

Lewis County Community Development
MOBILE HOME PLACEMENT APPLICATION
 2025 NE Kresky Ave., Chehalis, WA 98532 (360) 740-1146

DATE RECEIVED	BY

Site Address: _____

Tax Parcel No.	Lot No.	Blk	Division/Short Plat	Sec	Twp	Rng

Owner (Name / Address / Telephone) _____

Applicant (Name / Address / Telephone) _____

Self Installed **CONTACT:** Owner or Contractor at Phone #: _____

Home purchased from: _____

Contractor's Name and L&I License #: _____ L & I License Expiration Date: _____

Installer's Name and WAINS# _____ WAINS Expiration Date: _____

Project Description: **MOBILE HOME PLACEMENT** New; Replacement; or Other (explain on reverse side)

MOBILE HOME INFORMATION:

Make: _____ Model: _____ Year: _____

Serial Number: _____ Price: _____ Size: _____ # of Bedrooms: _____

I certify that all plans, specifications and other submissions required in support of this application conform to the requirements of the State Building Code; the construction as located at the site will conform to the State Building Code and to all other applicable laws and ordinances; and I am the owner/applicant or have authority to bind the owner to these covenants and I have examined this application and know the same to be true and correct:

OWNER / APPLICANT SIGNATURE: _____

DATE SIGNED: _____

REQUIREMENTS CHECKLIST	REQUIRED	RECEIVED	APPROVED
Completed Application	✓		
Permission To Enter (PTE)	✓		
Critical Areas / Resource Lands (CARL)	✓		
Assessor's Map (current)	✓		
Site Plan (current)	✓		
Building Permit (for decks/porches)	✓		
Approved Road Approach (Public Works or State DOT)	✓		
Building Permit (if full foundation proposed)			
L & I Life Safety Inspection			
Fire Permit			
Flood Permit (JARPA)			
Grading Permit			
Shoreline Permit (JARPA)			
Other:			

SEPTIC REQUIRED: Y ___ N ___, **WATER REQUIRED:** Y ___ N ___, (if yes see reverse side)

Zoning: _____ **Flood Zone/Panel #** _____ **Occupancy:** _____

PERMIT NUMBER : _____ **CARL NUMBER:** _____

TOTAL FEES DUE: _____

Lewis County Community Development

REQUIREMENTS CHECKLIST	COMMENTS / CONDITIONS
<p style="text-align: center;"><i>New Septic Approval:</i></p> Permit #: _____ Date Issued: _____ # of Bedrooms: _____ CARL #: _____	
<p style="text-align: center;"><i>Septic Reconnect/Connection Approval</i></p> Permit #: _____ Date Issued: _____ Original Septic Permit # _____ # of Bedrooms _____ CARL # _____	
<p style="text-align: center;"><i>Water Approval:</i></p> <i>Public Name:</i> _____ Date water availability form sent to Lab: _____ Date water avail. received from the Lab: _____ Public approval: Yes _____ No _____ <i>Individual Well</i> _____ Well log _____ Gallons per min. _____ Bacteria _____ Date Bacteria satisfied _____ Nitrates _____ Level of Nitrates _____	

PLUMBING PERMIT			
NUMBER	TYPE OF FIXTURE		
1	Water Piping		
1	Sewer		
FEES			SPECIAL CONDITIONS:
Mobile Placement Permit			
Plumbing Permit	22	00	
State Building Code	4	50	
TOTAL BUILDING FEE:			
OTHER PERMIT FEES:			
CARL review			
Fire Permit			
Flood Permit (JARPA)			
Grading Permit			
SEPA checklist & public hearing			
Shorelines Permit			
Special Use Permit			
Other (Variance, etc.)			
TOTAL FEES			

ADDITIONAL COMMENTS:

PERMISSION TO ENTER

Date

Lewis County Community Development Department
Lewis County Health & Social Services (Environmental Health)
2025 NE Kresky Avenue
Chehalis, WA 98532

I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review and inspections. I also understand that my failure to grant permission to enter, or an inability to contact me for prior notification of the time and date of inspection entries, may result in denial or withdrawal of a permit or approval.

Applications have been submitted for the following services:

1) _____; 2) _____; 3) _____;
(Enter Type of Permit – i.e., building, septic, etc., - include all that apply)

which may require on-site permit processing, review and inspection by employees of the Community Development Department, Lewis County Environmental Services or Public Works for the property at:

_____ ; and _____ ;
(site address/location) (tax parcel number)

By my signature below, permission is granted for representative(s) of the Community Development and Public Health Departments (Planning, Environmental, and Building sections) to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections and/or reviews.

