

FACTORY ASSEMBLED STRUCTURES

FRANKLIN COUNTY PLACEMENT REQUIREMENTS

The following PAPERWORK is required in Franklin County to obtain a Placement Permit for a F.A.S. Factory Assembled Structure. **A DOUBLE PERMIT FEE SHALL BE PAID IF A F.A.S. IS MOVED ON SITE PRIOR TO OBTAINING A PLACEMENT PERMIT!!! ORDINANCE 15-99 SEC. 6. PLEASE ALLOW 2 WEEKS OR MORE FOR PERMIT REVIEW.**

IMPORTANT!!! Verify proposed site is not within a Developmental Restraint Area, prior to excavation and well placement etc. Such areas require a concurring report and recommendations from a Geo-Tech Service. (See map in the Franklin County Planning Dept.)

1. **SEPTIC PERMIT or APPROVAL OF EXISTING SYSTEM:** or **SEWAGE PERMIT**
Environmental Health Department (582-7761) City of Pasco (545-3441)
800 West Canal 525 North 3rd
Kennewick, WA 99336 Pasco, WA 99301
2. **Access / Approach Permit (For obtaining Address):**
Franklin County Public Works Dept. (545-3514)
3416 Stearman Ave.
Pasco, WA 99301
3. **PRIVATE ACCESS ROADS AND LANES.**
Prior to permit issuance: Private Access Roads and Lanes shall be installed for Emergency Vehicle Access.
Private Access Road(s) – From the County maintained road shall be installed to the following specifications: 20' wide clear area, with 20' of gravel by 4" thick with a maximum slope of 14%.
Private Access Lane(s) – Structures to be placed or constructed are located greater than 150' from the Private Access Road or County maintained road shall have a Private Access Lane developed to the following specifications: 20' clear area, with 12' of gravel by 4" thick with a maximum slope of 14%.
4. **Verification of Water Source (See Attached Form):**
Indicate water source (i.e. public water system, well).
5. **Site Plan : (Site Plan must show entire parcel)**
Indicate **ALL** property lines and easements (utility, road, flowage, flood plains, drainage, etc.) with distances to structure. Show location of well, septic tank and drainfield, other structures and (**Any other dwellings**) on parcel. Indicate all parcels on slopes exceeding 5%. Also specify compass directions.
6. **(F.A.S.) Installer:**
Provide a Copy of Washington State Installers Certification & Franklin County Business License #

Properties owned by other than building owner will require a notarized letter from property owner, prior to permit issuance approving of such construction.

FOR NEW FACTORY ASSEMBLED STRUCTURES:

1. Year of home, make, serial #, size, cost (before taxes), contractor or dealer license number.
2. UBC gold labeled modular housing will require foundation plans.
3. Mobile / Modular housing placed on basement will require engineered plans.

FOR USED MOBILE HOMES:

1. Pre-1976 mobile homes will require an **Alteration Fire / Safety Inspection** through the State Dept. of Labor & Industries, and approval prior to placement.
2. Title of Ownership or Excise Tax Affidavit.
3. Previous owner, address, and telephone number.
4. Where home came from.
5. Including all of the above requirements.

F.A.S.'s require **FINAL INSPECTION** and **APPROVAL** prior to Title Elimination signoff. F.A.S.'s require **FINAL INSPECTION** and **APPROVAL** within 1 YEAR of Permit Issuance or a re-application permit will be required.

The footing / blocking / plumbing requirements noted below may be used for older Factory Assembled Structures as per WAC 296-150B-230,-235, and -240.

New Factory Assembled Structures must be installed to manufactures specifications. Anchors are to be installed per WAC 296-150M-0600.

FOOTINGS:

Solid concrete or an approved alternate that is at least 3 1/2" thick by 16" sq., or two 8" X 16" X 4" thick solid concrete blocks that are laid with their joint parallel to the main frame longitudinal member.

FOUNDATION:

As per manufactures specifications and Franklin County Ordinance # 2-99.

