



CO00029819

COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. 81-014  
PERTAINING TO THE REPEAL OF THE SNOHOMISH COUNTY  
MOBILE HOME PERMIT CODE AND AMENDMENTS AS  
CONTAINED IN 17.28.010-17.28.080 AND THE  
ENACTMENT OF THE SNOHOMISH COUNTY MOBILE  
HOME PERMIT CODE AND AMENDMENTS AS  
CONTAINED IN 17.28.010-17.28.080  
OF THE SNOHOMISH COUNTY CODE

Section 1. Snohomish County Code Chapter 17.28 adopted  
by resolution on the 7th day of December, 1970, is repealed.

Section 2. The following is adopted and made a part of  
the Snohomish County Code.

Sections:

- 17.28.010 Purpose.
- 17.28.020 Definition.
- 17.28.030 Permit required.
- 17.28.040 Administration.
- 17.28.045 Flood hazard zone.
- 17.28.050 Fees.
- 17.28.060 Approvals.
- 17.28.065 Permit revocation.
- 17.28.070 Penalties.
- 17.28.075 Nuisance.
- 17.28.080 Disclaimer of liability.

17.28.010 Purpose. The purpose of this resolution is  
to protect the public health and safety, and to provide for  
inspections on the site to assure that mobile homes have  
been properly inspected under state standards. (Ord.  
adopted March 9, 1981.)

17.28.020 Definitions. "Mobile home" means any trailer  
of the type designed as a facility for human habitation and  
which, by original design, is capable of being moved upon  
the public streets and highways, and which:

(1) Is more than thirty-two feet in length as measured from the center of the ball coupler to the rear of the main body exclusive of lights, awning rail, drip caps, door knobs and other appendages; or

(2) Is more than eight feet wide; or

(3) Is used or to be so used for human habitation upon a single site for more than thirty (30) continuous days; or

(4) Is used as a principal dwelling on a site or lot; or used for human habitation.

The term shall not include any unoccupied mobile home when it is part of an inventory of mobile homes held for sale by a manufacturer or dealer in the course of business, nor shall it include any mobile home which has substantially lost its identity as a mobile unit by virtue of being permanently fixed in location upon land and which wholly complies with the requirements of the Snohomish County Building Code for the occupancy for which it is used.

"Mobile home skirting" shall mean material used around the exterior of the mobile home covering the entire space except for any access for crawl hole, between the bottom most point of the permanent exterior walls and the surrounding grade level of the lot.

"Approved skirting material" shall mean material not adversely affected by the elements (i.e. - brick, stone, rigid plastic, rigid fiberglass, approved wood, asbestos cement board, metal, concrete, etc.) and securely anchored by an approved method to the mobile home. (Ord. adopted March 9, 1981).

17.28.030 Permit required. It shall hereafter be unlawful, except in any mobile home park (as defined in Snohomish County Code, Chapter 18.08.630), for any person to move, or locate or thereafter maintain, occupy or inhabit a mobile home on any lot, tract, or parcel in Snohomish County unless first a site and skirt permit has been issued therefor, approval granted thereunder and the mobile home bears such insignia of approval as is required by the laws of the State of Washington. (Ord. adopted March 9, 1981).

17.28.040 Administration. The building official is hereby empowered to issue all permits authorized hereunder.

Application for a site and skirt permit shall be made upon forms promulgated by the county. A permit shall be issued for the placement of the mobile home on a specific site when it appears that:

(1) The fee has been paid; and

(2) The mobile home will comply with pertinent laws and ordinances relating to sewage disposal and to land use zoning. The building official shall have such duties of inspection and approval as are appropriate to accomplish the purpose of this resolution. (Ord. adopted March 9, 1981).

17.28.045 Flood hazard zone. An application for a permit to locate a mobile home within a flood hazard zone shall be processed in accordance with the provisions of Chapter 18.68 of the Snohomish County Code. (Ord. adopted March 9, 1981).

