

ORDINANCE NO. 5316

AN ORDINANCE relating to mobile homes, recreational vehicles, accessory structures, factory-built commercial structures and coaches, mobile home parks and recreational vehicle parks; providing for location, standards, permits, fees, and inspection and enforcement, permitting certain temporary uses of mobile homes; allowing relocation of non-insignia mobile homes; repealing Ordinances 531, 587, 822, 1733, 2394, 4681, and Resolution 20433 and K.C.C. 18.04 through K.C.C. 18.24.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinances 531, 587, 822, 1733, 2394, 4681, and Resolution 20433 and K.C.C. 18.04.010 through 18.04.110, 18.08.010 through 18.08.150, 18.12.010 through 18.12.070, 18.16.010 through 18.16.170, 18.20.010 through 18.20.070, and 18.24.010 through 18.24.030 are each repealed.

SECTION 2. Purpose. The purpose of this chapter is to provide for the location and regulation of mobile homes, mobile home parks and recreational vehicle parks; allowing temporary placement of mobile homes under certain conditions; establishing standards for the placement of individual mobile homes and accessory structures; establishing standards for the creation of mobile home parks and recreational vehicle parks; establishing review procedures of applications for permits for mobile homes, mobile home parks and recreational vehicle parks; setting fees for permits and inspections; providing for conformance to standards and conditions of approval; establishing standards for the installation of factory-built commercial structures and commercial coaches; and providing for inspection and enforcement.

SECTION 3. Application and Grandfather Clause.

A. Application. This ordinance shall apply to all mobile homes, accessory structures, and factory-built commercial structures and commercial coaches to be installed, and all mobile home parks and recreational vehicle parks or expansions thereof to be created after the effective date of

1 the ordinance.

2 B. Grandfather Clause. Mobile homes, accessory structures,
3 factory-built commercial structures and commercial coaches, and
4 parks installed or created prior to the effective date of this
5 ordinance shall be subject to the conditions of any final PUD
6 approval and/or applicable ordinances, including setbacks,
7 in effect at the time such approvals were granted, whichever
8 applies.

9 SECTION 4. Location.

10 A. Mobile Home. Except as provided in subsection B, an
11 individual mobile home is permitted to be located subject to the
12 issuance of a mobile home permit, as follows:

- 13 1. On any legal lot in an R, S, G, A, or E-R zone;
- 14 2. In a mobile home park approved by the Building and
15 Land Development Division or grandfathered by this ordinance;
- 16 3. As caretaker's quarters as permitted in this title;

17 B. Mobile Home -- Temporary Placement. An individual
18 mobile home may be located on a temporary basis subject to the
19 issuance of a mobile home permit as follows:

20 1. Applicants who are in the process of building a
21 dwelling may apply for a temporary use permit, for a period not
22 to exceed twelve months, which may be renewed for good cause,
23 to locate a mobile home on the building lot during the course of
24 construction of the dwelling provided;

25 a. Such permit shall not be issued after a building
26 permit (for the building) has been obtained;

27 b. The mobile home shall be removed from the lot
28 upon the expiration of the temporary permit or when the
29 permanent dwelling is occupied (whichever occurs first);

30 2. In cases of hardship the manager of the Building and
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1 Land Development Division may permit a mobile home to be
2 temporarily placed on a legal lot of 15,000 square feet or more,
3 in an R, S, A or G zone already occupied by a dwelling, through
4 issuance of a temporary use permit, provided:

5 a. The applicant can demonstrate to the manager's
6 satisfaction that it is necessary to establish accessory living
7 quarters to accommodate an individual(s) requiring daily care, as
8 established by a physician's certification;

9 b. The manager shall notify all residents within
10 three hundred feet of the subject property advising such residents
11 of the requested action and soliciting comments, to be considered
12 in establishing conditions to avoid adverse impacts on the
13 neighborhood;

14 c. The manager may deny the request or approve it
15 subject to such conditions deemed necessary to protect neighboring
16 uses and properties from adverse impacts;

17 d. The mobile home and all other structures on the
18 lot shall meet the minimum yard, height, building placement and
19 lot coverage provisions of the applicable zone;

20 e. The mobile home shall be removed when
21 justification for its use terminates;

22 f. The temporary use permit shall be subject to
23 annual renewal, at which time the manager shall review and
24 certify the justification for the use.