BLOCKING / TIEDOWNS / PLUMBING

- ◇ Blocking 8' O.C. within 2' of ends.
- ◇ Piers shall be perpendicular to the longitudinal member of the F.A.S.
- ◇ Multiple sections homes must have centerline blocking at end walls and other points of connection or support, and at wide door openings.
- ◇ At least 75% of area under home requires 18" of clearance between bottom of main chassis and ground level. **IN NO CASE LESS THAN 12" IN ANY AREA !!!**

- ◇ Anchors shall be installed per manufacturer's specifications or per the design of a professional engineer or architect licensed in Washington or per ANSI standard A225.1, 1994 edition, section 3.
- ◇ Water hookup with main shutoff valve.
- ◇ Drain line to be fastened and supported at least 48" O.C. with approved materials.
- ◇ Approved materials required with plumbing hookup.
- ◇ Vapor Barrier

FINAL:

- ◇ Septic Approval.
- ◇ Crawl Access 18" X 24" and covered.
- ◇ Address posted.
- ◇ 36" X 36" landings, steps and handrails. (As needed at all exterior doors).
- ◇ Skirting (venting 1 sq.ft. for each 300 sq.ft.), Fndn / Skirting , etc. to be sealed to FAS.
- ◇ Dryer exhaust and hot water tank pressure relief valve to the exterior of skirting.
- ◇ Mechanical condensate drain valve to exterior of skirting.
- ◇ Electrical meter set, approved (green tagged) for use by the Dept. of L&I.
- ◇ Other Pertinent items as necessary.

OTHER INFORMATION:

A Moving Permit and an Electrical Permit are required. Electrical Permit is obtained from State Labor & Industries, 4310 W 24th Ave. Kennewick, Washington. (phone 735-0100)

Legal Description of property available at the Assessor's office, 1016 N. 4th, Pasco, Washington (in the basement of the Court House)

RE: Factory Assembled Structures:

Zoning Ordinance No. 2-99, Chapter 33, Section 33.10.0:

Factory Assembled Structures may be permitted in the R-T, R-S-40, R-S-20, R-S-12, R-S-1, R-1, R-2 and R-3 Zoning districts within designated urban growth areas, provided the following provisions are met:

- (1) A lot or parcel upon which a factory assembled structure is to be placed shall be part of a subdivision (long or short) that was platted not less than thirty-five years ago. (The 35 year platting requirement does not apply in the R-S Rural Settlement Zoning Districts).
- (2) The unit must be brand new as determined by the manufacture date (within the present calendar year and/or within the previous calendar year provided said unit has not been previously owned and/or lived in).
- (3) The value of a factory assembled structure must not be less than 100 percent of the average assessed improvement value, as determined by the records of the County Assessor, of improvements on other properties within a 750 foot radius in all directions. Properties developed with commercial or multifamily structures shall not be considered when

determining value. Determination of value shall include the factory assembled structure, excavation, foundation, water source (well/city water), septic system, and any attachments such as: attached garages, porches, patios and awnings.

- (4) The unit must not have outside dimension less than 24' and must provide 1000 sq. ft. of living space excluding basements and attached garages.
- (5) Roofing materials must be approved composition shingles, coated metal or similar roofing materials. The roof pitch shall not be less than 3/12.
- (6) Exterior siding must consist of cottage lap, T1-11, or similar siding materials commonly used on conventional site built residences.
- (7) Placement of factory assembled structures must conform to all applicable yard requirements for the zoning district which it is located.
- (8) The unit must be placed on a pit set foundation system and be skirted with a concrete stem wall or a CMU (concrete masonry unit), provided said concrete stem wall or CMU is a minimum of six inches in width and be provided with required crawl spaces access and ventilation as recommended by the manufacturer.
- (9) Title elimination must occur within one year of installation.
- (10) All wheels, tongues, and other transportation equipment must be removed from the unit when placed upon the lot.

RE: INSPECTIONS

Call Minimum of 24 hours in advance with permit number for inspections.

New Factory Assembled Structures as per Manufactures spec.'s, and have installation manual, on site at time of inspection.

All Homes must have Approved Site Plan and Permit on site for all Inspections!

FRANKLIN COUNTY PLACEMENT PERMIT WORKSHEET

Worksheet must be filled out completely. All License and certification #'s must be written in.

