

ORDINANCE NO. 2394

1 AN ORDINANCE amending definition of mobile home to
 2 provide for consistency in county ordinances; regulat-
 3 ing temporary trailer usage; amending fee schedules;
 4 amending penalty for violations and adding procedure
 5 for enforcement; amending Ordinance 822, Section 1 and
 6 K.C.C. 18.04.020; amending Ordinance 822, Section 4,
 7 K.C.C. 18.04.050; repealing Ordinance 822, Section 3,
 8 K.C.C. 18.04.040; repealing Ordinance 822, Section 6,
 9 K.C.C. 18.04.070; repealing Ordinance 822, Section 7
 10 and K.C.C. 18.04.080; amending Ordinance 822, Section
 11 9, and K.C.C. 18.04.100; and amending Resolution 20433,
 12 Section 1, and K.C.C. 18.08.010.

13 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

14 SECTION 1. Ordinance 822, Section 1 and K.C.C. 18.04.020 (a) are hereby
 15 amended as follows:

16 (a) "Mobile home" means ~~((a-single-family-dwelling-unit-designed-and-
 17 constructed-to-travel-upon-the-public-thoroughfare-and-used-or-designed-for
 18 year-around-occupancy,-containing-plumbing,-waste-disposal-and-electrical
 19 conveniences-similar-to-that-installed-in-immobile-(conventional)-housing))~~
 20 a vehicle or structure originally designed and constructed to be movable on
 21 its own running gear and to be used for human habitation.

22 SECTION 2. Ordinance 822, Section 4 and K.C.C. 18.04.050 are hereby
 23 amended as follows:

24 MOBILE HOME ((PLANNED-UNIT-DEVELOPMENTS)) ON-SITE PERMITS REQUIRED.
 25 ((Permits-for-approval-for-occupancy-shall-be-issued-to-owners-of-mobile-homes
 26 in-approved-planned-unit-developments-subject-to-an-on-site-inspection-)) No
 27 mobile home shall be located on the site or occupied until an on-site permit
 28 has been issued: Provided, That these requirements shall not apply to mobile
 29 homes in non-P.U.D. mobile home parks.

30 Applicants shall be required to:

- 31 (1) Provide plot plans as required;
- 32 (2) Have health department approval for sewage disposal system, water
 33 supply and gas supply system;
- 34 (3) Meet all the conditions of a P.U.D. or Subdivision approval where
 35 P.U.D. or Subdivision requirements are applicable.

36 On-site inspection shall consist of:

- 37 (1) Setbacks;
- 38 (2) Tie down (i.e., straps, bolts, cables or other acceptable means);

- 1 (3) Sewer, water and gas connections;
2 (4) Electrical connection;
3 (5) Washington state seal of approval of mobile home where required
4 ((by-state-law)).

5 Permits shall be issued by the ((department)) division of building.

6 The fee shall be ((twenty-five-dollars)) thirty five dollars per ((unit))
7 dwelling ((except-when-licensed-as-a-mobile-home-park)) which is in
8 addition to all other required permits for electrical, plumbing and sewage
9 disposal systems. ((There-shall-be-no-plan-check-fee.))

10 SECTION 3. Ordinance 822, Section 3 and K.C.C. 18.04.040 are each
11 repealed.

12 SECTION 4. Ordinance 822, Section 6 and K.C.C. 18.04.070 are hereby
13 repealed.

14 SECTION 5. Ordinance 822, Section 7 and K.C.C. 18.04.080 are hereby
15 amended as follows:

16 MOBILE HOMES - Temporary uses for.

17 (a) Applicants who are in the process of building a dwelling may apply
18 for a temporary permit, which shall be subject to renewal, to locate a mobile
19 home on the building lot during the course of construction of the dwelling.
20 Such permit shall not be issued until after a building permit (for the
21 building) has been obtained.

22 (b) Mobile homes may be used as caretaker's quarters at various job
23 sites, i.e., construction projects, gravel pits and/or dumping operations
24 ((--)) which are controlled by other permits of limited time duration. All
25 other types of caretaker quarters must meet the requirements for dwellings.

26 Mobile homes used for temporary uses must have an approval on sewage
27 disposal system, water supply and electrical connection.