25 3. Mobile homes used on a temporary basis must satisfy
26 the standards set forth in Section 5 of this ordinance.

27 4. Upon satisfactory termination of the temporary use,
28 the mobile home unit and all appurtenances thereto shall be
29 removed by the permittee.
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1 C. Mobile home park. Mobile home parks are permitted to be
2 located in the RMHP, RD and any RM zone subject to site plan
3 approval by the Building and Land Development Division, as
4 provided in Section 6 of this ordinance.

5 D. Recreational vehicle parks. Recreational vehicle parks
6 are permitted to be located in any BC or CG zone subject to site
7 plan approval by the Building and Land Development Division as
8 provided in Section 6 of this ordinance, or in any zone except
9 R or S zones subject to issuance of a conditional use permit as
10 provided in K.C.C. 21.58.

11 E. Factory-built commercial structures and commercial
12 coaches. Factory-built commercial structures and commercial
13 coaches shall be located, installed and used in the same manner
14 as conventional commercial structures, except to the extent that
15 construction standards are regulated by the Washington State
16 Department of Labor and Industries or the U.S. Department of
17 Housing and Urban Development.

18 SECTION 5. Standards.

19 A. Individual Mobile Homes. All mobile homes subject to
20 this ordinance shall comply with the following requirements:

21 1. The mobile home shall be approved by the Washington
22 State Department of Labor and Industries or the U.S. Department
23 of Housing and Urban Development and have the appropriate insignia
24 affixed to the unit, in accordance with the provisions of RCW
25 43.22. Those mobile homes not bearing the appropriate insignia
26 are subject to the additional requirements set forth in subsection
27 B of this section.

28 2. The support system and stabilizing devices for any
29 mobile home shall be designed and installed in accordance with
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1 the specifications set forth by the manufacturer, except that the
2 support system and stabilizing devices shall be designed and
3 installed in accordance with the specifications set forth in
4 Part 4, American National Standards Institute (ANSI) A119.3 -
5 1975, "Standard for the Installation of Mobile Homes", or
6 standards promulgated by the State of Washington if such
7 standards are more stringent, for any mobile home to be installed
8 under the following circumstances.

9 a. On land identified as a sensitive area as
10 designated by Ordinance #4365;

11 b. When more than one-fourth of the area of a mobile
12 home is installed such that the bottom of the frame members are
13 more than three feet above ground level;

14 c. When the manufacturer's installation instructions
15 are not available, except that requirements for stabilizing
16 devices may be waived when subsections 2a or 2b do not apply.

17 3. All mobile homes supported on piers shall be fully
18 skirted in a manner harmonious
19 with the structure.

20 4. All mobile homes must have water supply and sewage
21 disposal approved by the Health Department.

22 5. Mobile homes located outside of a mobile home park
23 shall be subject to the setback and lot coverage provisions of
24 the zone in which located. If internal setbacks are not
25 indicated or are not clear, for those parks approved prior to
26 the effective date of this ordinance, the prevailing setbacks
27 in effect in the park shall be applied to the installation of
28 mobile homes within those parks after the effective date of
29 this ordinance. Mobile homes placed in mobile home parks are
30 subject to the setback limitations set forth in the approved
31 site plan or PUD for the park.

32 6. Electrical service connections shall meet Washington
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1 State Department of Labor and Industries standards.

2 B. Non-Insignia Mobile Homes. All individual mobile homes
3 to be located within King County that do not have an insignia
4 of approval from the Washington State Department of Labor and
5 Industries, or the U.S. Department of Housing and Urban
6 Development and for which the owner can demonstrate proof of
7 residency within King County before the effective date of this
8 ordinance, shall to the extent feasible be inspected by the
9 Building and Land Development Division for the following
10 liveability standards before they may be moved to a new location
11 or before they may be occupied by non-owner residents:

12 1. The unit must have safe, operable heating facilities.

