

ORDINANCE NO. 59-04

AMENDMENTS TO TITLE 14
BUILDING AND CONSTRUCTION
MASON COUNTY CODE

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 6, 1975, adopt a Uniform Building Code for Mason County, with amendments (Ordinance No. 451), as required by Chapter 96, laws of 1974 1st Extraordinary Session; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 20, 1975, amend said Building Code Ordinance No. 474; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 24, 1975, amend said Building Code Ordinance by Ordinance No. 483; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on April 19, 1976, amend said Building Code Ordinance by Ordinance No. 602; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 28, 1977, amend said Building Code Ordinance by Ordinance No. 735; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 8, 1979, amend said Building Code Ordinance by Ordinance No. 963; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 5, 1979, amend said Building Code Ordinance by Ordinance No. 972; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on March 24, 1980, amend said Building Code Ordinance by Ordinance No. 1135; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on September 17, 1984, amend said Building Code Ordinance by Ordinance No. 91-84; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on December 22, 1992, amend said Building Code Ordinance by Ordinance No. 138-92; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on March 12, 1996, amend said Building Code Ordinance by Ordinance No. 37-96; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on May 4, 1999, amend said Building Code Ordinance by Ordinance No. 45-99; and

WHEREAS, it has now become apparent that some revisions in the Code as adopted are required and are necessary for the preservation of the public health, safety and general welfare; and

NOW, THEREFORE, IT IS HEREBY ORDAINED that effective immediately Chapters 14.04, 14.08, 14.12, 14.20, 14.25, 14.30, and 14.40 of the Mason County Code be amended, and a new Chapter 14.16 of the Mason County Code be adopted as part of the Mason County Code as follows:

Section 14.04.010 of Title 14 of the Mason County Code is amended to read as follows:

- A. ~~Uniform Building Code Vol 1, 2, and 3 and Related Standard 1997 Edition, including Appendix Chapters 3 through 32 and Chapter 34 published by the International Conference of Building Officials, excluding Section 332 of~~

~~Appendix 3, Appendix Chapter 33 Excavation and Grading, Chapter 11- Accessibility and adopting the Washington State Building Code WAC 51-40 and 51-21.~~

2003 International Building Code (IBC), Including Appendix Chapters C, E; Sections 101 through 106, and H; excluding section H106 , published by the International Code Council, and Excluding Appendix Chapters A, B, D, F, G, I and J and; adopting the Washington State Building Code WAC 51-50

2003 International Residential Code for One- and Two-Family Dwellings (IRC), Including Appendix Chapter G, as published by the International Code Council, Excluding Part IV Energy, Part VII Plumbing, Part VIII Electrical and Appendix Chapters A, B, C, D, E, F, H, I, J, K, L and; adopting the Washington State Building Code WAC 51-51

~~B. Uniform Mechanical Code, 1997 Edition, including Appendix A through D, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, and the Washington State Mechanical Code WAC 51-42~~

2003 International Mechanical Code, published by the International Code Council, and adopting the Washington State Building Code WAC 51-52

~~C. Uniform Fire Code, with appendices thereto and Related Standards, 1997 Edition, published by the International Conference of Building Officials and the International Fire Code Institute, and the Washington State Uniform Fire Code WAC 51-44 and 51-45.~~

2003 International Fire Code, published by the International Code Council, excluding Appendix A, and adopting Appendices B, C, D, E, F, G and adopting the Washington State Building Code WAC 51-54

~~D. Uniform Plumbing Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials, including IAPMO Standards, and the Washington State Uniform Plumbing Code WAC 51-46 and 51-47.~~

2003 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials (IAPMO) and adopting the Washington State Building Code WAC 51-56 and WAC 51-57

~~E. Barrier Free Accessibility WAC 51-40.~~

~~F. E. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.~~

~~G. F. The April 1997 Washington State Energy Code, WAC 51-11 and 1997 the Ventilation and Indoor Air Quality Code, WAC 51-13. 1997 NREC.~~

~~H. The 1997 Uniform Sign Code, published by the International Conference of Building Officials.~~

~~I. 1997 Swimming Pool/Spa Code~~

In the case of conflict among the codes enumerated in the above subsections of this ordinance, the first shall govern over those following, save and except such portions as are hereinafter by this ordinance deleted, modified, or amended, and from the effective date of this ordinance the provisions thereof shall be controlling within the unincorporated areas of Mason County.

14.08.0 Building Code Amendments.

14.08.010 General. ~~The 1997 Uniform Building Code~~ 2003 International Building Code (IBC) and 2003 International Residential Code (IRC) are hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code of Mason County. The amended sections are as follows:

14.08.030 UBC-IBC/IRC Section 406.4 105.1 Permits Required. Section 406.4 105.1 is adopted, amended and supplemented with the following:

(1) Permits shall be required for all docks, piers, and floats, excluding floats which are less than 120 square feet, are detached and chain anchored. Permits shall also be required for seawalls, bulkheads, or other similar structures, regardless of type of construction, including, but not limited to, rock, rip rap, pilings, wood and concrete block.