By my signature below, I certify that I am either the current legal owner of this property or their authorized representative. With this document I take full responsibility for the lawful action that this document allows.

Prior notification of the date of inspection(s) will take place is:

[] Not required [] Required: - () _____ - _____ (Must provide phone number where applicant/representative can be reached)

**Name as listed on Application
(Please Print)**

Signature

Mailing Address of Signatory (Street / P.O. Box)

Name of individual signing this document
(Property Owner or Authorized Agent)
(PLEASE PRINT)

City, State, Zip

Lewis County Community Development

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

(360) 740-1146

Building & Fire Safety Division

2025 NE Kresky Ave.

Chehalis, Washington 98532-2626

**MOBILE (MANUFACTURED) HOME PLACEMENT PERMIT
FACTORY ASSEMBLED STRUCTURES (FAS)**

Information and Checklist

Lewis County Ordinance No. 1126 regulates the location and placement for mobile homes, or travel trailers for residential occupancy, in Lewis County and also establishes permit/fee requirements.

The Ordinance states “it shall be unlawful for any person, firm, partnership, corporation or other entity to install any mobile home to be used as a residence upon real property in Lewis County without first securing a permit from the Lewis County Community Development Department, Building Section”.

All mobile homes must bear the inspection seal of the Washington State Department of Labor and Industries; or the U.S. Department of Housing and Urban Development (HUD). *Any mobile home built before 1977, or any mobile home not constructed to HUD standards after 1976, must have a life safety inspection performed by the State Department of Labor and Industries before a placement permit may be issued.* A copy of the Labor and Industries inspection report must be submitted as evidence that this inspection has been performed prior to the mobile home placement permit issuance.

The owner or dealer must inform the manufacturer of the required roof design snow load if the snow load for the particular area of the county where the unit will be placed is more than 20 pounds per square foot (PSF). (See the attached design snow load table).

PERMIT FEES	
Single Wide	<u>\$ 216.50*</u>
Double Wide	<u>\$ 276.50*</u>
Triple Wide	<u>\$ 341.50*</u>

*Additional fees may include Critical Areas/Resource Lands (CARL) review [\$85], Building Permit for Decks/Steps [fees vary], Public Water Adequacy review [\$80], Sewage System Connection review [\$170], Road Approach Approval [fees vary], Plumbing Permit and State Fee.

Lewis County Community Development

THE FOLLOWING INFORMATION IS REQUIRED WITH EACH MOBILE HOME PLACEMENT PERMIT APPLICATION

1. Applicants name, mailing address, and telephone number.
2. Tax parcel number of property being developed (copy of assessor's map showing subject property and surrounding properties.)
3. Site address (may be applied for at the Lewis County Permit Center).
4. The make, model, size and serial number of the mobile home as well as themake, model, size, serial number, year built, and purchase price. (NOTE: If the mobile home was constructed prior to 1977, or significant alterations have been made, please see the third paragraph of the cover page referencing Life Safety Inspections through Labor and Industries.)
5. Name of installer, and a copy of the mobile home installer's certifications will be required prior to permit issuance.
6. Septic and water approval from the Environmental Services Division or, if utilizing a city connection(s), written authorization from the respective City (forms provided by the Permit Center).
7. Permission to Enter Authorization signed by the property/homeowner or representative (forms provided by the Permit Center) authorizing entry on the property for the purpose of conducting the required inspections.
8. Evidence of an approved Road Approach Permit with minimum access of 30' wide. Access from a county road must be approved by Lewis County Department of Public Works. Access from a state highway must be approved by Washington State Department of Transportation. Access from a private road requires approval from LCDPW, WSDOT or US Forest Service depending on the point of origination of the private road.
9. The County will perform a review of your project for compliance with all Lewis County zoning requirements (Title 17) including Critical Areas and Resource Lands Ordinances (CARL Review.) A plot plan (layout of the project proposal on the subject property) is required and shall include the following:
 - a. Show the lot or parcel's dimensions and area.
 - b. Show the location and dimension of all proposed building(s) to include, setbacks from property lines, all existing buildings or structures, driveways, right-of-ways, septic tank and drainfield.
 - c. Show location of any water bodies (i.e., ponds, creeks, intermittent creeks, rivers, etc.).
 - d. Show existing or proposed access to the property (driveways).
 - e. Indicate "North Arrow".