MANUFACTURED HOME MODULAR STRUCTURE TEMPORARY DWELLING

SITE ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

TAX PARCEL # _____ LEGAL DESCRIPTION _____

LEGAL PROPERTY OWNER _____ CURRENT ADDRESS _____ TELEPHONE _____

F.A.S. OWNER _____ CURRENT ADDRESS _____ TELEPHONE _____

DEALER/PREVIOUS OWNER _____ CURRENT ADDRESS _____ TELEPHONE _____

GENERAL CONTRACTOR _____ CURRENT ADDRESS _____ TELEPHONE _____

CONTRACTOR'S LICENSE # _____ EXPIRATION DATE _____ FRANKLIN COUNTY BUSINESS LIC. # _____

CONCRETE INSTALLER _____ WAINS. CERT. # _____ EXPIRATION DATE _____

SKIRTING INSTALLER _____ WAINS. CERT. # _____ EXPIRATION DATE _____

BLOCKING INSTALLER _____ WAINS. CERT. # _____ EXPIRATION DATE _____

YEAR _____ MAKE _____ MODEL _____ SIZE _____

SERIAL # _____ # OF SECTIONS _____ COLOR _____ VALUATION _____

IS THIS F.A.S. NEW USED L&I APPROVAL FOR PRE 1976? YES N/A
OF BEDROOMS _____ PERMANENT FOUNDATION REQUIRED? YES NO

6" X 12" Concrete Footings With: (check one) 6" X 24" Concrete Wall, 6" X 24" Concrete Block Wall
Specify other approved skirting material as allowed in other applicable Zones: _____

Does this placement of an F.A.S. replace an existing home? YES NO

Is this the only dwelling on this parcel? YES NO If not, how many dwellings now exist? _____

Domestic Water Source: _____

Multiple Dwellings on a single parcel requires PRIOR Planning Department Approval!

If moved from within Franklin County: TAX PARCEL # _____

ADDRESS MOVED FROM: _____

**FRANKLIN COUNTY
WATER AVAILABILITY NOTIFICATION**

PLEASE COMPLETE PART A, B or C

PARCEL # _____

PART A

Use of water for this building is authorized by valid Water Right Permit or Certificate # _____, which has not been canceled or relinquished. Please attach a copy of the document.

Signature _____ Date _____

Address _____

PART B (To be completed by a desired water purveyor)

The Public Water System, _____, State I.D. # _____, Water Right Permit or Certificate # _____, is capable of and will supply water to the project/short plat _____ for _____ connection(s) located at _____.

The above Public Water System is approved for _____ service connection(s) and currently serves _____. The water system facilities necessary to adequately provide service to this site have been designed, approved, and installed per WAC 248-54. Connection to the system must be completed within one year or the Availability Notification is void.

Purveyor _____ Title _____

Address _____ Date _____

PART C - Please check one of the following:

The water supply for this building will be obtained from a source which does not require a water right permit.

____ The above well is newly constructed. It was drilled by _____, a licensed well driller. Less than 5,000 gallons per day of water will be used from the well and less than one-half acre will be irrigated. A copy of the well log is attached.

____ The above well has been in existence and use since _____. Less than 5,000 gallons per day of water will be used from the well and less than one-half acre will be irrigated. (Please attach a copy of the well log for this well if one is available).

____ The source of water is a _____, which does not require a water right permit.

I hereby accept and verify that the water supply serving this building is potable (suitable for drinking).

