



DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES

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www.douglascountywa.net

Importing into Douglas County Previously Sited Manufactured Homes

Douglas County allows new placements of previously sited manufactured homes in the unincorporated areas of the county. These installations require placement permits, the same as for new homes. The placement permit must be issued prior to installing the home at the new site. There are a few considerations to be aware of:

1. Douglas County has adopted minimum standards for home construction and manufactured home placement.
 - a. Single-wide manufactured homes (less than 20 feet in width & 36 feet in length) must be placed outside an urban growth area* or within an approved manufactured home park.
 - b. Double-wide manufactured homes (minimum of 20 feet in width) may be placed anywhere residential development is permitted; however, within an urban growth area, the following requirements apply:
 - A home in a Residential Low.(R-L) zoning district must have 864 square feet minimum of living floor area. In all other zoning districts a home must have 720 square feet minimum of living floor area.
 - A home within an R-L district must be a minimum of 24 feet in width.
 - Homes in an R-L district require a permanent foundation.
 - The home must be recessed or "pit set" in all zoning districts.
 - All homes must construct a minimum 300 square foot garage, or a minimum 300 square foot carport that includes 80 square feet of enclosed storage.

*For a detailed map of where urban growth areas are, stop by the Douglas County Transportation and Land Services offices at 140 19th Street, NW, or visit the county's web site on the Internet at www.douglascountywa.net/tls/gis/index.html.

2. Fire & safety inspections are required on all mobile homes constructed prior to July 1, 1976. The Washington State Department of Labor and Industries (L&I) performs fire & safety inspections. An approved Fire safety inspection must be completed prior to obtaining a permit for installation in Douglas County.
3. Manufactured homes with additions or that have otherwise been altered must also be pre-approved by L&I prior to installation in Douglas County.

4. The minimum snow load in unincorporated Douglas County is 35 pounds per square foot. Homes at higher elevations are subject to greater snow loads depending on location. Manufactured homes imported into Douglas County are subject to snow load requirements.

Most manufactured homes built after 1976 contain data plates that specify information about the home including roof load information. The data plate is usually located in a utility cabinet or furnace room cabinet. If the data plate specifies less than a 35 pound snow load, a snow shed or "ramada" must be constructed above the home in order to protect the home from collapse during heavy snow load conditions. The snow shed must be inspected and approved prior to occupancy of the manufactured home. A building permit application and plans for the snow shed must be submitted for approval along with the manufactured home installation permit application to Douglas County Land Services.

If the data plate is not attached to the manufactured home, a Washington State licensed professional engineer may certify snow load capabilities of the manufactured home, or you may check with the manufacturer of the home for the design snow load classification of your particular model.

6. Manufactured homes located within incorporated and unincorporated Douglas County that were previously installed with a valid manufactured home installation permit are not required to provide data plate information since their installation has already been previously approved. Documentation of the previous permit needs to be submitted at the time of application for the new permit.
7. A final inspection approving the installation of the manufactured home is required prior to occupancy.
8. In addition to the base manufactured home installation permit fee, other fees may be required by other departments. Other fees possible include but not limited to: driveway permit, addressing, framed garage, carport, enclosed storage (based on valuation), title elimination certification.

The above fees do not include charges payable for services by other agencies such as Washington State Department of Labor and Industries (electrical inspection and manufactured home alteration permits), Chelan Douglas Health District (septic tank and well approval), Water District, Sewer District, and the Douglas County Public Utility District (power hookup).

Further details can be obtained by calling:

Douglas County Transportation & Land Services at 509-884-7173 or
Washington State Department of Labor and Industries at 509-886-6500.