13 2. The unit must be equipped with a water closet,
14 lavatory, bathtub or shower, and kitchen sink; be provided with
15 hot and cold running water; and all facilities shall be installed
16 and maintained in a safe and sanitary condition.

17 3. All electrical service-entrance conductors, service
18 equipment, switches, lighting outlets, power outlets and
19 appliances shall be maintained in a safe manner.

20 4. The structure must be weather protected so as to
21 provide shelter for the occupants against the elements and to
22 exclude dampness.

23 5. All openable windows and doors must be in operable
24 condition to provide for adequate natural ventilation and
25 emergency exit.

26 6. An operable smoke detector shall be installed within
27 the unit.

28 7. The unit shall be structurally sound with no apparent
29 hazardous condition in floors, walls, ceilings and roofs.

30 8. The unit must be well maintained, free of debris and
31 infestation of insects, vermin or rodents.

32 9. The unit may not be located closer than 75' to any
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1 property line or structure unless the unit is served by water mains
2 and fire hydrants which meet the required minimum fire flows for
3 new residential plats as set forth in K.C.C. 17.08.

4 10. B.A.L.D. shall include a statement on its inspection
5 form that the inspection does not constitute a warranty that the
6 unit is safe or livable.

7 C. Accessory Structures. Any accessory structures in excess
8 of one hundred and twenty square feet of floor area or roof area as
9 appropriate shall be subject to the provisions of the Uniform
10 Building Code as adopted in King County, and a building permit
11 shall be required before construction or installation.

12 D. Recreational Vehicle Parks. Recreational vehicle parks
13 shall be subject to the following conditions and limitations:

14 1. The minimum site area shall be three acres.

15 2. The maximum length of stay of any unit shall be one
16 hundred and eighty days.

17 3. Landscaping shall be provided around the perimeter of
18 the site as set forth for B and C zones in Ordinance No. 5003,
19 relating to landscaping.

20 4. There shall be a minimum of ten feet of separation main-
21 tained between all recreational vehicle pads.

22 5. One off-street parking stall shall be provided for each
23 designated recreational vehicle space.

24 6. The following facilities shall be provided in accordance
25 with rules and regulations promulgated by the Director of the
26 Health Department:

27 a. Laundry facilities;

28 b. Toilets;

29 c. Bathing facilities;

30 d. Garbage disposal facilities.

31 7. A minimum of five percent of the site shall be provided
32 for recreational activity for the occupants of the park. The area
33 shall be exclusive of the required perimeter buffer area, centrally

1 located and of such grade and surface to be suitable for active
2 recreation.

3 8. All driveways providing access to the site and internal
4 circulatory roads providing access to each space shall be a minimum
5 of twenty-four feet in width and constructed with a road base and
6 surfacing in accordance with the adopted King County Road Standards
7 for local access streets.

8 9. Pedestrian walkways shall be provided to the service
9 building(s), recreational activities and adjacent public street(s).
10 Walkways shall be of a hard, durable, all-weather surface and a
11 minimum width of four feet.

12 10. Surface water runoff shall be controlled in accordance
13 with Chapter 20.50.

14 11. Outdoor lighting shall be provided to adequately illu-
15 minate internal streets and pedestrian walkways. Lights shall be
16 sized and directed to avoid adverse impacts on adjacent properties.

17 12. All public streets abutting the site shall be improved
18 to King County standards in accordance with the adopted Road
19 Standards for the type of roads involved, as designated in the
20 Interim Transportation Plan, Focus 1990.

21 13. Water supply and sewage disposal shall be provided
22 subject to the approval of the Health Department in accordance with
23 applicable State and King County Board of Health rules and regula-
24 tions.

25 14. Water supply shall be provided subject to the approval
26 of the King County Fire Marshal pursuant to K.C.C. 17.08.

27 15. Electrical service connections shall meet Washington
28 State Department of Labor and Industries standards.