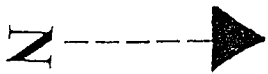
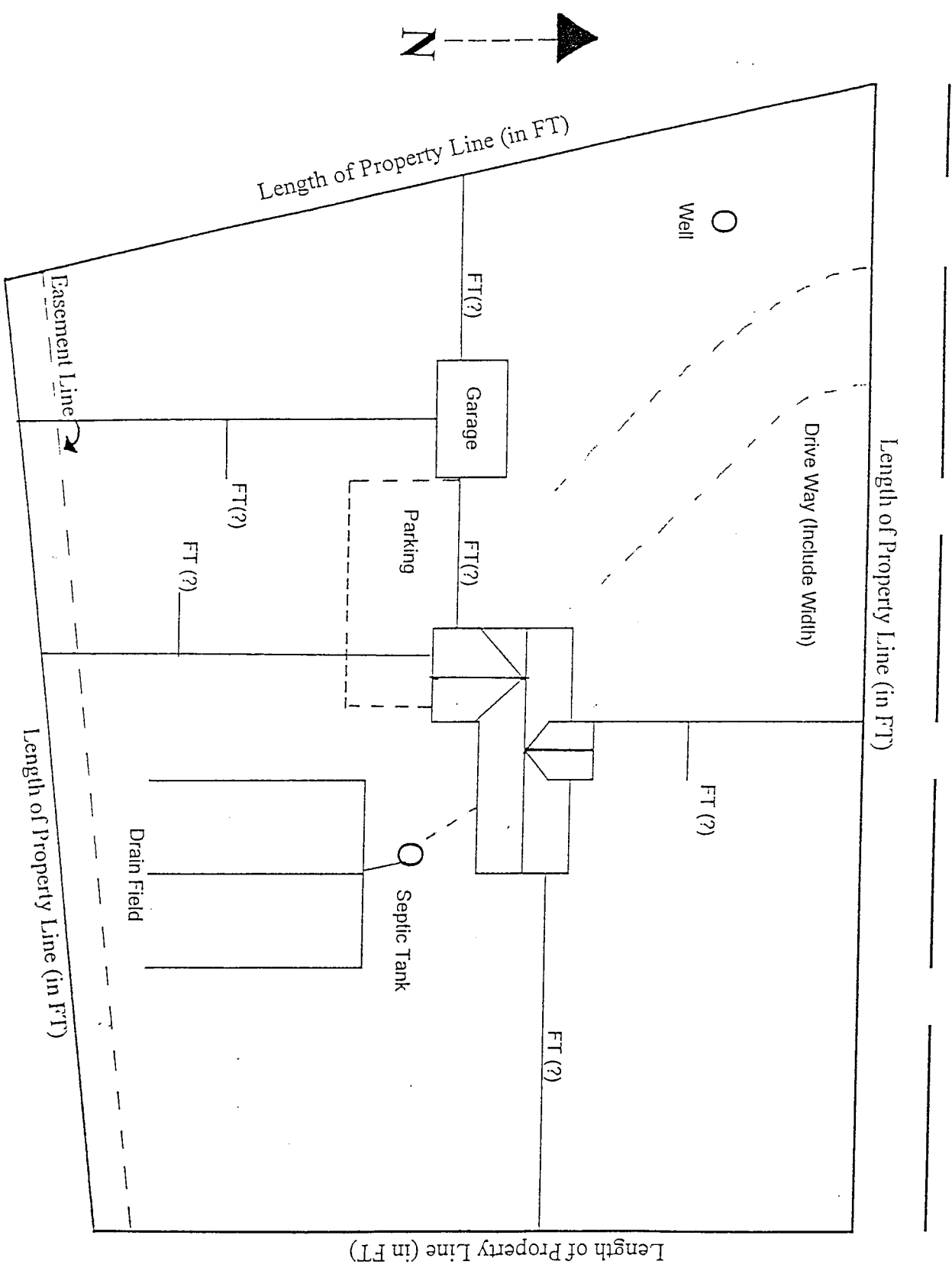
PLEASE PRINT APPLICANTS NAME _____

