



DEPARTMENT OF COMMUNITY DEVELOPMENT

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BROCHURE #18 TYPES OF DWELLING UNITS

DWELLING UNITS

Single Family Residences come in all shapes, sizes, and forms. Traditionally homes were all stick built from the ground up. Now you can have your home built in a factory, keep it on wheels, or make it tiny.

All homes used as a permanent dwelling, regardless of whether it's on a foundation or trailer, in Jefferson County cannot be self-contained. They will need to be connected to a permanent septic or sewer hook-up and have a permanent water source. This includes park models, RV's, and tiny homes.

Design

Regardless of what type of home you have, you must comply with these requirements:

- All setback requirements for the zone in which the home is located shall apply.
- The home shall meet applicable Environmental Health regulations for potable water and sewage disposal. They must be connected to an approved water system.
- Washington State Dept. of Labor and Industries will inspect and approve any individually built home that is constructed on a trailer. You must apply to L&I for this permit process.

WHAT TYPE OF HOME DO I HAVE?

All structures built for use as a dwelling place, including "tiny houses", must fall into one of the following classifications and are required to comply with the requirements for that classification.

Site Built – A building constructed at the location it is to be occupied. Not intended to be moved.

Modular Building – Any building other than a manufactured home that is of closed construction and either entirely or substantially prefabricated or assembled at a place other than the building site. Modular buildings require an L&I approval and alterations require an L&I permit unless the building is being installed on a permanent foundation. In that case, permits from the County and L&I electrical program are required.



Manufactured Home – A prefabricated single-family dwelling that is largely assembled in factories and then transported to site. Built in compliance with HUD manufactured home construction and safety standards. It is required to be built in accordance with regulations adopted under the national manufactured housing construction and safety standards act of 1974 (42 U.S.C. 5401 et seq.) and inspected by Dept. of Labor and Industries.



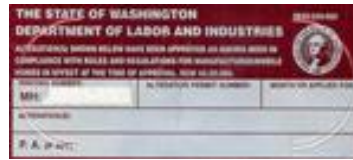
Recreational Vehicle – A motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. Park models are recreational vehicles that are required to be connected to permanent water and septic connections.

WHO PERMITS THE HOME?

Site Built – Site built dwellings fall under jurisdiction of the city or county in which the building is located. See Single Family Residence Brochure #30 or Tiny Homes #19..

Modular Building – Modular residential or commercial buildings are regulated by WA State L&I when approved they will bear a red certification label from the State of Washington on the exterior of each transportable section. Work done at the place of manufacture is not subject to further regulation by local governments. However, work done at the site, including any foundation and the installation, is regulated by Community Development. Modular buildings are regulated by local planning and environmental health policies the same as site built structures.

Manufactured Homes – M/H Are regulated by the Federal Department of Housing and Urban Development (HUD) and are legal for use only as a single family dwelling. The approval process is intended for manufacturing facilities and is not suitable for one-time construction. Manufactured homes are regulated by local planning and environmental health policies the same as site built and modular structures. The work done at the site, including the installation, is regulated by Community Development.



Example of L&I certification label

Recreational Vehicles – WA State L&I regulates RV's as vehicles for title and licensing purposes through Department of Licensing. Temporary recreational lodging is the only legal use. The placement and occupancy of RV's is regulated by local environmental health policies. Tiny Homes as RVs must comply with WA State L&I regulations. The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and Park Trailers.

WA Dept. of Motor Vehicles licenses your custom built vehicle, recreational vehicle, or the trailer your home sits on. <http://www.dmv.org/wa-washington/other-types-of-vehicles.php>

Who inspects my type of home?

All types of buildings that are intended for permanent dwelling must meet all State Building Code requirements and Environmental Health regulations for sewage and water connections.

- Factory built at an off-site location or owner built homes will be inspected by L&I will as a modular structure. A home that is used for temporary recreational purposes and is less than 400 square feet may be a Park Model RV. It must meet the requirements of ANSI A119.5 and have an L&I approval label. Park Model RVs are not approved for or intended to be used as dwellings. If you intend to use a Park Model RV as a dwelling it must meet all local jurisdictional codes. <http://lni.wa.gov/TradesLicensing/FAS/CountyCityBuilder/default.asp> to have your self-built home inspected or <http://lni.wa.gov/TrdesLicensing/FAS/othermobilestructures/default.asp>.
- Site built homes constructed by a homeowner or contractor must apply with the local building department and will receive a permit and inspections through the local building department.

HOW DOES ALL THIS APPLY TO MY HOME?

If you are planning to build or purchase a dwelling of any kind, it must comply with the requirements of one of the classifications listed above.

For a house classified as an RV, you may have challenges in obtaining planning and environmental health approval. If the building is wider than 8 ½ feet, it cannot be an RV but it can be a modular building. Contact the Recreational Vehicle Industry Association about compliance with the appropriate ANSI standards, 703.620.6003.

Use of the modular classification will require approvals and inspections by L&I similar to those required for site built dwellings. Use of the modular building option is intended for manufacturers but may be used by anyone.

The HUD manufactured home standard is intended for manufacturing facilities and is very difficult to apply to one-time construction.