29 E. Mobile Home Parks. Mobile home parks developed or
30 enlarged after the effective date of this ordinance shall be
31 designed and developed in accordance with the following conditions
32 and limitations:
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1 1. The minimum site area of a mobile home park shall be
2 three acres.

3 2. Landscaping shall be provided around the perimeter
4 of the site as set forth for mobile home parks in Ordinance
5 No. 5003, relating to landscaping.

6 3. Two and one-half off-street parking stalls, which may
7 include satellite parking, shall be provided for each mobile
8 home.

9 4. A minimum of five percent of the site shall be set
10 aside and maintained for recreational activity for the occupants
11 of the park. The manager may reduce the minimum to three percent-
12 of the site if substantial and appropriate recreational
13 facilities (such as a recreational building, swimming pool, or
14 tennis courts) are provided. The area shall be exclusive of the
15 required perimeter buffer, centrally located, and of such grade
16 and surface to be suitable for active recreation.

17 5. All roadways providing access to the site and internal
18 circulatory roads providing access to each mobile home space
19 shall be a minimum of twenty-four feet in width and constructed
20 with a road base and surfacing in accordance with the adopted
21 King County Road Standards for local access streets.

22 6. Pedestrian walkways shall be provided throughout the
23 park to enable access from each space to the recreational area
24 and to an adjacent street. A portion of the road surface may
25 be reserved for walkways provided the roadway width is widened
26 accordingly. Walkways shall be of a hard, durable all-weather
27 surface and a minimum width of four feet.

28 7. There shall be a minimum of ten feet of separation
29 maintained between all mobile homes on the site. Accessory
30 structures may be located no closer than ten feet to mobile
31 homes on adjacent spaces nor five feet to accessory structures of
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1 mobile homes on adjacent spaces.

2 8. Surface water runoff shall be controlled in accordance
3 with Chapter 20.50.

4 9. Outdoor lighting shall be provided to adequately
5 illuminate internal streets and pedestrian walkways. Lights
6 shall be sized and directed to avoid adverse impacts on adjacent
7 properties.

8 10. All public streets abutting the site shall be improved
9 to King County standards in accordance with the adopted Road
10 Standards for the classification of road involved, as designated
11 in the Interim Transportation Plan, Focus 1990.

12 11. Water supply shall be provided subject to the approval
13 of the King County Fire Marshal pursuant to K.C.C. 17.08.

14 12. Water supply and sewage disposal shall be provided
15 subject to the approval of the Health Department in accordance
16 with applicable State and King County Board of Health rules and
17 regulations.

18 13. Garbage disposal facilities shall be provided in
19 accordance with applicable King County Board of Health rules and
20 regulations, and subject to approval of the Health Department.

21 14. Electrical service connections shall meet Washington
22 State Department of Labor and Industries standards.

23 F. Factory-Built Commercial Structures and Commercial
24 Coaches-Installation Requirements. A commercial building permit
25 must be obtained for any factory-built commercial structure or
26 commercial coach. A mobile home shall not be used for
27 commercial purposes.

28 1. The following criteria must be satisfied for the
29 permanent installation of a factory-built commercial structure or
30 commercial coach before a commercial building permit can be
31 issued:
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1 a. The appropriate insignia of the Washington State
2 Department of Labor and Industries of the U.S. Department of
3 Housing and Urban Development must be affixed to the unit. If the
4 unit is lacking the appropriate insignia it must satisfy the
5 structural, mechanical, electrical and plumbing requirements of
6 the Uniform Building, Mechanical and other applicable Codes as
7 adopted in King County for conventional commercial structures.

8 b. The foundation, entry/exit stairs or ramps, and
9 all accessory structures shall be designed and installed in
10 accordance with the provisions of the Uniform Building Code as
11 adopted in King County.

12 c. All submittal requirements of the Building and
13 Land Development Division for a commercial building permit must
14 be satisfied. Occupancy of the structure shall not be permitted
15 before inspection and approval.