Signature _____ Date _____

Address _____

Legal Description
Lot Number
Short Plat Number and Parcel Number

Street or Road Name



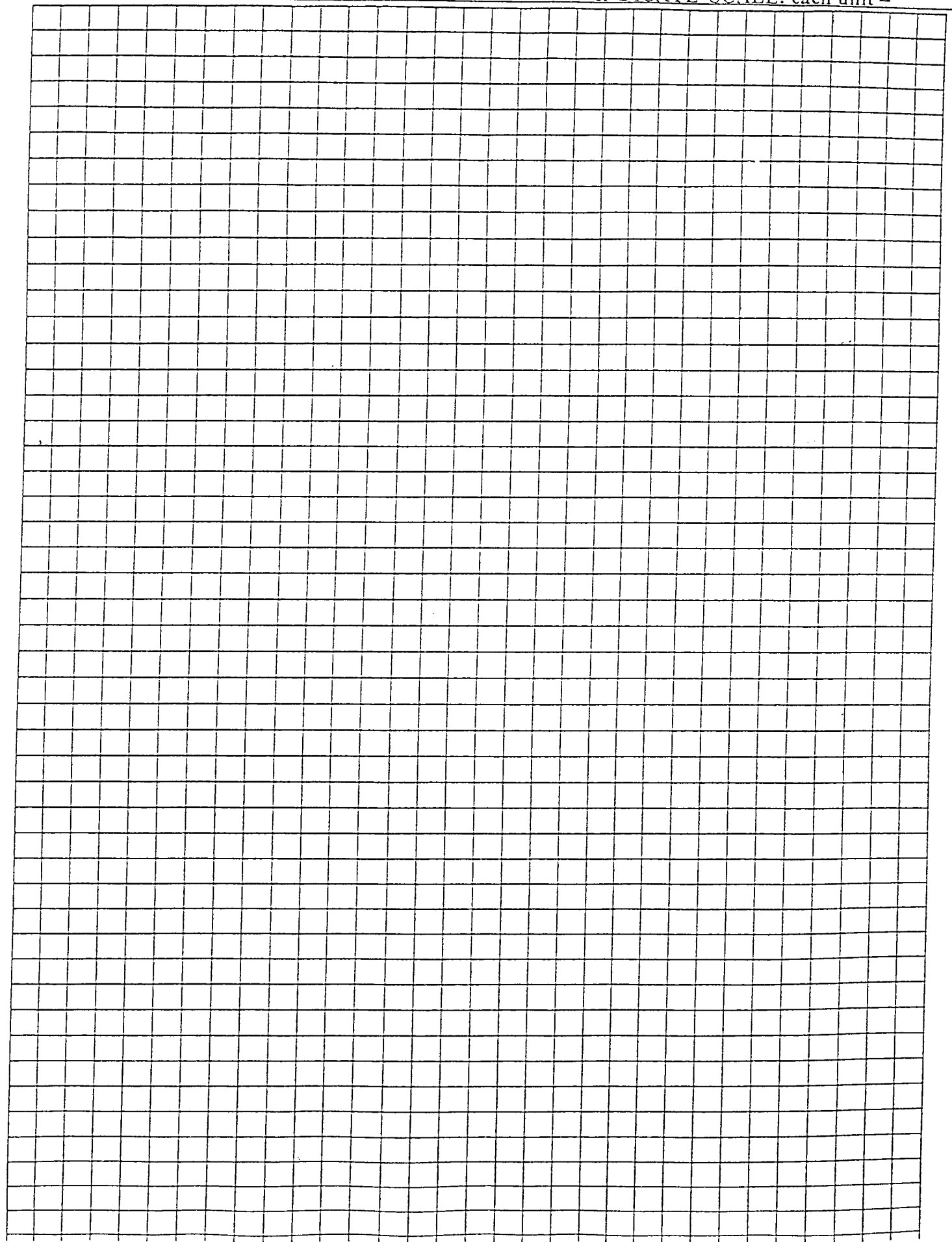
NOTE: ALL EASEMENTS MUST BE SHOWN AND IDENTIFIED

SITE PLAN

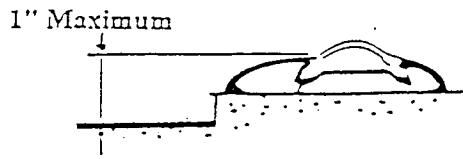
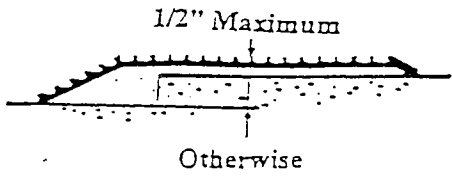
It is VERY IMPORTANT that you follow ALL of the instructions on the COVER SHEET under SITE PLAN when you are making your drawings. PLEASE use a COLORED PENCIL OR PEN that will contrast with the color of the grid on this page.