(2) Permits shall also be required for park trailers, recreational park trailers, manufactured housing, commercial structures, commercial coaches, factory built housing.

(3) ~~Add to Ch 1, Administration, Sec 106.2 Work Exempt. Exempt work shall be listed in the Exemption Policy Addendum to Chapter 1, Section 106.2, and shall be in addition to exemptions listed in this chapter and shall be a part of these amendments established by ordinance.~~

(4) (3) Permits shall be required for the construction of vehicular and/or pedestrian bridges. Submittal documents such as plans, calculations and specifications must be stamped and approved by an engineer licensed in the State of Washington is required. The Building Official may review and approve small private foot bridges not for vehicular use.

(4) Tenant Review Applications, Commercial (COM) Permits shall be required for commercial use buildings when there is a change in tenant prior to occupancy whether or not construction or alterations are performed or proposed and regardless of the use or occupancy classification. When a building is constructed with future tenant spaces intended to be finished or occupied at a later date, a separate permit is required for each tenant space prior to any tenant occupancy. The permit fee shall be as adopted under the current building permit fee schedule.

14.08.035 Preliminary Inspection: New Section adopted as follows: Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

14.08.040 IBC Section 105.5 and IRC Section R105.5 Expiration. Adopted and supplemented as follows: If the permit expires without extensions granted or progress inspections performed, before such work can be recommenced, a permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on an expired permit exceeding one year, the building official has authority to require a new permit be submitted for the completion of the structure with fees assessed for a new permit or charge a rate equivalent to the total hourly cost to the jurisdiction which shall include supervision, overhead, equipment, hourly wages and fringe benefits of the staff involved to renew or reinstate the permit.

14.08.050 UBC 106.1, Moved Buildings is adopted: and amended by adding the following paragraph:

No person shall move any building into or within Mason County for the purpose of locating such building in Mason County, unless prior to moving, said building has been inspected for compliance with this code by the Building Official. The cost of said inspection for moving a building shall be payable in advance and not refundable. The inspection fee shall be based upon the current fee schedule as adopted by the jurisdiction at the time of application. A Building permit shall be obtained prior to locating or relocating the structure and for all work necessary to comply with the building code on the new location.

~~14.08.060 UBC Section 104.1, Creation of a Department is amended as follows:~~ There is hereby established in the Mason County Permit Assistance Center by Mason County Resolution 103-97, a Division of Building Inspection which shall be under the jurisdiction of the Mason County Permit Assistance Center Director and appointed Building Official.

~~14.08.090 UBC Section 107.1, Fees, General is adopted and amended to read:~~ Fees shall be assessed in accordance to the fee schedule adopted by the jurisdiction for all permits.

14.08.100 IBC 108.6/IRC R108.5 Refunds is adopted and supplemented as follows:

The Building Official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee paid.

~~14.08.130 UBC Section 1806, Footing Design, is adopted and amended as follows:~~

- ~~(1) All concrete foundation footings and walls shall comply with the 1997 Uniform Building Code, and the Prescriptive Foundation Reinforcement Requirements for single family residences as adopted by Mason County Building Department.~~

14.08.135 IBC Section 112 and IRC Section R112 Board of Appeals is amended and adopted as follows: Appeals of orders, decisions or determinations made by the building official/fire marshal shall be as setforth in, the Mason County Code, Title 15 Mason County Development Code, Section 15.11.010 Appeals of Administrative Interpretations and Decisions.

**TITLE 14 CHAPTER 12
VIOLATION AND PENALTIES**

Sections:

- 14.12.30** **Violations and Penalties**
- 14.12.35** **Civil Infractions**
- 14.12.40** **Stop Work Order**
- 14.12.45** **Site Investigation Fee**
- 14.12.48** **Violation Permit Fee**
- 14.12.50** **Occupancy Violations**

14.12.30 Violation and penalties. Adopted and amended: ~~Any person, firm corporation violating any provision of this code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not to exceed five hundred dollars or by imprisonment in the Mason County jail for not to exceed three months, or both fine and imprisonment. Each separate day or any portion thereof during which any violation of this code occurs or continues shall be deemed to constitute a separate offense, and upon conviction shall be punishable as herein provided. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or approval of, any violation of any of the provisions of this code. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorized is lawful.(Ord. 45-99 (part), 1999).~~ Shall be as prescribed in Title 15, Mason County Code.

14.12.35 Civil Infractions Adopted and amended: ~~The code enforcement officer for Mason County department of community development, building division, is authorized to issue civil infractions for violations of any provision of Title 14. The enforcement officer may issue a civil infraction ticket of up to two hundred dollars for the first violation and up to four hundred dollars for the second violation and subsequent violations. Second and subsequent violations refer to any additional violation of any provision of Title 14 within two years. A violator is: (1) one who owns the property and knows the violation is occurring and fails to take action to abate it, (2) one who causes the violation to occur or solicits, commissions, encourages, requests or aids the violation, (3) one who has a virtual exclusive right to possess the land, as in a tenant, equitable title owner, or trust beneficiary, and who aids, abets, commissions, solicits, requests, encourages or knowingly allows a violation to occur on the land, or (4) to the maximum extent allowed under Washington law, any company whose employee or employees violate any provision of Title 14. Proof in district court shall be by a preponderance of the evidence. To the extent that there is no conflict with this regulation, all such civil infractions under this regulations shall be governed by the standards and procedures set forth in Revised Code of Washington 7.80 (Civil Infractions). Each day of violation shall be considered a separate offense.(Ord. 03-02, 2002)~~ Shall be as prescribed in Title 15, Mason County Code.

