

BUILDING PERMIT REQUIREMENTS: MANUFACTURED/ MOBILE HOME



Development Services Division
1055 South Grady Way – Renton, WA 98057
Phone: 425-430-7200

www.rentonwa.gov www.MyBuildingPermit.com

MANUFACTURED AND MOBILE HOME INSTALLATION

Be sure to check zoning regulations before you submit plans to ensure you will be able to build.

Prior to cutting trees you must contact the Development Services Division at (425) 430-7200 regarding the City's tree cutting regulations.

No new oil heating systems shall be allowed within the aquifer protection areas.

APPLICANTS FOR BUILDING PERMITS ARE REQUIRED TO SUBMIT THE FOLLOWING:

- A. Please provide water and sewer availability letters obtained from Soos Creek or Water District 90 if you are not currently connected to City of Renton water and sewer.
- B. Site Plan – We recommend that you have this drawing reviewed by City staff prior to preparing your construction drawings.

Two (2) copies on **8.5" x 11"** paper WITH ALL OF THE FOLLOWING:

1. Drawn to scale 1" = 20'.
2. Legal description, address, north arrow and parcel number.
3. Plat name and lot number, if applicable.
4. Include project description, such as, "Jones construction of new single-family residence".
5. Label and/or highlight existing and proposed construction.
6. Identify and dimension all property lines (bold line), streets, alleys, and/or easements.
7. Indicate distance in feet from structures to lot lines **on all sides** at the narrowest point.
8. Lot size in square feet.
9. Footprint size in square feet of all existing and proposed structures on property including decks, carports, storage sheds and garages.
10. Show approaches, driveways, and public sidewalks.
11. Show grade slopes, retaining walls, rockeries, etc.
12. Show location of fire hydrant located within 300 feet of structure.

C. Construction Plans (Manufactured Homes Only)

Two copies of following plans (no originals and no pencil drawings accepted):

1. Floor plan drawn to 1/4"=1' scale to include:
 - a) general building layout
 - b) room use (every room called out on plan)
 - c) installation/setup requirements
 - d) skirting/ventilation

D. Landscape Plan, Detailed (Manufactured Homes Only)

1. Date, graphic scale, and north arrow
2. Location of proposed buildings, property lines, walks, parking areas, and access, and existing buildings to remain.
3. Names and locations of abutting streets and public improvements, including easements.
4. Existing and proposed contours at five-foot (5') intervals or less.
5. Detailed grading plan.
6. Location and dimensions of planting areas (the width of a landscaping area when curbed shall be measured from inside to inside of the curbs).
7. Location and height for proposed berming.
8. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.
9. Location, size, spacing and names of existing and proposed shrubs, trees, ground covers, and decorative rockery or like landscape improvements in relationship to proposed and existing utilities.
10. Names of existing and proposed vegetation.
11. Detailed planting plan (soil mix, planting depth and width, and bark mulch depth).

Note: Properties located within newer plats often have pre-approved landscape plans which must be complied with. You may obtain a copy of these plans from the particular plat file in the City Clerk's Office.

E. Additional Submittals

1. Completed Residential Building Permit Drainage Review Checklist and associated required forms and documents. **(Manufactured Homes Only)**
2. Provide on the permit application the contractor name, address, phone number, contractor license number, and City of Renton business license number.
3. **Erosion control plan required for all projects.**
4. For properties located in or near critical areas (wetlands, steep slopes, creeks) contact the Development Services Division for information about additional studies required.

The plan reviewers will check the plans, but will do no design work. Sizing of structural members and spacing of supports is the responsibility of the owner or builder and must conform to Code requirements.

Separate permits are required for Electrical and Plumbing hook-ups.



MOBILE OR MANUFACTURED HOME INSPECTION PROCEDURES

Obtaining inspection approvals are the responsibility of the applicant. To request an inspection call **(425) 430-7202** one working day before the inspection is desired. The permit card and site plan must be on site at the time of the required inspection.

Home Placement and Support Inspection:

- Prior to skirting - Manufacturer's installation instructions located between the I-beam and the bottom board within five feet of the main electrical feeder.
- Home is placed according to approved site plan.
- Support system and Tie downs are installed per Manufacturer's installation instructions.

Final Inspection:

- Skirting is installed - Manufacturer's installation instructions located between the I-beam and the bottom board within five feet of the access opening.
- Porches or auxiliary structures are constructed according to the International Residential Code.
- Plumbing Mechanical and Electrical Permits are approved.

General requirements:

- Skirting: must be of materials suitable for ground contact.
- Ventilation openings: Net area of one square foot for each one hundred fifty square feet of under floor area; Covered with corrosion-resistant wire mesh screen maximum ¼ inch opening; Located close to corners to provide cross ventilation.
- Access opening: Located so all areas are available for inspection; opening must be covered and made of metal, pressure treated wood or vinyl.
- Ground cover: minimum of six-mil black polyethylene sheeting (or 3 1/2" slab).
- Clearance underneath: A minimum of eighteen inches beneath at least seventy-five percent of the lowest member of the main frame, in no case less than twelve inches.
- Heat ducts shall be supported at least on inch above ground by strapping or blocking; avoid compression, sharp bends, and stress at the connections.
- Dryer vents must exhaust to the exterior of the wall or skirting. Dryer ducts shall be made of metal with smooth interior surfaces.
- Hot water tank pressure relief lines must exhaust to the exterior side of the wall or skirting directed downward, the end of the pipe must be at least six inches but not more than two feet above the ground.
- Water piping must be protected against freezing.