

Title 15

BUILDINGS AND CONSTRUCTION

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Chapter 15.04**BUILDING CODES**

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15.04.010 Short title.

This chapter shall constitute the building codes of the city of Newport, and may be so cited. (Ord. 1069 § 1, 2010)

15.04.020 Purpose.

Pursuant to the Washington State Building Code, Chapter 19.27 RCW, and as set forth in Chapter 1 of the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, and Uniform Plumbing Code, it is the purpose of this chapter to adopt building construction standards and regulations, and to set forth such amended procedures as may be required for the administration thereof. (Ord. 1069 § 2, 2010)

15.04.030 Adoption of the Washington State Building Codes.

Except as revised and/or amended herein, the following are adopted as the building codes of the city of Newport:

A. The 2009 International Building Code, as adopted and amended by the Washington State Building Code Council, including Appendices E and H, as published by the International Code Council, Inc.

B. The 2009 International Residential Code, as adopted and amended by the Washington State Building Code Council, including

Appendix G, as published by the International Code Council, Inc.

C. The 2009 Edition of the Uniform Plumbing Code, including Appendices A, B and I, as adopted and amended by the Washington State Building Code Council, as published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 12 and 15 of this code are not adopted.

D. The 2009 International Mechanical Code, as adopted and amended by the Washington State Building Code Council, as published by the International Code Council, Inc. (includes adoption of the International Fuel Gas Code, NFPA 54 and NFPA 58).

E. The 2009 International Fire Code, as adopted and amended by the Washington State Building Code Council, as published by the International Code Council, Inc.

F. The 2009 Washington State Energy Code, as adopted by the Washington State Building Code Council (RCW 19.27A.020).

G. The 2009 International Existing Building Code, as adopted and amended by the Washington State Building Code Council, as published by the International Code Council, Inc.

H. The installation requirements for mobile/manufactured homes, factory built homes, commercial structures, commercial coaches, recreational vehicles, and park trailers, as set forth in Chapters 296-150C, 296-150F, 296-150M, 296-150P, and 296-150R WAC. (Ord. 1069 § 3, 2010)

15.04.040 Fees.

The city council shall establish a schedule of fees by resolution for permits and other fees associated with this code. (Ord. 1069 § 4, 2010)

15.04.050 Permits.

Subsection 105.2, Chapter 1 of the International Building Code is hereby amended to add a new item to read as follows:

Section 105.2 Work Exempt from Permit. A building permit shall not be required for the following:

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The Building Official may exempt construction, alteration, or repair work where such work is determined to be less than \$1,200.00 in construction value; to be of a non-structural nature; does not involve the installation of wood stoves, freestanding fireplaces or other similar heat producing appliances; and is determined to be consistent with the intent of this code and the general health, safety, and welfare of the public. Unless otherwise exempted, separate plumbing and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any laws or ordinances of this jurisdiction.

(Ord. 1069 § 5, 2010)

15.04.060 Relocated and demolished buildings and structures – Permits.

Section 3303, Chapter 33 of the International Building Code is hereby amended to add a new subsection to read as follows:

Section 3303.7 Bond Required. Every permit to move, relocate, or demolish a structure or building shall be subject to compliance with the following provisions:

A. Bond Requirement. As a condition of a permit to move, relocate, or demolish a building or structure, the Building Official may, when he deems necessary, require the applicant to post with the City Treasurer a bond guaranteeing performance and completion of the project, running to the benefit of the City and conditioned upon the satisfactory completion of the terms and conditions of the relocation/demolition permit.

B. The bond shall be in such amount as is deemed appropriate by the Building Official, taking into consideration the nature and extent of the relocation/demolition involved, potential damage to surrounding properties, the cost of completing the relocation/demolition if not completed by the applicant, and such other factors as may reasonably relate to the relocation/demolition. In no event shall the bond required be less than \$500.00. Provided, however, the Building Official may in his discretion waive the bond under the following conditions:

1. The applicant is the owner of the real property and there are no liens and/or encumbrances against said property and the applicant/owner provides adequate proof thereof (e.g., title insurance); and

2. The fair market value of said property (or other real property as may be used as security) is at least twice the amount of the bond that would be required; and

3. The applicant, at his cost, executes an agreement, secured by a deed of trust, for said real property, guaranteeing performance of work to be performed and/or repayment of costs in the event the City must complete the project or otherwise foreclose on the property, together with costs of said foreclosure; and

4. Said substitute procedure must be approved by the Building Official and the City Attorney; and

5. Applicant shall pay a fee of \$50.00 to cover the costs of document preparation and recording.

C. If the Building Official deems it appropriate for Group U-1 Occupancies, and after considering the nature and

extent of the relocation/demolition project involved, the bond may be waived in its entirety.