16 2. The temporary installation of factory-built
17 commercial structures and commercial coaches may be
18 permitted for a period not to exceed one year, provided the
19 criteria of paragraph 1, of this subsection, are satisfied. The
20 support system recommended by the manufacturer, or designed by
21 a professional structural engineer registered by the State of
22 Washington, may be substituted for a foundation designed in
23 accordance with the provisions of the Uniform Building Code as
24 adopted in King County, subject to the approval of the Building
25 and Land Development Division.

26 SECTION 6. Permits, Procedures.

27 A. Mobile homes. Any installation of a mobile home as
28 permitted in this ordinance shall require the approval of a
29 mobile home permit by the Building and Land Development Division.
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1 The following must be submitted with an application for a mobile
2 home permit, except that when the mobile home is to be located in
3 an approved mobile home park, sub-paragraphs 1d, 1e, 3, 4 and 5
4 shall not apply:

- 5 1. Two copies of a site plan drawn to scale, showing:
 - 6 a. North arrow and scale;
 - 7 b. Location and dimensions of all property lines or
8 leased areas, and easements;
 - 9 c. Proposed location of mobile home and/or accessory
10 structure(s) on the site or space;
 - 11 d. Distances from the mobile home and accessory
12 structure(s) to property lines;
 - 13 e. Approximate surface elevation at each corner of
14 the site ;
 - 15 f. Location of parking spaces;
 - 16 g. Name or number of street on which site or space
17 is located;
 - 18 h. Location of septic tank and drainfield, if sewers
19 are not available;
 - 20 i. Location of well or other water source, if public
21 water supply is not available.

- 22 2. A description of the mobile home, including:
 - 23 a. Model number;
 - 24 b. Washington State and/or H.U.D. ID number;
 - 25 c. Name of manufacturer and year of manufacture.
- 26 3. One copy of the percolation test approved by the
27 Health Department or a certificate of sewer availability from
28 the servicing sewer district.

- 29 4. A certificate of water availability from a water
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1 purveyor or other satisfactory demonstration of water
2 availability.

3 5. Three copies of the legal description of the lot and
4 proof that the lot was created legally.

5 6. Two copies of plans showing proposed foundation
6 system, if more than one-fourth of the floor area of the mobile
7 home, as measured from the bottom of the main frame members, will
8 be more than three feet above the existing ground level, or when
9 any supporting piers exceed sixty inches in height.

10 7. A State of Washington Contractors or Mobile Home
11 Dealers Registration Card, or photocopy of same.

12 8. Such other information as necessary to establish
13 compliance with applicable laws and regulations.

14 9. Mobile homes shall not be permanently occupied for
15 more than forty-five days prior to issuance of a Certificate of
16 Occupancy by the Building and Land Development Division.

17 B. Accessory Structures. The construction or installation
18 of an accessory structures in excess of one hundred square feet
19 of floor area or roof area, as appropriate, shall require the
20 approval of a building permit by the Building and Land Development
21 Division. If an application for approval of an accessory
22 structure(s) is submitted together with an application for a
23 mobile home permit, one application and site plan may be used
24 for the two requests; and if the accessory structure(s) is (are)
25 less than six hundred square feet in area, the fee for the
26 accessory structure shall be waived. The following must be
27 submitted with an application for a building permit for an
28 accessory structure:

- 29 1. Two copies of a site plan drawn to scale, showing:
30 a. North arrow and scale;
31 b. Location and dimensions of all property lines or
32 leased areas and easements;

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1 c. Proposed location of accessory structure (s) on
2 the site or space;

3 d. Location of other structures on the site or space,
4 and location of other structures on adjacent spaces within a
5 mobile home park;

6 e. Approximate surface elevation at each corner of
7 the site or space, except when the accessory structure is to be
8 located within an approved mobile home park;

9 f. Location of parking space;

10 g. Name or number of street on which site or space
11 is located;

12 h. Location of septic tank and drainfield, if sewers
13 are not available;

14 i. Three copies of the legal description of the
15 site and proof that the site was created legally (this shall not
16 apply to leased spaces in a mobile home park);

17 C. Mobile Home Park or Recreation Vehicle Park Permit
18 Procedures. All new mobile home parks, expansions to existing
19 parks and recreational vehicle parks as permitted by this
20 ordinance, shall be subject to site plan approval by the
21 Building and Land Development Division in accordance with the
22 standards set forth in Section 5. Eight copies of a site plan
23 shall be submitted to the Building and Land Development Division.

