



## **MANUFACTURED HOMES & FAS INSPECTIONS** **(FAS - FACTORY ASSEMBLED STRUCTURES)**

### **SETBACK/CONCRETE INSPECTION**

- A temporary address must be posted during setup and inspections until the permanent address is posted.
- Foundation and anchors shall be done in accordance with the manufacturer's requirements. **Manufacturer's installation/setup instructions (identify which system is being used) must be on the site with the inspection sign-off card.** Anchors must be in place (if concrete footings are used) or anchored as per manufacturer. If manufactured home was built prior to 1974, then foundation, anchors and tie-downs must be done to WAC standards.

### **FIRST INSPECTION (SET-UP INSPECTION)—to be completed prior to skirting being installed.**

- Tie-downs must be installed and/or anchored as per manufacturer. If manufactured home was built prior to 1974, then anchors/tie-downs to WAC standards.
- Crossover ventilation duct must be installed and supported with four inch (4") clearance from ground.
- Building drainage system shall be completely installed and shall comply with the 2018 Uniform Plumbing Code.
- Water line shall be connected with an accessible shut-off valve located within 18" of the crawl space access. Water line shall be insulated or heat-taped.
- Black polyethylene vapor barrier/ground cover (6 mil thickness) shall be installed under the house. If structure is set over concrete slab that covers the entire under-floor area, no vapor barrier is required. All sod and vegetation shall be removed prior to the permanent placement of the structure.

### **FINAL INSPECTION—to be completed and approved prior to occupancy**

- Electrical meter set and final electrical inspection approved by the Dept. of Labor and Industries.
- Final septic approval submitted to the Permitting and Inspections Services Dept.
- The street and/or space number shall be posted in contrasting colors, four inches (4") or larger, and shall face the property access. \
- Approved weather/moisture resistant skirting installed with no openings (holes) greater than ¼ inch. Fasteners shall be of corrosion resistant type. All trim shall be in place and caulked and/or sealed. An 18" x 24" crawl space access shall be located at a point where the required minimum dimension is provided throughout crawl space.
- Crawl space shall be vented with one (1) square foot of free vent opening per each 150 square feet of under-floor area. Vents shall be equally spaced around perimeter.
- Dryer exhaust shall terminate at the exterior and have an approved vent cap with damper. Exhaust duct shall be of smooth metal and have no screws.
- Pressure relief line from water heater shall terminate at the exterior and shall be rigid copper, CPVC or galvanized steel pipe. Termination shall be 6" to 24" from grade, point downward and have no threaded fittings at termination.
- All surrounding grade shall slope away from structure for a minimum of five feet (5').
- All exterior doors shall have approved, permanent landings and steps. Landings and steps shall be supported by footings and be secured in place. All wood within six inches (6") of grade shall be pressure treated or otherwise rot resistant. Guardrails and handrails shall comply with the 2018 Residential Building Code.