Please Note: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

BUILDING PERMITS REQUIRED FOR DECKS / STEPS/ PORCHES

The mobile home placement permit covers the set up of the factory assembled structure only.

Construction of steps, decks (covered or open) or porches are regulated by the 2006 International Building Codes. A separate building permit is required for these structures.

Any addition or structure that subjects the FAS unit with a structural load will require permit approval by Washington State Department of Labor and Industries.

Prior to a final inspection or occupancy of any habitable structure the following items must be submitted and approved:

1. Septic system as-built and/or installers checklist
2. Final approved road approach permit
3. Water well report
4. Bacteria water test with satisfactory results
5. Nitrate water test

Commonly Asked Questions

AFTER SUBMITTING AN APPLICATION, HOW LONG BEFORE MY PERMIT WILL BE ISSUED?

Generally review of your application will take approximately one (1) to two (2) weeks. However, during the peak building season (May thru October) the processing time can take longer.

ONCE ISSUED, HOW LONG IS MY PERMIT VALID?

Permits are valid for 180 days (*6 months*) after date of issuance and remain valid for 180 days after each inspection. The Lewis County Building Official may grant an extension. Requests for extensions must be made *prior* to the date of expiration of any permit.

WHEN DO I PAY FOR MY PERMIT AND HOW?

You will need to pay for any CARL review, septic permit or water reviews required when your mobile home placement permit application is submitted. The placement permit fees are due at the time the permit is issued.

Currently fees can be taken in the form of cash or checks. Credit or debit cards are not accepted at the Permit Center.

HOW CAN I VERIFY WHETHER MY HOME SITE IS WITHIN A FLOODPLAIN?

The Lewis County Permit Center can assist you in locating your property on the floodplain designation maps provided by the Federal Emergency Management Association (FEMA). If your development falls within a designated 100-year floodplain, you will be required to obtain a Floodplain Development Permit (to include an elevation certificate prepared by a licensed surveyor or engineer).

WHERE DO I OBTAIN AN ELECTRICAL PERMIT?

All electrical permits and inspections are obtained through the Washington State Department of Labor and Industries, Electrical Inspection Division. They may be contacted by telephone at (360) 902-6350 in Tumwater, or (360) 575-6900 in Longview.

WHAT ABOUT BUILDING SETBACKS AND HEIGHT LIMITS?

Residential Setback:

From County Road, 25 feet from right of way (minimum of 55 feet from centerline).

Front, 25 feet from right of way

Side, 10 feet from property line

Rear, 25 feet from property line, for structures in excess of 100 square feet

Commercial/Industrial Setback

Front, 10 feet from right of way

Side, 10 feet from property line

Rear, 0 feet, except 25 feet from property line when abutting a residential zone.

Setbacks from Easements or Private Roads must meet the minimum requirements as indicated above for residential or commercial development.

Height limits

Residential, 35 feet

Commercial, 50 feet, except 35 feet when abutting (or within 50 feet of) a residential zone

Industrial, 50 feet plus one foot for every foot from property lines

Agriculture, resource, communication, and public utility uses, none

ROOF SNOW LOAD REQUIREMENTS

for Lewis County, Washington

These requirements have been determined by the Building Official based on local conditions and the Second Edition of the Snow Load Analysis for Washington published in July 1995, by the Structural Engineers Association of Washington.

City	Actual Elevation	Recommended Roof Snow Load (PSF)
BURNT RIDGE		50
CENTRALIA	189	25
CHEHALIS	226	25
MINERAL	*1770	60
MORTON	940	40
MOSSYROCK	698	30
ONALASKA	505	25
PACKWOOD	*1051	75
PE ELL	412	30
RANDLE	880	50
TOLEDO	110	25
VADER	175	25
ASHFORD (Paradise Estates)	*1770	100
WHITE PASS		255

*For non-residential structures, elevations 1000 feet or over have a frost depth of 18 inches minimum from finish grade to the bottom of the footing. Any elevation under 1000 feet will have a frost depth of 12 inches. Residential structures will have a frost depth of 18 inches minimum county-wide.

WIND LOAD REQUIREMENTS

for Lewis County, Washington

Basic Wind Speed is 85 miles per hour with the exposure determined by the following definitions:

Exposure B has terrain with buildings, forest, or surface irregularities, covering at least 20 percent of the ground level area extending one mile or more from the site.

Exposure C has terrain which is flat and generally open, extending one-half mile or more from the site in any full quadrant.

NOTE: LEWIS COUNTY IS WITHIN SEISMIC ZONE D1.