24 1. The site plan shall be accurately drawn using a
25 convenient engineering scale, and include the following:

26 a. Name, address and phone number of the owner and
27 operator;

28 b. Address and legal description of the site;

29 c. Area of the site;

30 d. The number of mobile homes or recreation vehicles
31 to be accommodated;

1 e. A marker showing direction of north;

2 f. A vicinity map (drawn to approximately 1" = 2000
3 feet scale) showing sufficient area and detail to clearly
4 locate the project in relation to arterial streets, natural
5 features, landmarks and municipal boundaries;

6 g. Location, identification and dimensions of all
7 property lines, streets, alleys and easements. Indicate
8 condition of all public rights-of-way and submit verification of
9 right to utilize easements as proposed;

10 h. Original and proposed topography at maximum five
11 foot contour intervals and preservation measures for fills and
12 cut slopes (e.g., retaining walls, rockeries, plantings, etc.);

13 i. Existing vegetation in general. Identify all
14 evergreen trees greater than eight inches in diameter and all
15 deciduous trees greater than twelve inches in diameter as
16 measured four feet above ground level, if proposed to be removed;

17 j. Proposed plantings. Include location, size and
18 species of all proposed plantings, planting medium and method of
19 maintenance until plants are established. Cost estimates for the
20 installation of plants and one year's maintenance must also be
21 included. To insure legibility of the plot plan, a separate
22 landscape plan may be submitted showing original and proposed
23 contours;

24 k. The proposed location of all mobile homes,
25 recreational vehicles and accessory structures. Identification
26 of leasable spaces may be substituted if typical space layouts
27 are shown for each type of mobile home or recreational vehicle
28 to be accommodated. Potential accessory structures or maximum
29 allowable accessory structure areas should be shown
30 for purposes of checking setbacks

1 and computing lot coverage.

2 1. All existing and proposed buildings with
3 projections and roof overhangs. Buildings scheduled for
4 demolition or removal are to be indicated on the plan. Separate
5 building permit applications must be made for service buildings
6 designed to satisfy the requirements of Section 5 (in accordance
7 with the provisions of the Uniform Building Code as adopted by
8 King County):

9 m. The existing edge and width of pavement of any
10 adjacent roadways and all proposed internal streets, off-street
11 parking facilities, driveway approaches, curbing, sidewalks or
12 walkways, street channelization and type of surfaces;

13 n. The location and intended use of outdoor
14 storage areas;

15 o. The location and intended use of recreational
16 areas and facilities;

17 p. The location and type of proposed fencing or
18 walls, with a typical section illustrated;

19 q. The location, size and type of all proposed signs;

20 r. The location, type and wattage of all outdoor
21 lighting, with typical standards illustrated;

22 s. The location of all water mains, valves and fire
23 hydrants. See K.C.C. 17.08 for regulations pertaining to fire
24 flow and supply.

25 t. Such other information as deemed necessary by
26 the manager in order to determine compliance with applicable
27 statutes, ordinances, and regulations.

28 2. The following additional information must be submitted
29 with the site plan;

30 a. Proof of sewer availability or submission of site
31 percolation data approved by the Health Department;

- 1 b. Proof of availability of adequate water supply;
2 c. Proof of availability of electrical service;
3 d. Four copies of drainage drawings; to satisfy the
4 requirements of K.C.C. 20.50;
5 e. Bonds, or other acceptable security, may be
6 required by the manager for drainage controls, street and parking
7 lot improvements, and landscaping, to be posted at the time of
8 site plan approval.

