

ORDINANCE NO 1329

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATING TO MANUFACTURED HOUSING STANDARDS, AMENDING SECTIONS 14.14.010 – 14.14.040 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, the State Legislature, during the 2009 Session, passed EHB 1227 which precludes cities from having an ordinance that, directly or indirectly, prevents the entry or requires the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities; and

WHEREAS, Chapter 14.14 of the Lacey Municipal Code requires amendment to ensure compliance with this new State Law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1: Section 14.14.010 of the Lacey Municipal Code is hereby amended to read as follows:

14.14.010 State standards adopted. Those certain standards established by the state of Washington governing the installation of manufactured homes, recreational park trailers, or recreational vehicles as presently set forth in Washington Administrative Code 296-150M, 296-150P, and 296-150R as the same may be hereafter amended by the State of Washington and as amended herein, are adopted and by this reference made a part hereof as though fully set forth in this chapter at length. The portion of said standard specifying anchoring systems shall be required for manufactured homes and recreational park trailers in the city together with all other portions of said standards. Installation of manufactured homes, recreational park trailers, and recreational vehicles in areas of special flood hazard shall be accomplished in a manner which also meets the requirements of Chapter 14.34 of this code.

Section 2: Section 14.14.020 of the Lacey Municipal Code is hereby amended to read as follows:

14.14.020 Compliance required--Permit required. No person or firm shall install a manufactured home, recreational park trailer, or recreational vehicle in the city meeting the definition set forth in the sections adopted by Chapter 14.14.010 without complying with the standards adopted in said section or prior to obtaining an ~~manufactured home~~ installation permit from the city. Such permits shall be granted only after proper application by the owner or installer ~~of a manufactured home~~, made upon forms provided by the city and the payment of a fee set by the city council.

Section 3: Section 14.14.025 of the Lacey Municipal Code is hereby amended to read as follows:

14.14.025 Siting requirements. The siting requirements for designated manufactured homes are the same requirements as placed upon all single family residential dwellings constructed within

the city of Lacey. Only “New” and “Designated Manufactured homes” as defined in the Revised Code of Washington 35.63.160 and the Lacey Municipal Code Chapters 16.06.496A and 16.06.496B shall be permitted except as noted in Chapter 14.14.025. As allowed by state law the following additional standards shall apply when manufactured housing governed by this chapter is sited:

- A. When located in a manufactured home park a manufactured home does not need to be “new”, and if located on a lot designed for single wide manufactured homes it does not need to meet the width requirement as defined by the Revised Code of Washington 35.63.160.
- B. All manufactured homes shall be placed upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can either be load bearing or decorative.
- C. All manufactured homes shall meet all design standards applicable to the zone they are located in and according to the lot size it is sited on. Provided manufactured homes locating in a manufactured home park shall not be required to have design review unless it is a condition of the manufactured home park approval.
- D. All manufactured homes shall be thermally equivalent to the state energy code.
- E. All steps, landings, stairways, decks and balconies shall meet the requirements of the International Residential Code.
- F. The minimum roof pitch shall be 3 vertical to 12 horizontal.

G. Recreational park trailers and recreational vehicles may be installed within a manufactured home park if meeting the following requirements allowed by RCW 35A.21.312:

- 1. A working smoke detector shall be installed
 - a. per NFPA 1192 Current Edition, Section 6.3 for recreational vehicles; or
 - b. per ANSI A119.5 Current Edition Section 3-3 for recreational park trailers;
- 2. A working carbon monoxide (CO) alarm shall be installed
 - a. per NFPA 1192 Current Edition, Section 6.4.6 for recreational vehicles; or
 - b. per ANSI A119.5 Current Edition Section 3-5 for recreational park trailers;
- 3. There shall be egress directly from the sleeping area consisting of a door, or an egress window with a minimum size of 24 x 17
 - a. per NFPA 1192 2008 Edition, Section 6.2 for recreational vehicles; or
 - b. per ANSI A119.5 Current Edition Section 3-2 for recreational park trailers;
- 4. A recreational vehicle or recreational park trailer electrical cord shall be protected within rigid conduit;
- 5. The unit shall be connected to the water supply provided within the park, in accordance with the applicable plumbing provisions of the adopted uniform plumbing code, and all applicable fees shall be paid;
- 6. The unit shall be connected to the sanitary sewer system provided within the park, in accordance with the plumbing provisions of the adopted uniform plumbing code, and all applicable fees will be paid;
- 7. All steps, landings, stairways, decks, and balconies shall meet the requirements of the International Residential Code and shall be independently supported; and

8. Recreational vehicles or recreational park trailers shall be equipped with an internal toilet and an internal shower; or the manufactured home park shall provide a common toilet and shower facility for the residents of the park.

Section 4: Section 14.14.030 of the Lacey Municipal Code is hereby amended to read as follows:

14.14.030 Inspection required. The city shall inspect the installation of each such manufactured home, recreational park trailer, or recreational vehicle covered by an installation permit to determine that such installation complies with Sections 14.14.010 and 14.14.040 and shall not permit the occupancy of such manufactured home until such inspection and approval have been given.

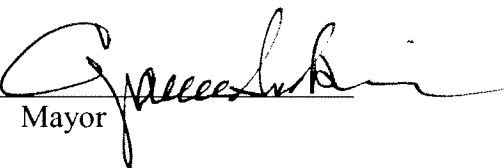
Section 5: Section 14.14.040 of the Lacey Municipal Code is hereby amended to read as follows:

14.14.040 Insignia required—Smoke detectors. All such ~~manufactured homes~~ installed within the city shall contain the insignia of approval of the state of Washington or be exempt from said insignia, all pursuant to the standards of the state of Washington for the manufacture of such homes.

Section 6: The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly-called meeting thereof, held this 28th day of May, 2009.

CITY COUNCIL

By: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

SUMMARY FOR PUBLICATION
ORDINANCE NO 1329
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on May 28, 2009, Ordinance No. 1329, entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATING TO MANUFACTURED HOUSING STANDARDS, AMENDING SECTIONS 14.14.010 – 14.14.040 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance amends the Lacey Municipal Code to allow the use of recreational park trailers (compliant with WAC 296-150P) and recreational vehicles (compliant with WAC 296-150R) as primary residences in manufactured/mobile home communities pursuant to state law.
2. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: June 1, 2009.