D. Bond Conditions. Every relocation/demolition bond filed pursuant to this chapter shall be conditioned upon the completion to the satisfaction of the Building Official of the performance of all the terms and conditions of the relocation/demolition permit. Such completion shall be evidenced by a statement thereof signed by the Building Official. When a cash bond has been posted, the amount thereof shall be returned to the permittee upon termination of the bond.

(Ord. 1069 § 6, 2010)

15.04.070 Projection of signs.

Section H103, Appendix H of the International Building Code is hereby amended to add a new subsection to read as follows:

Section H103.2 Clearance from High Voltage Power Lines. Signs shall not be located within 3 feet vertically or horizontally from power lines less than 5 feet horizontally and 8 feet vertically when any power lines exceed 750 volts. Signs shall not project over any power line of any voltage.

Section H112, Appendix H of the International Building Code is hereby amended to read as follows:

Table 4-C – Projection of Signs

Clearance	Maximum Projection
Less than 8'	Not Permitted
8'	1'
10'	3'
12'	4'
14'	5'
Over 14'	5'

(Ord. 1069 § 7, 2010)

15.04.080 Temporary signs.

Section H114, Appendix H of the International Building Code is hereby amended to read as follows:

Temporary Signs:

General:

Section 1401. Temporary signs not constructed of a rigid material shall not exceed 100 square feet in area. Temporary signs of rigid material shall not exceed 24 square feet in area, or 6 feet in height, nor shall any such sign be fastened to the ground.

Temporary signs may remain in place for a period not exceeding 60 days.

Cloth Signs:

Section 1402.

A. Support. Temporary cloth signs installed across a right-of-way shall be supported and attached with wire rope of 3/8-inch minimum diameter. Strings, fiber ropes, or wood slats shall not be employed for support or anchorage purposes. Cloth signs and panels shall be perforated over at least 10 percent of their area to reduce wind resistance. Temporary cloth signs over private property not exceeding 60 square feet shall be supported and attached as required by the Building Official.

B. Cloth signs, which extend over a public street, shall maintain a minimum clearance of 20 feet.

C. Cloth signs may extend across a public street only by permission of the governing body and shall be subject to related laws and ordinances. Temporary signs, other than cloth, may not project over public property or beyond the legal setback line.

(Ord. 1069 § 8, 2010)

15.04.090 Penalties for violations.

Any violation of this chapter is a civil infraction punishable by monetary penalties as follows: for the first violation of the licensing provisions of this chapter in a calendar year, a monetary penalty not to exceed \$250.00, which includes city filing and investigation fees of \$75.00, and none of the city’s costs may be suspended or deferred upon a finding that the violation was committed; for the second and each subsequent violation in a calendar year, a monetary penalty not to exceed \$500.00, which includes city filing and investigation fees of \$75.00, and none of the city’s costs may be suspended or deferred upon a finding that the violation was committed. (Ord. 1069 § 9, 2010)

15.04.100 Design criteria.

The roof snow load for the city of Newport shall be 50 psf. Wind speed design shall be 85 miles per hour. Seismic design shall be Category C of the 2009 International Building Code. Minimum frost depth for footings shall be 30 inches. (Ord. 1069 § 10, 2010)

15.04.110 Severability clause.

Should any section or provision of this chapter be unconstitutional or invalid, such decision shall not affect the validity of this chapter as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid. (Ord. 1069 § 11, 2010)

Chapter 15.08

MOBILE HOME INSTALLATION

Sections:

- 15.08.010 Mobile home defined.
- 15.08.020 General installation requirements.
- 15.08.030 Installation permits.
- 15.08.040 Inspections.
- 15.08.050 Disputes.
- 15.08.060 Building site preparation.
- 15.08.070 Foundation system footings.
- 15.08.080 Foundation system piers.
- 15.08.090 Foundation system plates and shims.
- 15.08.100 Foundation facia.
- 15.08.110 Assembly.
- 15.08.120 Fees.
- 15.08.130 Administration and enforcement.