9 3. It is unlawful for any person to operate any mobile
10 home park or recreational vehicle park in King County without
11 the approval of the Director of the Department of Public Health.
12 The Director shall approve plans for all new construction and for
13 alterations to existing parks pursuant to applicable rules and
14 regulations of the Department. The Director is authorized and
15 directed to make such inspections as are necessary to determine
16 satisfactory compliance with these rules and regulations, and
17 shall have free access to such premises at reasonable times for
18 the purpose of inspection.

19 4. Site preparation, installation of utilities, street
20 construction, landscaping and other site development shall be
21 performed only in accordance with the plans approved in
22 conjunction with the issuance of a permit for a mobile home park
23 or recreational vehicle park, and shall not commence prior to
24 permit issuance. Except for a caretakers use, no mobile homes or
25 recreational vehicles shall be allowed in the park until all
26 construction has been completed and inspected and approved by
27 the Building and Land Development Division; or upon authorization
28 by the manager, a specified number of units may be permitted when
29 it is demonstrated to the manager's satisfaction that all required
30 improvements that are not completed are bonded and will be
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1 completed within a reasonable amount of time, not to exceed
2 six months.

3 D. Factory-Built Commercial Structures and Commercial
4 Coaches. The installation and use of a factory-built commercial
5 structure or commercial coach shall require the approval of a
6 building permit by the Building and Land Development Division, in
7 accordance with the procedures set forth by the manager for a
8 commercial building permit. Occupancy of the structure shall not
9 be permitted before inspection and final approval.

10 SECTION 7. Fees. The following fees are required, in
11 addition to fees for other required permits or approvals:

- 12 A. Mobile home permit\$35.00
- 13 B. 1. Temporary mobile home permit 35.00
- 14 2. Renewal of same. 20.00
- 15 C. 1. Temporary mobile home permit for hardship 75.00
- 16 2. Renewal of same 20.00
- 17 D. Non-insignia mobile home inspection 40.00
- 18 E. Mobile home park site plan review 300.00
- 19 F. Recreational vehicle park site plan review 300.00
- 20 G. The fees for accessory structures and for factory-built

21 commercial structures and commercial coaches shall be in
22 accordance with the fee schedule set forth in the Uniform Building
23 Code as adopted by King County.

24 H. An annual fee shall be charged by the Department of
25 Public Health for inspection of mobile home parks and recreational
26 vehicle parks, based on the following schedule:

SPACES	FEE
Two to ten mobile homes or recreational vehicle spaces, inclusively	\$50.00 per year.
For each additional space over ten	2.50 per year.

1 SECTION 8. Inspection and Enforcement. The manager shall
 2 have the authority to enforce the standards set forth in this
 3 ordinance, the applicable rules and regulations referenced in
 4 this ordinance, and the conditions attached to issuance of all
 5 permits for mobile homes, factory-built commercial structures
 6 and commercial coaches, mobile home parks and recreational
 7 vehicle parks, against the responsible persons, pursuant to
 8 Title 23. The manager shall be responsible for inspecting all
 9 phases of construction and development of approved parks to
 10 assure adherence to all requirements set forth in this
 11 ordinance and conditions attached to any permits issued by the
 12 Building and Land Development Division in conjunction with a
 13 park. The manager may utilize the inspection services and
 14 recommendations of the Department of Public Works and the
 15 Department of Health in determining compliance and enforcing
 16 all requirements and conditions.

17 SECTION 9. Initial administrative rules or policies that
 18 may be applied by the manager in conjunction with this ordinance
 19 shall only be approved by the King County Council after a
 20 public hearing on said administrative rules and policies.

21 INTRODUCED AND READ for the first time this 19th
 22 day of October, 1980.

23 PASSED this 2nd day of February, 1981.

24 KING COUNTY COUNCIL
 25 KING COUNTY, WASHINGTON

26 Paul Bader
 27 Chairman

28 ATTEST:

29 Dorothy M. Owens
 30 DEPUTY Clerk of the Council

31 APPROVED this 13th day of February, 1981.

32 Don Dwyer
 33 King County Executive