Section 14.12.040 IBC Section 114 and IRC Section R114 Stop Work Order Adopted, amended and supplemented: ~~New section is adopted as follows: The failure to stop work, the resuming of work without permission from the Building Official, or the removal, mutilation, destruction or concealment of a Stop Work Notice posted in accordance with UBC, Section 104.2.4 Stop Orders shall be punishable pursuant to Section 14.12.030~~ The posting of a stop work order shall be effective when posted at the location of the violation and shall constitute notice to the owner, owners agent or person doing the work when posted. The removal, mutilation, destruction or concealment of a Stop Work Order shall be subject to penalties as prescribed by the Mason County Code

Section 14.12.045 Site Investigation Fee: Work Without a Permit. New Section adopted: Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit and a site investigation has been performed, a site inspection fee shall be assessed in accordance with the fee schedule adopted by the jurisdiction.

Section 14.12.048 Violation Permit Fee: Work Without a Permit. New Section adopted: Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit and a Stop Work Order has been placed, a Violation Fee, equal to the amount of the permit fee shall be assessed in accordance with the fee schedule as adopted by the jurisdiction whether or not a permit is then or subsequently issued. The unlawful continuance of work without a permit after having been posted with a Stop Work Order shall be subject to double violation fees upon the second posting of a stop work order and other penalties as prescribed for by Title 15, Mason County Code.

Section 14.12.050 UBC Section 104.2.5 Occupancy Violations Adopted and amended to read as follows: Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of the code. It shall be a misdemeanor to occupy the posted building or structure, or to remove or deface the notice and shall be subject to ~~Section 14.12.030 Violations and Penalties~~ penalties as prescribed for by Title 15, Mason County Code

Section 14.15.000 Amendments to the 1997 Uniform Code For The Abatement of Dangerous Buildings

Section 14.15.010 General. The Uniform Code for The Abatement of Dangerous Buildings is hereby amended. The amended sections shall supersede that section or table as numbered in said Abatement Code of Mason County. The amended sections are as follows:

Section 14.15.015 Definitions.

(A) Public Works Director shall mean Building Official for the purpose of compliance and all other activities within the Uniform Code for the Abatement of Dangerous Buildings.

(B) Tax Collector shall be the Mason County Treasurer

Section 14.15.020 UCADB Section 801.1 Procedure. ~~New section is Adopted and amended to read as follows:~~ When any work of repair or demolition is to be done pursuant to Section 701.3, Item 3, of this code, the work shall be done by private contract under the direction of the building official pursuant to Mason County Code, Chapter 3.48 Competitive Bidding.

Section 14.15.030 UCADB Section 907 Authority for Installment Payment of Assessments with Interest ~~is amended and Adopted as follows:~~ The authorization for installment payments of assessments with interest shall be as determined by the legislative body of this jurisdiction. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

Section 14.15.040 UCADB Section 908.2 Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at such rates and in such manner as provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes.

Section 14.15.050 UCADB Section 910 Filing Copy of Report with County Auditor ~~is amended and adopted as follows:~~ If the county assessor and the county tax collector assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

TITLE 14 CHAPTER 16 FIRE CODE

- 14.16.005 General**
- 14.16.20 Board of Appeals**
- 14.16.25 Violation Penalties**
- 14.16.028 Failure to Comply**

14.16.005 General. The International Fire Code is hereby amended. The amended sections shall supersede that section or table as numbered in said Fire Code of Mason County.

14.16.020 IFC Section 108 Board of Appeals is amended and adopted to the Mason County Code: Appeals of orders, decisions or determinations made by the building official/fire marshal shall be as set forth in, the Mason County Code, Title 15 Mason County Development Code, Section 15.11.010 Appeals of Administrative Interpretations and Decisions.

14.16.025 IFC Section 109.3 Violation penalties is amended and adopted to the Mason County Code: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provision of this code, shall be subject to enforcement as prescribed for in Title 15, Mason County Code.

14.16.028 IFC Section 111.4 Failure to Comply is amended and adopted to the Mason County Code: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to enforcement as prescribed for in Title 15, Mason County Code

14.18.000 Uniform Mechanical Code. The following is added and amended:

14.18.010 Installation Standards. ~~Woodstoves installed within Mason County shall comply with the Manufacturers specifications for listed appliances.~~

TITLE 14 CHAPTER 20 MANUFACTURED HOUSING INSTALLATIONS

SECTIONS:

- 14.20.005 Authority, Purpose & Scope
- 14.20.010 Definitions
- 14.20.020 General Installation Requirements
- 14.20.030 County Standards For Installation
- 14.20.040 Movement of Manufactured Homes
- 14.20.050 Application For Installation Permit

- 14.20.060 Permit Fees For Manufactured Homes
- 14.20.070 Installation Permit Issuance and Duration
- 14.20.080 Inspection
- 14.20.090 Penalties
- 14.20.100 Enforcement
- 14.20.110 Severability

14.20.005 Authority, Purpose & Scope, new section adopted to read:

This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all manufactured homes within Mason County.