SITE ADDRESS:

INDICATE SCALE: each unit = _____ feet.

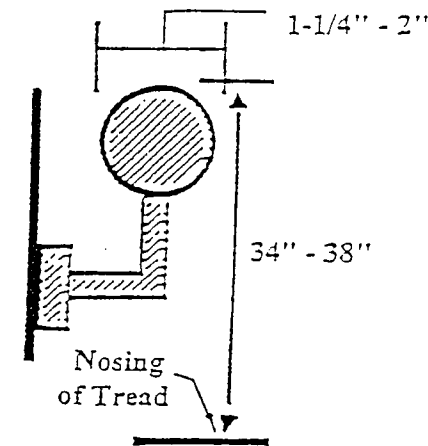
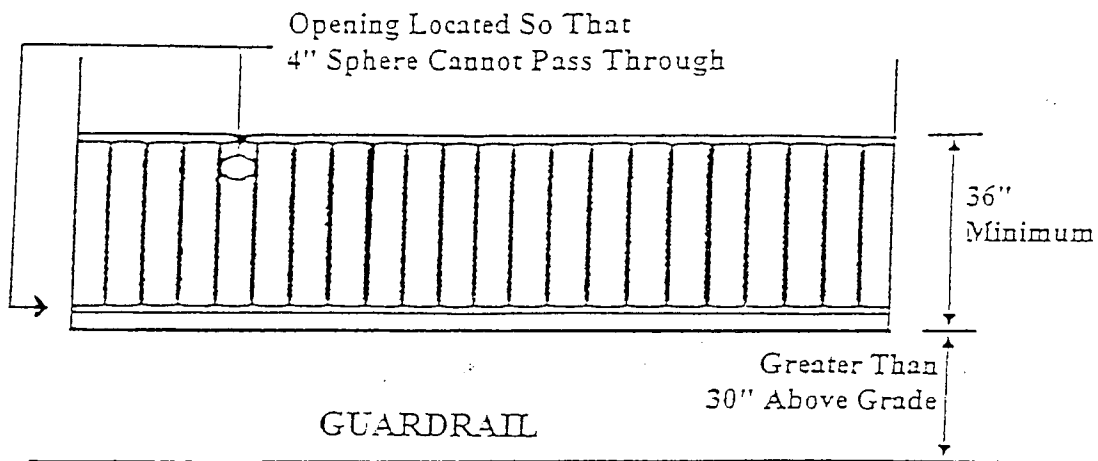
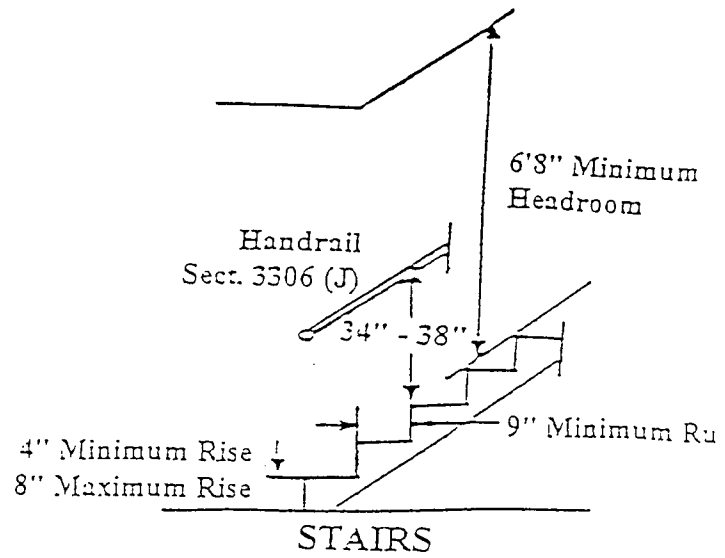


