



Manufactured Homes On Private Lots

July 25, 2005

TO WHOM IT MAY CONCERN:

This letter is written to address the requirements of placing a Factory Assembled Structure (FAS), also referred to as a Manufactured Home, on a private, residential lot within the City of Longview.

A manufactured home certified by the FAS Section of the Washington State Department of Labor & Industries may be placed on any residential lot zoned for single family use within the City of Longview subject to the following conditions:

- 1) The home shall be a new manufactured home constructed no more than 5 years prior to the time a complete building/siting permit application is submitted.
- 2) The home shall be set on a permanent foundation of concrete or include a concrete product foundation enclosure between the floor of the home and the ground.
- 3) The home shall be a minimum 24 ft. wide and minimum 36 ft. in length.
- 4) Was originally construct with and now has a composition or wood shake or shingle, coated metal or similar roof of not less than 3:12 pitch.
- 5) The home shall have exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.
- 6) The home shall comply with all zoning setbacks and any local design standards that apply to all other homes in the neighborhood in which the manufacture home is to be located.
- 7) The home shall be thermally equivalent to the state energy code.
- 8) The home shall meet the requirements for a "designated manufactured home" as defined in RCW 35.63.160.
- 9) The home shall receive utilities (water and sewer) to City standards.
- 10) The home shall be subject to any legally recorded covenants or deed restrictions of record applicable to the proposed placement site.

Your application for a building/siting permit will consist of a plot plan, foundation plan and the manufactured home plans. Separate permits for electricity, water, sewer and driveway approaches will also be required, as well as two off-street parking spaces of concrete or asphalt. Gravel is not considered to be a hard surface; therefore, no gravel is allowed. A single, legal parking space is 9'x20'. The required parking spaces shall be located within a garage, a carport, or an open area behind the required setbacks from property lines.

The building permit fee for a manufactured home will be based on the valuation of the unit (purchase price less tax), and any site preparation and on-site construction, including foundation, flatwork and any accessory structures. Separate plumbing/sewer and electrical permits are also required. The electrical permit fee will depend upon the type of electrical service required for your home. The water meter and sewer assessments will be separate and paid directly to the Utilities Department upon application and approval from the Utilities Administrator.

Please contact our office at 360.442.5086, or come into the Department of Community Development at Longview City Hall, 1525 Broadway, if you have further questions.

Sincerely,

John Brickey
Director/Building Official