14.20.010 Definitions, is adopted and amended:

(A) HUD is the United States Department of Housing and Urban Development with headquarters in Washington, D.C..

(B) Insignia - A label attached to each section of a manufactured home built on or after June 15, 1976. This insignia is attached by the Department of Housing and Urban Development and if damaged or lost, shall be replaced by the Department of Labor and Industries. No unit shall be permitted for installation in Mason County without insignias complying with Chapter 296-150M WAC.

(C) Installation is the activity needed to prepare a building site and to set a manufactured home within that site.

(D) Installation Permit - Authorization from the Mason County Permit Assistance Center, the Mason County Environmental Health Department, the Mason County Department of Community Development, Mason County Fire Marshal and the Mason County Department of Public Works to locate a manufactured home in Mason County. Commonly referred to as a Building Permit for the set-up of a manufactured home.

(E) Labor and Industries (L&I) - The State of Washington Department of Labor and Industries.

(F) Manufactured Home is a single family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. Manufactured homes include plumbing, heating, air conditioning, and electrical systems; is built on a permanent chassis; and can be transported in one or more sections. Sections are a minimum of eight (8) feet wide and forty (40) feet long when transported; or when installed on site is three hundred twenty seven square feet or greater. Refer to RCW 46.04.302 and WAC 296-150M; 0020 for notes and exceptions.

(G) Mobile Home is a factory built dwelling constructed prior to June 15, 1976 to standards other than the HUD Code, and acceptable with State Codes in effect at the time of construction or introduction of the home into the State. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. Mobile home placement within Mason County is regulated under Title 14, Chapter 25.

(H) Site means a tract, parcel or subdivision of land, including a mobile home park.

(I) WAC-Washington Administrative Code

Additional terms are defined in WAC 296-150M, ANSI-A119.5, ANSI A225.1 and by this reference are included as part of this chapter.

14.20.020 General Installation Requirements For Manufactured Homes, is amended and adopted as follows:-

(A) Installation of all manufactured homes shall be as provided for pursuant to WAC, Chapter 296-150M.

(B) Installation shall meet all Mason County departmental approvals and conditions required for installation permits.

14.20.030 County Standards For Installation of Manufactured Homes, is amended and adopted as follows:

The establishment and use of manufactured homes constructed and labeled after June 15, 1976 being brought into Mason County or being moved within Mason County for human habitation shall be permitted once the following conditions have met departmental approval:

All manufactured homes shall bear a label certifying compliance with Federal Manufactured Home Construction and Safety Standards (Federal Department of Housing and Urban Development- HUD labeling effective June 15, 1976)

14.20.040 Movement of Manufactured Homes.

(A) Any person, firm, company, or corporation wishing to transport a manufactured home on Mason County roadways must first obtain an Over the Road Permit from the Mason County Department of Public Works. Transportation on State Highways must secure approval from WSDOT.

14.20.050 Application For Installation Permit, is amended and adopted:

(A) No manufactured home may be transported, erected, installed, located, or stored in Mason County until an installation permit, has been obtained from the Mason County Permit Assistance Center. Department of Community Development

(B) No permit will be issued by the Mason County Permit Assistance Center Department of Community Development until all requirements, in effect at the time of application, have been satisfactorily addressed.

14.20.060 Permit Fees For Manufactured Homes, is amended and adopted:

A) The permit fee shall be in accordance with the adopted Permit Fee Schedule by the jurisdiction.

14.20.070 Installation Permit Issuance and Duration, is amended and adopted as follows:

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent for the owner of the manufactured home. The permit will indicate the owners name, the contractor registration information, the location for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued. The permit will be valid pursuant to ~~1997 UBC Section 106.4.3 Validity of Permit, Section 106.4.4 Expiration, and Section 106.4.5 Suspension or Revocation~~ the applicable sections pertaining to validity, expiration, suspension and revocation as prescribed and adopted by the 2003 IRC/IBC, Part I Administration and Section 14.08.040 shall apply

Section 14.20.080 Inspection of Manufactured Homes is amended and adopted as follows:

(A) All manufactured homes for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, and all county, state and federal laws, ordinances, adopted codes and regulations.

(B) The installation permit shall be displayed in clear view of the site access road. The approved site plan and other applicable instructions as referenced in Chapter 296-150M WAC shall also be available at this location. These shall be maintained in legible condition for compliance review by the inspector. If there are multiple installation options for support configurations, the applicant or applicants agent shall clearly indicate which options were used for the manufactured home installation.