15.08.010 Mobile home defined.

A “mobile home” means a structure, transportable in one or more sections, which is eight body feet or more in width or 32 body feet or more in length, built on a permanent chassis and designed for human occupancy with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. (Ord. 645 § 1, 1983)

15.08.020 General installation requirements.

A. A HUD-labeled mobile home shall be installed in compliance with the manufacturer’s installation recommendations. The recommendations must be approved by HUD. The manufacturer shall send two copies of its approved installation recommendations to the purchaser of the mobile home. The copies shall be in the home and available at the time of inspection. A mobile home not labeled by HUD may be installed in accordance with installation recommendations provided by a professional engineer or architect licensed in Washington.

B. To the extent that the installation of a mobile home is not covered by a manufacturer’s, engineer’s, or architect’s recommenda-

tions, the mobile home shall comply with the installation requirements set out in this chapter.

C. No person, firm, partnership, corporation, or other entity may install a mobile home unless he, she, or it owns the mobile home, is a licensed mobile home dealer, or is a contractor registered under Chapter 18.27 RCW. (Ord. 645 § 2, 1983)

15.08.030 Installation permits.

The owner or installer of a mobile home must obtain an installation permit from the city before it installs a mobile home on a building site. The applicant shall include with the application for the permit the permit fee set by NMC 15.08.120. A dealer may not deliver a mobile home until it has verified that the owner or the installer has obtained an installation permit for the mobile home. (Ord. 645 § 3, 1983)

15.08.040 Inspections.

A. The installer shall request an inspection after all aspects of the installation, other than installation of the foundation facia, have been completed. The city will inspect the installation within three business days after it receives the request. If the inspection is not completed within three business days, the tenant or owner may occupy the mobile home at his or her own risk. Occupancy before inspection does not imply approval.

B. The city shall approve the installation of a mobile home, and allow the mobile home to be occupied, if the installation complies with the installation requirements of this chapter and the conditions of the installation permit.

C. If the installation does not comply with the installation requirements of this chapter and the conditions of the installation permit, the city shall provide the installer with a list of corrections that the installer must make. The list of corrections shall state a date by which the corrections must be completed. The city shall reinspect the installation after the corrections are completed. If the items that require correction do not endanger the health or safety of the occupants, or substantially affect the habitability of the mobile home, the city may permit the owner of the mobile home to occupy it. (Ord. 645 § 4, 1983)

15.08.050 Disputes.

If a dispute concerning an installation requirement of this chapter arises between any person or business and the city, the dispute may be submitted to the mobile home, commercial coach, and recreational vehicle advisory board for its opinion as to the proper interpretation of the requirement. (Ord. 645 § 5, 1983)

15.08.060 Building site preparation.

A mobile home may not be installed at a building site unless the ground at the site has adequate compaction and load-bearing ability to meet the requirements of NMC 15.08.070. The installer or, if the building site is in a mobile home park, the park owner must ensure that the ground on which a mobile home is to be installed has been improved as necessary to provide a proper base for the mobile home and that the area beneath the mobile home has adequate drainage. (Ord. 645 § 6, 1983)

15.08.070 Foundation system footings.

A. Footings shall be constructed of:

1. Solid concrete or an approved alternate that is at least three and one-half inches thick by 16 inches square; or
2. Two eight-inch by 16-inch by four-inch solid concrete blocks that are laid with their joint parallel to the main frame longitudinal member.

B. Footings shall be:

1. Evenly bedded and leveled;
2. Placed on firm, undisturbed, or compacted soil that is free of organic material;
3. Centered in a line directly under the main frame longitudinal members on both sides of a mobile home; and
4. Spaced not more than eight feet apart, and not more than two feet from the ends of the main frame. A closer spacing may be required, depending on the load-bearing capacity of the soil.

C. A mobile home with more than one section must have centerline blocking at end walls and at any other point of connection of the sections of the mobile home that are a ridgebeam bearing support. Blocking is also required at both ends of a door opening that is six feet or more wide in an exterior wall.

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D. If a mobile home requires footings on its exterior perimeter, the footings shall be installed below the frost line. Footings for the main frame longitudinal members must be recessed only if frost heave is likely to occur.

E. Footings shall be constructed so that 75 percent of the area under the mobile home has at least 18 inches clearance between the bottom of the main chassis members and the ground level. The area beneath furnace cross-overs and fireplaces, however, must always have at least 18 inches clearance. At no point under the mobile home may the clearance be less than 12 inches. (Ord. 645 § 7, 1983)

15.08.080 Foundation system piers.

An installer must build and position piers and load-bearing supports or devices to distribute the required loads evenly. An installer may use manufactured piers or load-bearing supports or devices that are listed or approved for the intended use, or may build piers that comply with the following requirements. All blocks must be concrete blocks set with the cores placed vertically. A wood plate must be of hem-fir or douglas fir-larch.

