sink 3 Compartment		
Laundry Tray		
Lavatory (Basin)		
Miscellaneous:		
_____		

ITEM	EXISTING QUANTITY	NEW QUANTITY
Mop Sink		
Pretreatment Interceptor		
Repair/Alt. Drain/Vent Piping		
Roof Drain		
Sewage Pump		
Sewer Repair		
Shower		
Side Sewer		
Sink		
Supplemental Permits		
Urinal		
Water Closet – Tank Type		
Water Closet – Flushometer Type		
Water Heater		
Water Piping/Service		
Sampling Port		

**Declaration**

*I hereby certify that (please select one):*

- I am a **CONTRACTOR** or SPECIALTY CONTRACTOR currently registered and properly licensed as defined under RCW 18.27.010 and 18.27.110 and am legally qualified to perform the work sought by this permit.
- I am an **AUTHORIZED AGENT** of the property owner and all work will be done by the property owner or a properly licensed contractor or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and is legally qualified to perform the work sought by this permit.
- I am **EXEMPT** from the requirements of the Contractor Registration laws, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated. I will do all of my own work or use all registered and licensed contractors and/or specialized contractors in connection with the work to be performed under the permit applied for herein.

*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 understand that the granting of a permit does not authorize me in any way to violate or cancel any of the provisions of state, federal or local laws regulating the construction or performance of construction sought under this permit.*

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Date**

**THE FOLLOWING 6 SHEETS ARE ONLY APPLICABLE FOR UNITS WHERE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS ARE NO LONGER AVAILABLE.**

**Circle the information that applies to your project.**

**Table 3-1 – General Description of Soils**

<b>Soil Type Based on the unified classification system</b>	<b>Allowable Pressure (pounds per square foot) No allowances made for overburden pressure, embedment depth, water table height, or settlement problems</b>
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<sup>1,2</sup>**

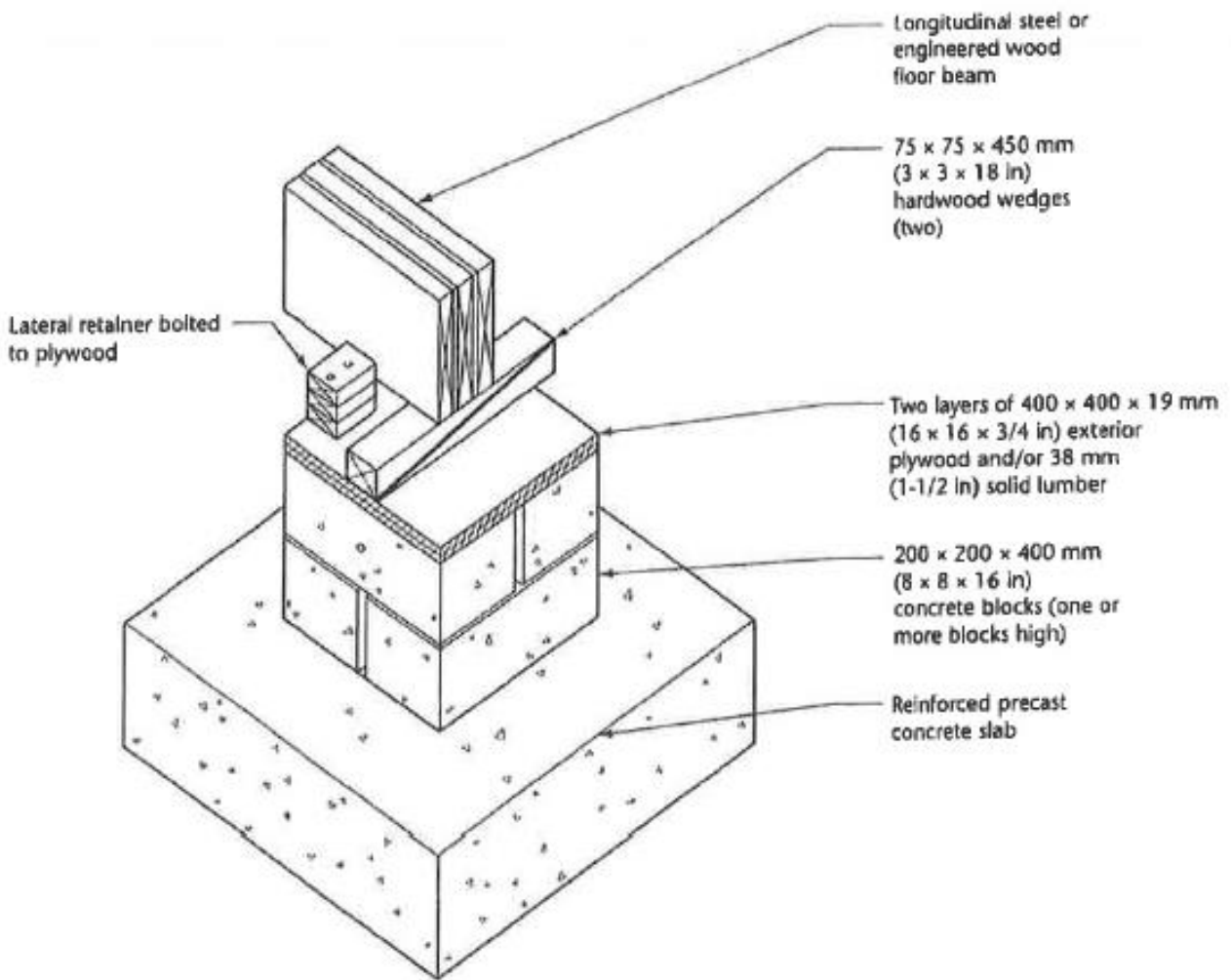
Pier Capacity (pounds.)	Minimum Footing Size or Equal Area (inches)			
	Soil Capacity			
	1000 psf <sup>3</sup>	1500 psf <sup>3</sup>	2000 psf <sup>3</sup>	4000 psf <sup>3</sup>
600	9 x 9	8 x 8	7 x 7	5 x 5
800	11 x 11	9 x 9	8 x 8	5 x 5
1000	12 x 12	10 x 10	8 x 8	6 x 6
1500	15 x 15	12 x 12	10 x 10	7 x 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.