(C) Inspections shall be required, performed and approved by Mason County Building Department personnel for the following:

1. Cast in place footings, prior to placement of concrete
2. ~~Manufactured Home Installation: Support placement, connection of units, heat ducting, exterior plumbing; prior to skirting installation.~~
3. ~~Final Inspection to include skirting, accessory structures, final site grading, and completion of all permit conditions prior to occupancy.~~

in accordance with WAC 296-150M and manufacturer installation instructions. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

14.20.090 Penalties, is amended and adopted to read:

~~(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be as established by the adopted fee schedule for the jurisdiction or pursuant to Table 1-A of the 1997 Uniform Building Code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1997 Uniform Building Code Fees, Section 107.1 Investigation Fees: Work without a Permit or as otherwise provided for.~~

~~(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a Washington State licensed engineer or architect, are not on site for review by the inspector at the time of the set up inspection, no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a reinspection fee. The amount of said reinspection fee shall be as currently adopted by the jurisdiction.~~

(A) Any violation of this chapter shall be subject to Chapter 14.12 of the Mason County Code; Violation and Penalties and Chapter 15.13 of the Mason County Code; Enforcement.

14.20.100 Enforcement.

(A) The Mason County Building Department shall administer and enforce the provisions of this chapter.

14.20.110 Severability.

(A) If any provision of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

**TITLE 14 CHAPTER 25
MOBILE HOMES**

SECTIONS:

14.25.005	Authority, Purpose & Scope
14.25.010	Definitions
14.25.020	General Installation and Inspection Requirements
14.25.030	County installation Standards
14.25.040	Movement of Mobile Homes
14.25.050	Application for Installation Permit
14.25.060	Permit Fees
14.25.070	Installation Permit Issuance and Duration
14.25.090	Penalties Enforcement and Severability
14.25.100	<u>Enforcement</u>
14.25.110	<u>Severability</u>

14.25.005 Authority, Purpose and Scope. ~~New section adopted to read:~~

This chapter is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all mobile homes within Mason County.

14.25.010 Definitions

(A) Alteration is the replacement, addition, modification, or removal of any equipment or installation that affects the construction, planning considerations, fire safety, or the plumbing, mechanical, and electrical systems of a mobile home. The installation of whole house water treatment that requires cutting into the existing plumbing is considered an alteration and requires a permit, an inspection and an alteration insignia from the Washington State Department of Labor and Industries, Factory Assembled Structures Division. The following are not considered alterations: Repairs to equipment with approved parts, modification of a fuel burning appliance according to the listing agencies specifications, adjustments and maintenance of equipment.

(B) Alteration Insignia is an insignia issued by The Department of Labor and Industries to verify that an alteration to a mobile home meets the requirements of Federal Law 24CFR3280 and Chapter 296-150M WAC.

(C) Forced Relocation is when an existing Mobile Home Park facility is either closed or converted resulting in the existing mobile homes located within the facility to be relocated. Reference RCW Chapter 59-21 for additional terms and information.

(D) HUD is the United States Department of Housing and Urban Development with headquarters located in Washington, D.C.

(E) Installation Permit is an authorization from the Mason County ~~Permit Assistance Center~~ Department of Community Development and applicable review agencies or departments to locate a mobile home in Mason County. Commonly referred to as a building permit for the set up of a mobile home.

(F) Labor and Industries (L & I) is the State of Washington, Department of Labor and Industries.

(G) Mobile Home is a factory dwelling built prior to June 15, 1976 to standards other than the HUD Code and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the State. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act.

(H) Additional terms are defined in Chapter 296-150M WAC.

Section 14.25.020 General Installation Requirements, Amended as follows:

(A) Installation of all mobile homes shall be as provided for pursuant to WAC, Chapter 296-150M.

(B) Installation shall meet all Mason County Department approvals and conditions required for installation permits. ~~Inspections as defined in Section 14.20.080~~ Inspections of Manufactured Homes shall apply to all Mobile Homes. Inspections shall be in accordance with WAC 296-150M and manufacturer installation instructions. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

Section 14.25.030 County Standards for Installation of Mobile Homes

The establishment and use of a mobile home for human habitation may be permitted when all the following conditions have been met:

(A) The mobile home has had no alterations to its original construction or systems.

(B) The mobile home bears an insignia of approval issued by the State of Washington Department of Labor and Industries for fire, life safety.

(C) The mobile home meets the requirements contained in Chapter 296-150M WAC and all other county, state and federal laws, ordinances, codes and regulations.

Section 14.25.040 Movement of Mobile Homes

Any person, firm, company or corporation wanting to transport a mobile home on Mason County roadways must first obtain an over the road permit form the Mason County Department of Public Works. Transportation on State Highways must first obtain approval from WSDOT.

Section 14.25.050 Application for Installation Permit, Amended as follows:

(A) No mobile may be transported, erected, installed, located or stored in Mason County until an installation permit has been obtained from the Mason County Permit Assistance Center. Department of Community Development

Section 14.25.060 Permit Fees ~~is adopted and amended as follows:~~ The permit fee for Mobile Homes shall be in accordance with the adopted County Permit Fee Schedule for manufactured homes.