28 A temporary use permit may be issued by the ((department)) division of
29 building for a period not to exceed six months; provided the ((department))
30 division, for good cause shown, may renew the permit for an additional period
31 at which time the temporary use (mobile home) and all appurtenances thereto
32 shall be removed from the property.

1 As a condition to the issuance of a temporary permit under the provi-
2 sions of this section, the owner shall submit to the county acceptable
3 authority and permission for the county to enter upon the owner's property
4 and remove the mobile home and all appurtenances thereto if the owner fails
5 to comply with the removal provisions of this chapter. The owner shall
6 further deposit with the building official, or in approved irrevocable escrow,
7 cash or its equivalent in the minimum amount of three hundred dollars to
8 ensure compliance with the provisions of the permit.

9 Upon satisfactory termination of the temporary use permit, and removal
10 of the mobile home unit and all appurtenances thereto, the deposit shall be
11 returned to the permittee. Failure to comply with these provisions shall
12 cause forfeiture of the deposit and authorize the county to go on the property
13 and remove the mobile home and all appurtenances thereto but shall in no way
14 relieve the permittee of the responsibility of compliance with the provisions
15 of the permit.

16 A temporary use permit will be issued by the ((department)) division of
17 building. The fee will be ((twenty-five)) thirty five dollars and is in
18 addition to all other required permits for electrical, plumbing and sewage
19 disposal systems.

20 SECTION 6. Ordinance 822, Section 9 and K.C.C. 18.04.100 are hereby
21 amended as follows:

22 PENALTY FOR VIOLATIONS: Enforcement Procedures. Any violation of or
23 failure to comply with the provisions of this chapter shall subject the
24 offender upon conviction thereof to a fine of not exceeding two hundred fifty
25 dollars or to imprisonment for not exceeding ninety days or both, and each
26 day that such violation or failure to comply exists constitutes a separate
27 offense.

28 In addition to or as an alternate to any other judicial or administrative
29 remedy provided herein or by law, any person, firm, corporation or organiza-
30 tion violating any of the provisions of this code, or by each act of commis-
31 sion or omission procures, aids, or abets such violation, shall incur a
32 cumulative civil penalty in the amount of three dollars per day, per each
33

1 violation, plus billable costs of the Building Division, Department of Com-
2 munity and Environmental Development, from the date set for compliance until
3 such violation is corrected or such notice of violation order is complied with
4 All enforcement procedures, including civil penalties and appeals, will be
5 the same as the procedures specified in Ordinance 1219 and K.C.C. 21.69
6 which is hereby incorporated by reference.

7 SECTION 7. Resolution 20433, Section 1 and K.C.C. 18.08.010 are hereby
8 amended as follows:

9 DEFINITIONS - GENERALLY. Words and phrases used in this title, unless
10 clearly contrary to or inconsistent with the context in which they are used,
11 shall be construed in accordance with the definitions in this chapter.

12 (a) "Building department" means the King County building ((department))
13 Division.

14 (b) "Dependent mobile home" means a mobile home dependent upon the
15 sanitary facilities as provided in a service building.

16 (c) "Director" means the director of public health or his authorized
17 representative.

18 (d) "Independent mobile home" means a mobile home independent of
19 sanitary facilities provided in a service building.

20 (e) "Mobile home" means (~~any vehicle designed and constructed to travel~~
21 ~~on the public thoroughfares which provides a dwelling or sleeping place for one~~
22 ~~or more persons and which is licensable as such.)) a vehicle or structure
23 originally designed and constructed to be movable on its own running gear and
24 to be used for human habitation.~~

25 (f) "Mobile home lot" means a plainly marked plot of ground within a
26 mobile homes park designated to accommodate one mobile home coach.

27 (g) "Mobile home park" means any area, lot, or tract of land upon which
28 two or more mobile homes, occupied for dwelling or sleeping purposes, are
29 located.

30 (h) "Person" means any person, firm, corporation, partnership or
31 association.

1 (i) "Service building" means a building for the purpose of housing
2 community toilet facilities, bathing facilities and/or laundry facilities.

3 INTRODUCED AND READ for the first time this 5th day of

4 May, 19 75.

5 PASSED this 2nd day of June, 19 75.

6
7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Bill Reams
10 Chairman

11 ATTEST:

12
13 Dorothy M. Quinn
14 Clerk of the Council

15 APPROVED this 12th day of June, 19 75.

16
17 [Signature]
18 King County Executive