

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF GARFIELD, WASHINGTON, amending Ordinance No. 281-N and Garfield Municipal Code §22.16.015, and amending Ordinance No. 191-N and Garfield Municipal Code §22.16.030, thereby authorizing the installation of mobile homes in established mobile home parks without regard to age and size provided such homes meet certain fire, safety, and construction standards.

BE IT ORDAINED by the Council of the Town of Garfield as follows:

Section 1. Garfield Municipal Code §22.16.015 and those portions of Ordinance No. 281-N which are codified as Garfield Municipal Code §22.16.015 are hereby amended to read as follows:

“22.16.015 - Minimum age and size requirements. All mobile and manufactured homes installed within the Town of Garfield after September 1, 2001, in any location other than a mobile home park must not be more than five (5) years old, based upon the date of manufacture thereof, and must have at least 1,000 square feet of interior floor space and consist of two or more sections joined together to make a single structure after installation.”

Section 2. Garfield Municipal Code §22.16.030 and those portions of Ordinance No. 191-N which are codified as Garfield Municipal Code §22.16.030 are hereby amended to read as follows:

“22.16.030 - Installation Permit - - application requirements - procedures.

A. No mobile home or manufactured home installation permit shall be issued for a mobile home or manufactured home not having a State seal of approval from its state of origin certifying compliance with the State’s construction, health and safety standards at the time of manufacture, except any mobile home or manufactured home more than five (5) years old that is installed in a mobile home park within the Town of Garfield after October 1, 2008, must

conform to the same construction, health and safety standards that a mobile or manufactured home that is less than five (5) years old is required to meet under federal and State law. The applicant for an installation permit for a mobile home or manufactured home that is more than five (5) years old which is to be placed in a mobile home park shall provide verification acceptable to the Town's building inspector that the home conforms to all required construction, health and safety standards. Such verification shall include, without limitation, a current, certified inspection report issued by the Washington State Department of Labor and Industries.

B. Applications for installation permits shall be in the same form as provided for building permits issued pursuant to this title.

C. There shall be a \$25.00 fee for each permit issued. This sum shall be paid at the time the application for the permit is submitted. The fee shall be paid to the Town Treasurer.

D. After an application for a permit is submitted, the Town building inspector (or other official designated to make inspections to ensure compliance with the Uniform Building Code, Garfield Municipal Code Chapter 22.02) shall inspect the installation to ensure that the installation complies with the requirements of this Chapter. If the inspector determines that the installation complies with the requirements of this Chapter, a permit shall be issued. If the inspector determines that the installation does not comply with such requirements, the inspector shall issue a written statement of deficiencies, and shall schedule a reinspection within a reasonable time not to exceed one week. The applicant shall pay a \$12.50 reinspection fee on or before the date of the reinspection. The fee shall be paid to the Town Treasurer. If the deficiencies have not been corrected by the time of the reinspection, the permit application shall be denied. Otherwise, a permit shall be issued.

E. No person shall reside in or otherwise occupy in any manner whatsoever any mobile home or manufactured home until an installation permit has been issued therefor. Any such home more than five (5) years old that is placed in a mobile home park after October 1, 2008, which fails to conform to the requirements set forth in Subsection A, above, shall be removed from the Town of Garfield within 30 days after it is placed within the mobile home park."

Section 3. This ordinance shall be in full force and effect five days after it or a summary thereof, is published in the official newspaper of the Town of Garfield as required by law.

PASSED by the Town Council of the Town of Garfield at its regular meeting on _____, 2008.

Jarrod Pfaff, Mayor

Attest: _____
Annie Pillers, Clerk

Approved as to form:

Stephen Bishop,
Town Attorney

Passed: _____

Published: _____

Effective date: _____