Section 14.25.070 Installation Permit Issuance and Duration is amended as follows: ~~Installation Permit Issuance and Duration shall be as designated for Manufactured Homes in Section 14.20.070. Permit validity, expiration, suspension and revocation shall be as prescribed and adopted in the applicable sections of the 2003 IRC/IBC, Part I Administration and Section 14.08.040 shall apply~~

Section 14.25.090 Penalties, Enforcement and Severability ~~is amended and adopted: Refer to Section 14.20.090 through Section 14.20.110~~ Any violation of this chapter shall be subject to Chapter 14.12 of the Mason County Code; Violation and Penalties and Chapter 15.13 of the Mason County Code; Enforcement.

14.25.100 Enforcement. New Section adopted:

(A) The Mason County Building Department shall administer and enforce the provisions of this chapter.

14.25.110 Severability. New Section adopted:

(A) If any provision of this chapter, or its application to any person or circumstance

is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

TITLE 14 CHAPTER 30

PARK TRAILER/RECREATIONAL PARK TRAILER INSTALLATIONS FOR PARK TRAILERS/RECREATIONAL PARK TRAILERS

SECTIONS:

- 14.30.005 Authority, Purpose & Scope
- 14.30.010 Definitions
- 14.30.020 General Installation Requirements
- 14.30.030 County Standards For Installation
- 14.30.040 Movement of Park Trailers/Park Models
- 14.30.050 Application For Installation Permit
- 14.30.060 Permit Fees For Park Trailers/Park Models
- 14.30.070 Installation permit Issuance and Duration
- 14.30.080 Inspection
- 14.30.090 Penalties
- 14.30.100 Enforcement
- 14.30.110 Severability

14.30.005 Authority, Purpose and Scope. ~~New section adopted to read:~~

This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction installation, quality of materials, use and occupancy, and location on the parcel for all recreational park trailers and park trailers.

14.30.010 Definitions. Amended and adopted:

(A) Insignia - Is a label attached to each recreational park trailer/park trailer, indicating the unit meets Washington State Department of Labor and Industries rules and regulations and conforms to the American National Standards Institute Standard A119.2 for recreational vehicles and A119.5 for park trailers and Chapter 296-150P WAC for recreational park trailers.

(B) Installation Permit - Authorization from the Mason County Permit Assistance Center, ~~the Mason County Environmental Health Department, and the Mason County~~ Department of Community Development to locate a Recreational Park Trailer/Park Trailer in Mason County. Commonly referred to as a Building Permit.

(C) Park Trailer: See Recreational Park Trailer

(D) Recreational Park Trailer is a trailer type unit that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use. It is built on a single chassis, mounted on wheels, having a gross trailer area not exceeding 400 square feet in the set up mode measured to the outside of trim boards and is certified by the manufacturer as complying with ANSI A119.5.

(E) Additional definitions are defined in Chapter 296-150P WAC.

14.30.020 General Installation Requirements, ~~amended and adopted as follows:~~

(A) Installation of Recreational Park Trailers/Park Trailers in Mason County shall

be in a permanent manner, following the guidelines established in Washington Administrative Code (WAC) 296-150M. for manufactured homes.

14.30.030 County Standards For Installation of Recreational Park Trailers/Park Trailers. Amended and adopted as follows:

The establishment and use of a Recreational Park Trailer/Park Trailer brought into Mason County or moved within Mason County for human habitation shall be permitted once the following conditions have met departmental approval:

(A) All Recreational Park Trailers/Park Trailers shall be installed following the printed manufacturers installation instructions. A copy of these instructions shall be on site for review by the Mason County Building Inspector performing the inspections.

(B) If the manufacturers installation instructions are not available the owner may install the unit in accordance with installation instructions provided for in WAC 296-150M Manufactured homes. These installation instructions must be on site for review by the building inspector.

(C) All Recreational Park Trailers/Park Trailers shall be anchored to the ground. Reference ANSI A119.5 Chapter 3, Section 3-5.4.

14.30.040 Movement of Recreational Park Trailers/Park Trailers.

(A) Any person, firm, company, or corporation, wanting to transport a Recreational Park Trailer/Park Trailer measuring over eight and one half feet (8.5') in width must first obtain an Over the Road Permit from the Mason County Department of Public Works.

14.30.050 Application For Installation Permit. Amended;

(A) No Recreational Park Trailer/Park Trailer may be transported, erected, installed, located, or stored in Mason County until an installation permit has been obtained from the Mason County ~~Permit Assistance Center.~~ Department of Community Development

(B) No permit will be issued by the ~~Permit Assistance Center~~ Department of Community Development until all requirements, in effect at the time of application, of Mason County Departments have been addressed.

14.30.060 Permit Fees for Recreational Park Trailers/Park Trailer.

Amended and adopted as follows:

The permit fee for Recreational Park Trailers/Park Trailers shall be in accordance with the adopted County Building Permit Schedule for Manufactured Homes.