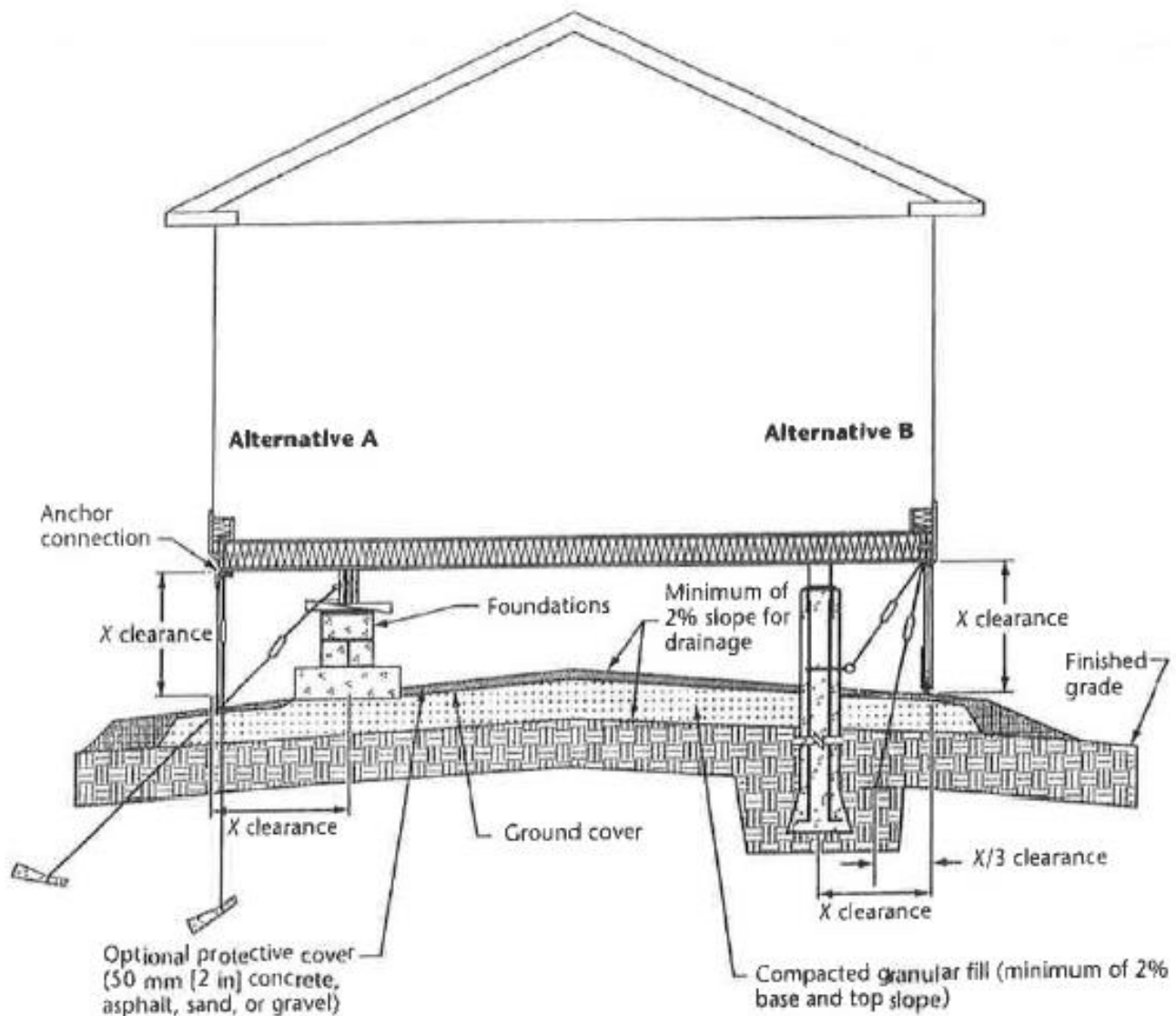
3. psf -- pounds per square foot



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

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

**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.)