17.28.050 Fees. A fee for each site and skirt permit in the amount of one hundred dollars (\$100.00) shall be paid to the building official for each placement of a mobile home within Snohomish County except as noted in Section 17.28.030. One-half of such fee shall be held in trust by the building official and refunded to the applicant upon timely compliance with the requirements herein for placement and skirting or forfeited to the county upon failure of such timely compliance. (Ord. adopted March 9, 1981.)

17.28.060 Approvals. (a) Temporary approval.

(1) Upon location of the mobile home upon the site, the permit holder shall notify the Building Official who shall make such inspection as is appropriate for the purpose and shall approve the mobile home for sixty (60) days occupancy when he finds:

(a) That the home bears such insignia of approval as is required by the laws of the state of Washington; and

(b) That it is located in an area zoned therefor and is so positioned upon the site as to meet applicable yard or building setback requirements for the zone in which located; and

(c) That it complies with any applicable condition imposed by a conditional use permit or variance; and

(d) That the mobile home will comply with the pertinent laws and resolutions relating to sewage disposal.

(2) In case of mobile homes to be temporarily occupied:

(a) During construction of a building for which a valid building permit has been issued and maintained; or

(b) As a temporary office caretaker quarters at a construction site; or

(c) In compliance with express permission of a variance, conditional use permit or other zoning control; then the occupancy period permitted upon temporary approval may be increased to the time requested by the applicant but not more than either

(i) One year, or

(ii) That period permitted by applicable variance, conditional use permit or other zoning control; provided, that the permit holder at the time of application submitted a bond to Snohomish County with two (2) or more sureties or with a surety company as surety and the penal sum of five hundred dollars (\$500.00), on condition that the applicant shall promptly remove the mobile home at the expiration of said time period or upon the earlier lapse of the qualifying permit.

(b) Final approval. When the permit holder shall have within sixty (60) days:

(1) Placed the mobile home upon a permanent foundation in the manner as provided by applicable building codes; or

(2) Placed the mobile home upon a temporary foundation and completely enclosed the area under the trailer by a valance or skirt enclosure; then such holder shall notify the Building Official who shall make such further inspection as is appropriate to the purpose and if he finds that the mobile home complies with conditions of occupancy, he shall so signify his approval for permanent occupancy at the site upon the records of the county, and may attach an insignia to the mobile home which, when attached, shall not be removed so long as the mobile home remains on the identical site. (Ord. adopted March 9, 1981).

17.28.065 Permit revocation. The Building Official may, in writing, revoke a permit issued hereunder whenever such permit was issued upon the basis of incorrect information supplied by the applicant or issued in violation of any provision of this chapter. (Ord. adopted March 9, 1981).

17.28.070 Penalties. Any person, firm or corporation who shall violate or fail to comply with any provision of this chapter or who shall, having obtained a permit hereunder, wilfully fail to continue to comply with the terms and conditions hereunder, or who shall knowingly counsel, aid or abet such violation of failure to comply, shall be deemed guilty of a misdemeanor and punished as provided in Snohomish County Code Section 1.01.100. In addition or as an alternative thereto, any such person, firm or corporation shall be subject to the assessment of the cumulative civil penalty provided for in Chapter 17.40 Snohomish County Code. (Ord. adopted March 9, 1981).

17.28.075 Nuisance. Any mobile home located or thereafter maintained in violation of this chapter is hereby declared to be a public nuisance and may be abated as such.

17.28.080 Disclaimer of Liability. Snohomish County is not responsible for the accuracy of plans (preliminary or final) submitted for approval to the Office of Community Development of the Snohomish County Department of Community Affairs, and does not guarantee that plan reviews and/or inspections will detect all hazards, design defects or code violations. (Ord. adopted March 9, 1981).

PASSED this 9th day of March, 1981.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ATTEST:

*Donald Butler*  
Chairperson

*Ellie Snyder*  
Clerk of Council

- (  ) APPROVED  
(    ) VETOED  
(    ) EMERGENCY

DATE: 3-16-81

*Deanna Lyette Jensen*  
Attest

*Willis D. Tucker*  
County Executive

PUBLISHED February 21, 28 and March 27, 1981