14.30.070 Installation Permit Issuance and Duration. Amended as follows:

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner of the Recreational Park Trailer/Park Trailer. The permit will indicate the owners name, the location for which the installation was approved, the contractor registration information, the installation (building) permit number, and the date the installation (building) permit was issued.

(B) ~~Installation Permit Issuance and Duration shall be as designated for Manufactured Homes in Section 14.20.070. Permit validity, expiration, suspension and revocation shall be as established and adopted in the applicable sections in the 2003 IRC/IBC , Part I Administration and Section 14.08.040 shall apply~~

(C) Each installation (building) permit shall be valid only for the location indicated on the permit.

(D) The owner or authorized agent of the Recreational Park Trailer/Park Trailer

shall be the only entity to whom an installation (building) permit will be issued.

14.30.080 Inspections of Recreational Park Trailers/Park Trailers.
Amended and adopted:

(A) All Recreational Park Trailers/Park Trailers shall be subject to inspection by authorized Mason County employees in accordance with this chapter, the ~~1997 Uniform Building Code~~ and all other codes, ordinance and regulations in effect at the time of permitting. Required inspections shall include items as referenced in Section 14.20.080 for manufactured homes

14.30.090 Penalties. Amended and adopted:

~~(A) (1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table No. 1.~~

~~The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Reference 1997 Uniform Building Code Fees, Section 107.1 Investigation Fees: Work without a Permit.~~

~~(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a licensed engineer or architect in the State of Washington, are not on-site for review by the inspector at the time of the inspection no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a reinspection fee according to the current adopted fee schedule.~~

(A) Any violation of this chapter shall be subject to Chapter 14.12 of the Mason County Code; Violation and Penalties and Chapter 15.13 of the Mason County Code; Enforcement.

14.30.100 Enforcement.

(A) The Mason County Building Department shall administer and enforce the provisions of this chapter.

14.30.110 Severability.

(A) If any provision of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

**Title 14 Chapter 40
FACTORY BUILT HOUSING, COMMERCIAL COACHES
AND COMMERCIAL STRUCTURES**

Sections:

4.40.005 Authority, Purpose & Scope

14.40.010 Definitions

14.40.020 General Installation Requirements

14.40.030 Movement of Factory Built Housing and Commercial Structures

14.40.040 Application for Installation Permit

14.40.050 Permit Fees

14.40.060 Installation Permit Issuance and Duration

14.40.070 Inspection

14.40.080 Penalties

14.40.090 Enforcement

14.40.100 Severability

14.40.005 Authority, Purpose & Scope

This chapter is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all factory built housing, commercial structures and commercial coaches.

14.40.010 Definitions: Amended and adopted

(A) Commercial Coach is a structure (referred to as a unit) that:
Can be transported in one or more sections; is used for temporary commercial purposes; is built on a permanent chassis; conforms to the construction standards of Chapter 296-150C WAC; may include plumbing, mechanical, electrical and other systems.

(B) Commercial Structure is a structure designed or used for human habitation (such as a dormitory) or human occupancy for industrial, educational, assembly, professional, or commercial purpose. WAC296-150F-0030.

(C) Factory built housing is housing designed for human occupancy such as a single family dwelling. The structure of any room is entirely or substantially prefabricated or assembled at a place other than a building site. It may also include a component. A factory built house is also referred as a "modular" structure. Factory built housing does not include manufactured and mobile housing.

(D) Insignia is a label attached to the structure by the Department of Labor and Industries to verify the requirements of Chapter 296-150F WAC for Factory Built Housing and Commercial Structures. It could also be a stamp or label attached to a component to verify that it meets the requirements of Chapter 296-150F WAC. Proof of Department of Labor and Industries insignia shall be required for all new and used factory built housing and commercial structures. Commercial coach insignia information can be obtain in WAC 296-150C.

(E) Installation Permit - Authorization from the Mason County ~~Permit Assistance Center, Department of Community Development, the Mason County Environmental Health Department, the Mason County Department of Community Development, and the Mason County Department of Public Works and Mason County Fire Marshal~~ to locate a factory built house, commercial coach or commercial structure in Mason County. Commonly referred to as a Building Permit.

Additional terms are defined in Chapter 296-150F WAC and Chapter 296-150C WAC and by reference these chapters shall be included as part of this chapter.

14.40.020 Installation Requirements.

(A) Factory built housing units, commercial coaches and commercial structures shall be installed in accordance with all applicable ~~Uniform~~ Building Codes, and Mason County Construction Codes in effect at the time of permit issuance.

14.40.030 Movement of Factory Built Housing, Commercial Coaches and Commercial Structures.

(A) Any person, firm, company, or corporation wanting to transport a factory built housing unit, commercial coach or commercial structure on Mason County roadways must first obtain an Over the Road permit from the Mason County Department of Public Works.

14.40.040 Application For Installation Permit. is amended and adopted as follows:

(A) No factory built housing, commercial coach or commercial structure may be transported, erected, installed, located, or stored in Mason County until an installation permit, has been obtained from the Mason County Permit Assistance Center. Department of Community Development

(B) No permit will be issued by the Mason County Permit Assistance Center Department of Community Development until all requirements, in effect at the time of application, have been met.

