



## Manufactured Homes

### Installation Requirements for Single Family Lots

A building permit must be issued by Building Services (BSD) before any manufactured home can be installed on an individual lot. Application forms are available through the City of Bellingham Permit Center, 210 Lottie Street, Bellingham, WA 98225, (360) 778-8300 or [www.cob.org/pcd/permit/index.htm](http://www.cob.org/pcd/permit/index.htm).

### Installation on a Single Family Home Building Lot

A manufactured home installed on a lot that is **not** within a manufactured home park must meet all of the same zoning and land use regulations as a site-built home. In addition, it must comply with all of the following, as specified in Bellingham Municipal Code (BMC) 20.08.020.M.4 and BMC 20.10.030:

- It must be a “new manufactured home” as defined in BMC 20.10.030.A.1. In general, this means it must not have been previously sold retail and must not have been previously installed.
- It must have been manufactured after June 15, 1976 in accordance with state and federal requirements for manufactured homes.
- It is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long.
- It was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of at least a 3:12 pitch.
- It has exterior siding similar in appearance, as determined by the Planning Director, to siding materials commonly used on conventional site-built single-family dwellings built under the Uniform or International Building Code.
- It must be set on a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative.
- It must be constructed to be thermally equivalent to the Washington State Energy Code. (See BMC 17.10.020.)
- See attached checklist for permit submittal requirements

## **New Bellingham Municipal Code (BMC) Sections**

### **BMC 17.10.020 - International Building Code Chapter 1 - Amended**

The following sections of the International Building Code as adopted in BMC 17.10.010 are amended to read as follows:

#### **Section 101 - General.**

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**101.4.7 Energy.** The provisions of the Washington State Energy Code as adopted by WAC 51-11 and Washington State Ventilation and Indoor Air Quality Code as adopted by WAC 51-13, shall apply to all matters governing the design and construction of buildings for energy efficiency.

All manufactured homes installed as a single family dwelling unit under the provisions of BMC 20.10.030.A shall be constructed to be thermally equivalent to the Washington State Energy Code, WAC 51-11.

### **BMC 20.08.020 – Land Use and Development Code Specific Definitions**

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- (3) Manufactured Home-** A residential structure built in one or more sections for towing to the use site which is not built to Uniform Building Code Standards, but which may be built to other state or federal construction standards for manufactured housing, and has a minimum living area of 320 square feet. See also “Manufactured Home – Designated.”
- (4) Manufactured Home-Designated:** A single family dwelling unit constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which:
- a. is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
  - b. was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof with not less than a 3:12 pitch; and
  - c. has exterior siding similar in appearance, as determined by the Director, to siding materials commonly used on conventional site-built single-family dwellings built under the Uniform or International Building Code.

### **20.10.030 - Use Of Manufactured Homes And Recreational Vehicles**

1. A “designated manufactured home” may be used as a single family dwelling unit provided it meets all of the following:
  - a. It is a “new manufactured home”, which means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW 82.45.032(2); and

- b. It is set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative; and
  - c. It complies with energy efficiency standards for manufactured homes as specified in BMC 17.10.020; and
  - d. It complies with all zoning, design and land use regulations applicable to single family dwelling units at the subject location.
2. No manufactured home or designated manufactured home may be used as a residence unless it complies with the provisions of Subsection 20.10.030.A or it is a designated manufactured home allowed by Chapter 20.38 of this ordinance as part of a manufactured home park in a residential multi planned development.
  3. No recreational vehicle shall be used as a residence. Recreational vehicles as defined in Section 20.08.020R(1) shall not be occupied for any commercial use, except when permitted as a watchman's quarters at a construction site or other temporary structure pursuant to Section R107 of the International Residential Code.

**RCW 82.45.032 – State of Washington Code Defining “Used Mobile Home”**

(2) "Used mobile home" means a mobile home which has been previously sold at retail and has been subjected to tax under chapter [82.08](#) RCW, or which has been previously used and has been subjected to tax under chapter [82.12](#) RCW, and which has substantially lost its identity as a mobile unit at the time of sale by virtue of its being fixed in location upon land owned or leased by the owner of the mobile home and placed on a foundation (posts or blocks) with fixed pipe connections with sewer, water, and other utilities.

(RCW 82.08 is retail sales tax  
RCW 82.12 is use tax)