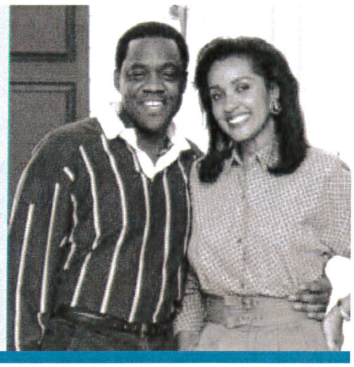
Your Manufactured/Mobile Home

What homeowners and contractors should know when altering a home



Homeowners, please consider this:

- Protect your investment by making sure your contractor is registered and obtains all permits, inspections and approvals required by law.
- The lack of a permit, inspection, and approval could affect the safety of your home, your ability to obtain home financing, and your ability to obtain insurance or collect on insurance claims.
- A permit, inspection and approval will ensure that the work done on your home conforms with current manufactured/mobile-home safety codes.
- Even if the title has been eliminated on your manufactured/mobile home, alterations still require a permit, inspection, and approval by the Department of Labor & Industries (L&I).
- If you are having a new manufactured home placed, be sure that your registered contractor employs a Certified Installer. You can verify an installer's certification online at **www.Lni.wa.gov/FAS** or by calling 1-800-647-0982.

Registered contractors, before you begin an alteration job, please consider this:

- You must purchase alteration permits and have all alterations approved, as required by law.
- You could face a fine of up to $1,000 or an audit for failing to obtain a permit before beginning an alteration job. Each day and each location on which a violation occurs constitutes a separate violation.
- Additional penalties can be levied for failure to correct any violations noted during an alteration inspection.

Problems? Complaints? Contact L&I's Consumer Assistance Program:

- If you own a new manufactured home, we can help you work with the manufacturer or dealer to correct defects in the home.
- Call 1-800-647-0982.

Contractor Information at L&I

Website:
www.Lni.wa.gov/Contractors

Toll-free:
1-800-647-0982

Washington State Department of
Labor & Industries
Factory Assembled Structures Program

Upon request, foreign language support and formats for persons with disabilities are available. Call 1-800-547-8367. TDD users, call 360-902-5797. L&I is an equal opportunity employer.

Which alterations require a permit and inspection?

The following definitions apply to the examples of alterations shown in this list:

- **Alteration:** The replacement, addition, modification or removal of any piece of equipment or installation that affects the construction, planning considerations and fire safety, or the plumbing, mechanical or electrical systems.
- **Repair:** To restore an item to sound construction.
- **Replacement:** The act or process of replacing; to substitute.

Note: Even if your alteration is exempt from a permit, it must meet code requirements found in WAC 296-150M.

TYPE OF WORK	Alteration Permit and Inspection Required
Air Conditioner/Heat Pump	
(a) New installation	**Yes**
(b) Replacement	**Yes**
(c) Reconnection after moving home	**Yes**
(d) Repair	**No**
(e) Adjustment and/or maintenance	**No**
Bottom Board – Repair of normal deterioration	**No**
Clothes Washer	
(a) New installation (pre-plumbed and wired)	**No**
(b) Replacement	**No**
(c) Repair with approved parts	**No**
(d) Adjustment and/or maintenance	**No**
Clothes Dryer (Electric or Gas)	
(a) New installation (pre-wired electrical or pre-plumbed gas)	**No**
(b) Replacement	**No**
(c) Repair with approved parts	**No**
(d) Adjustment and/or maintenance	**No**
(e) Replace electric dryer with gas, or gas dryer with electric, when modifications to electrical or gas systems are performed	**Yes**
Dishwasher	
(a) New installation	**Yes**
(b) Replacement	
(i) Cord connected	**No**
(ii) Direct wired	**Yes**
(c) Repair	**No**
(d) Adjustment and/or maintenance	**No**
Doors (Interior and Exterior)	
(a) Additional*	**Yes**
(b) Replacement of door that fits	**No**

TYPE OF WORK	Alteration Permit and Inspection Required
Electrical	
(a) Replacing main electrical panel	**Yes**
(b) Adding circuits	**Yes**
(c) Extending existing circuit(s)	**Yes**
(d) Replacing lighting fixtures****	**No**
(e) Replacing circuit breakers/fuses	**No**
(f) Replacing switches, receptacles, light bulbs, fluorescent tubes and glass or plastic shades	**No**
(g) Repairing bath exhaust fans	**No**
(h) Repairing fans in kitchen range hoods	**No**
Exterior Finish	
(a) Painting	**No**
(b) Replacement of siding*	**Yes**
Furnace (Electric or Gas)	
(a) New installation	**Yes**
(b) Replacement	**Yes**
(c) Repair	**No**
(d) Adjustment and/or maintenance	**No**
(e) Replace electric furnace with gas furnace	**Yes**
(f) Replace gas furnace with electric furnace	**Yes**
(g) Change from LP gas to natural gas or from natural gas to LP gas per its listing	**No**
Gas Lines	
(a) New installation	**Yes**
(b) Extend existing gas line	**Yes**
(c) Repair	**Yes**
Interior	
(a) Painting, wallpapering and similar finish work	**No**
(b) Replacement or addition of curtains, drapes, blinds, window shades and other window coverings	**No**
(c) Replacement of carpeting and other floor-covering materials with similar materials	**No**