A. A pier may be made of a single stack of eight-inch by eight-inch by 16-inch blocks if the blocks are not stacked more than three blocks high. A pier made of a single stack of blocks shall be installed at a right angle to the main frame longitudinal member and shall be capped with no more than two two-inch by eight-inch by 16-inch wood plates or one four-inch concrete plate.

B. A pier may be made of a double stack of eight-inch by eight-inch by 16-inch blocks if the blocks are not stacked more than five blocks high. Each row of blocks in such a pier shall be stacked at right angles to the abutting rows of blocks. The pier shall be capped with two two-inch by eight-inch by 16-inch wood or concrete plates. The pier shall be installed so that the joint between the cap plates is at right angles to the main frame longitudinal member.

C. A pier may be made with more than five rows of blocks if the stacked blocks are filled with 20,000 pounds per square inch concrete or mortar. A licensed architect or professional engineer must approve a foundation system

that includes a pier that is 72 inches (nine blocks) high or higher, or in which more than 20 percent of the piers exceed 40 inches (five blocks) high. (Ord. 645 § 8, 1983)

15.08.090 Foundation system plates and shims.

An installer may fill a gap between the top of a pier and the main frame with a wood or concrete plate that is not more than two inches thick and two opposing wedge-shaped shims that are not more than two inches thick. A shim shall be at least four inches wide and six inches long. The installer shall fit the shim properly and drive it tight between the plate and the main frame to ensure that the mobile home is level and properly supported at all load-bearing points. A block or plate that abuts a wedge-shaped shim shall be solid wood plate and shims shall be of hem-fir or douglas fir-larch. (Ord. 645 § 9, 1983)

15.08.100 Foundation facia.

A mobile home shall have an approved foundation facia around its entire perimeter. The wood of the facia shall be at least three inches from the ground unless it is pressure-treated wood. Metal fasteners shall be galvanized, stainless steel, or other corrosion-resistant material. Ferrous metal members in contact with the earth, other than those that are galvanized or stainless steel, shall be coated with an asphaltic emulsion.

Under-floor areas shall be ventilated by openings in the foundation facia with a net area of not less than one square foot for each 150 square feet of under-floor area. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with mesh openings of one-fourth inch in dimension.

Dryer vents and hot water pressure relief valves shall exhaust on the exterior of the foundation facia. The facia for each section of a mobile home shall have an opening of at least 18 inches by 24 inches, with a cover of metal or pressure-treated wood, to allow access to

the crawl space. The foundation facia must be installed within 30 days after the mobile home is occupied. (Ord. 645 § 10, 1983)

15.08.110 Assembly.

A. Sections of a multiple section mobile home shall be aligned, closed, and securely fastened at the required points along the ridge beam, endwalls, and floor line. Heat ducts, electrical connections, and other fixtures and connections required between sections of a mobile home shall be properly installed. The floor of the mobile home shall be level within the tolerances given in the following table.

Tolerances may not exceed the following amounts (L equals the clear span between supports, twice the length of a cantilever):

Floor:	L/240
Roof and ceiling:	L/180
Headers, beams, girders (vertical load):	L/180
Walls and partitions:	L/180

B. The installer shall provide adequate clearance to ensure that the cross-over heat duct does not touch the ground and is not compressed. The installer shall insulate the cross-over duct at the intersection. The installer shall insulate and seal areas of potential air leaks to ensure that the mobile home is airtight, and shall seal areas of potential water leaks with metal flashing or trim, if required, and with putty tape or with other approved caulking to ensure the mobile home is watertight.

C. The water pipe connection to the mobile home shall have a main shut-off valve. All utility connections to the mobile home shall comply with applicable city codes and ordinances. Accessory structures attached to or located next to a mobile home, such as awnings, carports, garages, porches, or steps, shall be constructed in conformance with the city building code. (Ord. 645 § 11, 1983)

15.08.120 Fees.

The permit fee for each installation permit required by this chapter shall be \$50.00 for each mobile home section. (Ord. 645 § 12, 1983)

15.08.130 Administration and enforcement.

The building inspector shall be responsible for the administration and enforcement of this chapter. (Ord. 645 § 13, 1983)