Handicapped Access

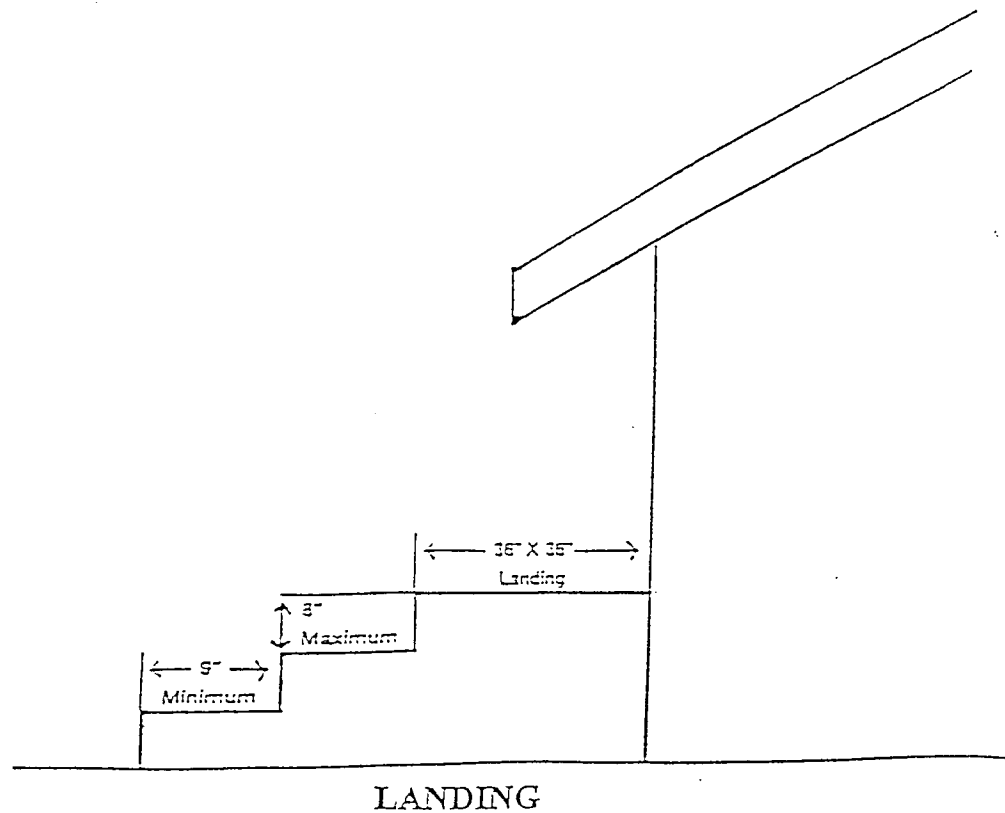


THRESHOLD HEIGHT

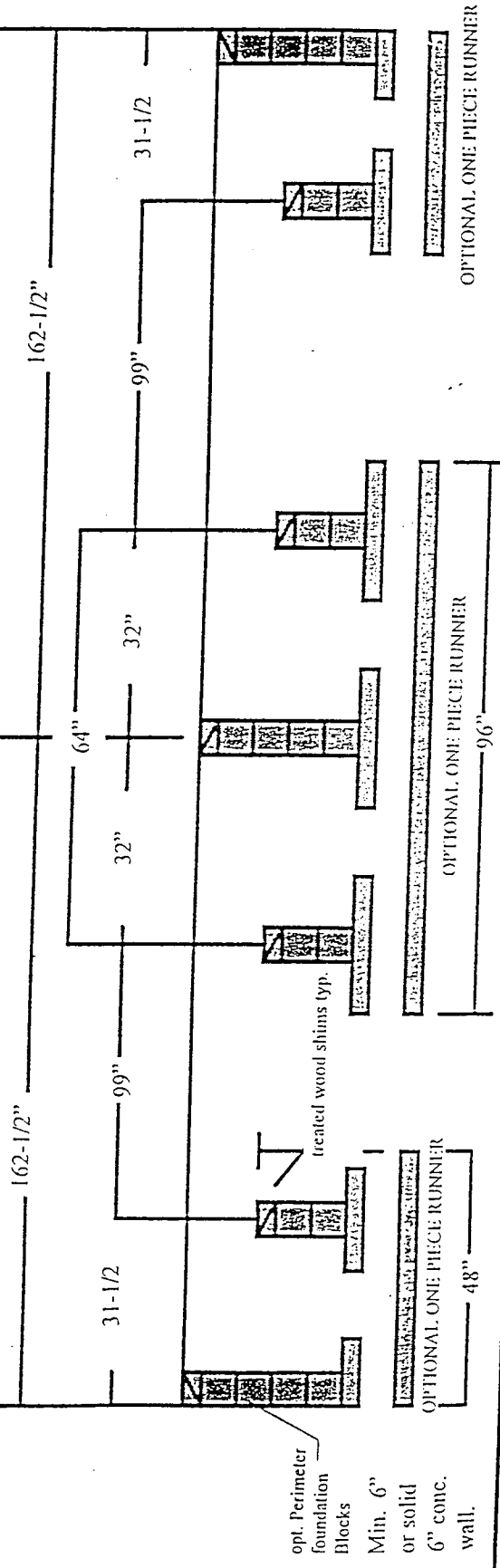
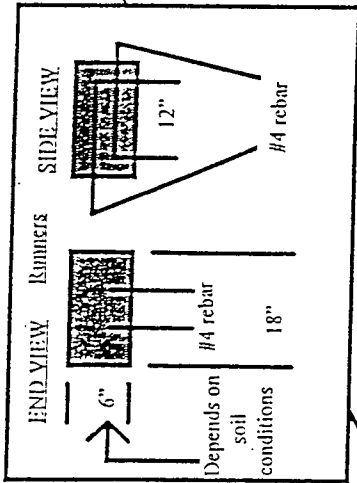
U.B.C. (Ref. 3304). R-3 & M Occupancies - Doors may open at landing that is not more than 8 inches lower provided that the door doesn't swing over landing, also within individual dwelling units R-1

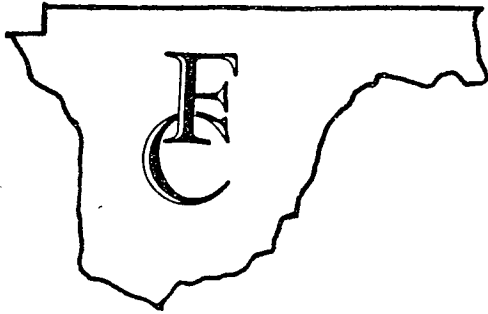


HANDRAILS



TYPICAL BLOCKING & SKIRTING FOR HOMES IN R-1, SUB-1, AND SUB-1/2 AREAS





FRANKLIN COUNTY

COMMISSIONERS

Courthouse - 1016 North 4th
Pasco, Washington 99301
(509) 545-3535

RESOLUTION NUMBER 2001 148

BEFORE THE BOARD OF COMMISSIONERS,
FRANKLIN COUNTY, WASHINGTON

RE: Encourage Franklin County residents to maintain effective firebreaks from homes, structures/buildings during the dry summer months to help reduce the impact of wildfire.

WHEREAS, the Franklin County Board of Commissioners have determined there is a need to mitigate the threat of wildfire to existing structures and future development in the County during the dry summer months; and

WHEREAS, the Board of Commissioners believe that by encouraging the County residents to maintain an effective firebreak and defensible space will assist in reducing the impact of wildfire and potential loss; and

WHEREAS, the public use and interest will be served by approving this Resolution and the following general guideline:

Persons owning, leasing, controlling, operating or maintaining homes, buildings or structures in Unincorporated Franklin County are encouraged to maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of such homes, buildings or structures. Maintained lawns/landscaping, pruned shrubs and trees may also assist in mitigating the spread of wildfire to buildings during the dry summer months.

NOW THEREFORE, BE IT RESOLVED that this Resolution and the general guideline listed above be implemented to assist Franklin County residents in mitigating the threat of wildfire to existing and future development.

SIGNED AND DATED THIS 26th DAY OF MARCH 2001.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

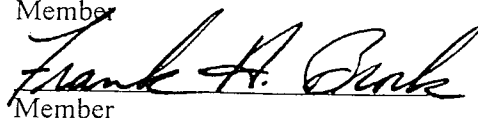

Chairman

ABSENT

Attest:


Clerk of the Board

Member


Member