TYPE OF WORK	Alteration Permit and Inspection Required
Microwave Oven (Over range)	
(a) New installation when electrical system modifications are performed	**Yes**
(b) Replacement	**No**
(c) Repair	**No**
(d) Adjustment and/or maintenance	**No**
Microwave Oven (Countertop)	**No**
Pellet Stove/Wood Stove/Fireplace	
(a) New installation	**Yes**
(b) Replacement	**Yes**
(c) Repair	**No**
(d) Adjustment and/or maintenance	**No**
Plumbing	
(a) Adding plumbing fixtures***	**Yes**
(b) Repairing damage***	**Yes**
(c) Replacing fixtures***	**Yes**
(d) Repairing fixtures***	**No**
(e) Replacement/repair of shower doors and curtains	**No**
Range/Cook Top/Eye-Level Oven (Electric or Gas)	
(a) Replacement	
(i) Cord connected	**No**
(ii) Direct wired	**Yes**
(iii) New gas installation	**Yes**
(iv) Replace gas appliance with no change in gas line	**No**
(v) Replace electric with gas appliance(s)	**Yes**
(vi) Replace gas with electric appliance(s)	**Yes**
(b) Repair with approved parts	**No**
(c) Adjustment and/or maintenance	**No**
Roofing	
(a) Reroofing*	**Yes**
(b) Applying liquid or mastic roof sealant to a metal roof	**No**
(c) Repair of damaged composition shingles	**No**

TYPE OF WORK	Alteration Permit and Inspection Required
Structural changes	
(a) Adding a dormer*	**Yes**
(b) Truss repairs	**Yes**
(c) Add opening in wall**	**Yes**
(d) Add gypsum board to walls or ceilings*	**Yes**
(e) Repair or replace floor decking/joists*	**Yes**
(f) Self-supporting decks and awning	**No**
Water Heater (Electric or Gas)	
(a) Replacement	**Yes**
(b) Repair	**No**
(c) Adjustment and/or maintenance	**No**
(d) Replace electric water heater with gas	**Yes**
(e) Replace gas water heater with electric	**Yes**
(f) Change from LP gas to natural gas or from natural gas to LP gas per its listing	**No**
Windows	
(a) Replacement in same opening with no structural changes*****	**No**
(b) Replacement when structural changes are required*	**Yes**
(c) Replacement of glass	**No**

Earthquake-resistant bracing systems

- Earthquake-resistant bracing systems are not an alteration to a home.
- Licensed contractors need to install them.
- A certified installer must be on site when they are installed.
- The local building department must inspect the installation.

* May require a plan review. Please contact your local L&I representative.

** May also require a plan review. The department has detailed drawings you may use for openings in sidewalls. Please contact your local L&I representative.

*** Fixtures include: faucets, sinks, lavatories, laundry tubs, water closets (toilets), tubs, showers and tub/shower combos. A permit is not required for replacing a sink or toilet with a like fixture as long as there are no changes to the water or drain lines.

**** Fixtures must be installed per their listing and intended use.

***** Windows in bedrooms must be of egress type.

Why does L&I require permits and inspections?

Think of L&I as Washington's "building department" for all factory-built structures in the state. Statewide consistency allows the industry to meet one standard and work with one entity rather than 39 different counties and multiple city jurisdictions.

Since 1968, L&I has been responsible for inspections of recreational vehicles, commercial coaches, modular buildings and mobile homes, manufactured housing, park trailers, vendor/ medical units and temporary housing.

L&I provides:

- Factory inspections both in state as well as across the United States for products entering Washington.
- Inspection of alterations for both manufactured and mobile homes.
- Inspection of manufactured-housing (HUD) factories.
- Administering the Consumer Assistance Program.
- Responsible for the Installer Certification Program.

Play it safe and contact L&I before you alter a manufactured/mobile home.

- Visit L&I's Factory-Built Structures website at **www.Lni.wa.gov/FAS**.
- Verify that your contractor is registered. Look up a contractor online at **www.Lni.wa.gov/ Contractors**, or call 1-800-647-0982.
- Call the L&I office nearest you.

L&I Offices

Aberdeen	360-533-8200
Bellevue	425-990-1400
Bellingham	360-647-7300
Bremerton	360-415-4000
East Wenatchee	509-886-6500
Everett	425-290-1300
Kelso	360-575-6900
Kennewick	509-735-0100
Moses Lake	509-764-6900
Mount Vernon	360-416-3000
Port Angeles	360-417-2700
Pullman	509-334-5296
Seattle	206-515-2800
Spokane	509-324-2600
Tacoma	253-596-3800
Tukwila	206-835-1000
Tumwater	360-902-5799
Vancouver	360-896-2300
Yakima	509-454-3700

PUBLICATION F622-049-000 [08-2014]