(C) Construction drawings shall be prepared and sealed by an architect or engineer licensed in the State of Washington. Photo copies of plans approved by The Washington State Department of Labor and Industries are acceptable for submittal purposes.

14.40.050 Permit Fees for Factory Built Housing, Commercial Coach and Commercial Structure is amended and adopted as follows:

(A) The permit fee schedule for factory built housing, commercial coach and commercial structure shall be in accordance ~~the current Building Standards rate with modifier as adopted or valued by submitted written bid or engineer's established cost of the project and assessed fees pursuant to~~ with the current adopted fee schedule.

14.40.060 Installation Permit issuance and Duration is amended and adopted as follows:

(A) When all County, State, and Federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent of the factory built housing, commercial structure or commercial coach . The permit will indicate the owners name, the location of for which the installation was approved, the installation (building) permit number, the contractor registration number and the date the installation (building) permit was issued.

(B) ~~The installation (building) permit will be valid for 180 days from the date of issuance. Permit validity, expiration, suspension and revocation shall be as established and adopted in the applicable sections in the 2003 IRC/IBC , Part I Administration and Section 14.08.040 shall apply.~~

(C) Each installation (building) permit shall be valid only for the location indicated on the permit.

(D) The owner or authorized agent of the owner of the factory built housing, commercial coach or commercial structure will be the only entity to whom an installation (building) permit will be issued.

14.40.070 Inspection.

(A) All factory built housing, commercial coach units and commercial structures for which an installation (building) permit has been issued, shall be subject to inspection by authorized Mason County employees in accordance with this chapter, all applicable adopted codes and ordinance regulations at the time of permit issuance.

14.40.080 Penalties. Amended and adopted:

(A) ~~(1) Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. (2) Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1 A. The payment of such investigation fee shall not exempt any~~

~~person from compliance with all other provisions of this code nor from any penalty prescribed by law. reference 1997 Uniform Building Code Fees, Section 107.1 Investigation Fees: Work Without a Permit. Reference also Title 14 Chapter 12 Section 030 Violation and Penalties.~~

~~(B) Reinspection Fee. If the manufacturers installation instructions, or installation instructions provided by a licensed engineer or architect in the State of Washington, are not on site for review by the inspector at the time of the inspection no inspection shall be performed, the owner must call the Mason County Building Department to set another appointment for inspection, and the owner will be assessed a reinspection fee in accordance with the current adopted fee schedule.~~

~~(A) Any violation of this chapter shall be subject to Chapter 14.12 of the Mason County Code; Violation and Penalties and Chapter 15.13 of the Mason County Code; Enforcement.~~

14.40.090 Enforcement.

(A) The Mason County Building Department shall administer and enforce the provision of this chapter.

14.40.100 Severability.

(A) If any provisions of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances shall not be affected.

~~**Chapter 14.04 Mason County Code.** In conformance with the provisions of the State Building Code RCW 19.27 all the following previously adopted Ordinances and Resolutions or parts thereof conflicting or inconsistent with the provisions of this Ordinance and the Codes hereby adopted are hereby repealed.~~

~~**Ordinance 451 Effective January 6, 1975.** Adoption of 1973 Editions of UBC, UPC, UMC, UFC and Amendments.~~

~~**Ordinance 483 Effective February 24, 1975.** General Amendments.~~

~~**Ordinance 602 Effective April 19, 1976.** Adoption of 1976 Editions of UBC, UPC, UMC, UFC, and Amendments.~~

~~**Ordinance 735 Effective February 28, 1977.** General Amendments~~

~~**Ordinance 963 Effective January 8, 1979.** Establishment of Mason County Health Department.~~

~~**Ordinance 972 Effective January 29, 1979.** General Amendments.~~

~~**Ordinance 1135 Effective March 24, 1980.** Adoption of 1979 Editions of UBC, UPC, UMC, UFC and Amendments.~~

~~**Ordinance 47-82 Effective June 21, 1982.** General Amendments.~~

~~**Ordinance 91-84 Effective September 17, 1984.** Adoption of 1982 UBC, Ordinance 91-84 Effective September 17, 1984. Adoption of 1982 UBC, UPC, UMC, UFC, and amendments, Washington State Energy Code 1980.~~

~~**Ordinance 43-86 Effective April 1, 1986.** Adoption April 22, 1986.~~

~~**Ordinance 138-92 Effective Dec. 23, 1992.**~~

~~Ordinance 37-96 Effective March 12, 1996~~

Dated this 6th day of July, 2004

BOARD OF COMMISSIONERS
MASON COUNTY WASHINGTON

Absent 7/6/04

Wesley E. Johnson, Chair

Jayni Kamin
Jayni Kamin, Commissioner

Herb Baze
Herb Baze, Commissioner

ATTEST:

Rebecca S Rogers
Clerk of the Board

APPROVED AS TO FORM:

Darren Nienaber DPA
Deputy Prosecuting Attorney
Darren Nienaber