



## **COMMERCIAL COACHES**

**Installation Permits.** The owner/applicant of a commercial coach must obtain an installation permit from the Klickitat County Building Department before a commercial coach can be placed on any site within the unincorporated area of the county. The applicant shall, upon approval of the application by the concerned departments, remit a permit fee hereafter described. The building department shall issue the installation permit after it has determined that all applicable building, zoning, potable water/sewage disposal and any other applicable regulations have been complied with and the permit fee paid. The installation permit shall:

A. Be valid for a period of 180 days from the date of placement, and shall be issued for the location of the specific commercial coach on a specific lot or space. Location of a different commercial coach in the same location or the same commercial coach in a different location shall cause the permit to become null and void and shall require a new installation permit and fee to be paid by the applicant;

B. Require reapplication for failure to meet the conditions of the installation permit within the 180 day period; provided, that extensions of the original installation permit for a period of 180 days may be granted by the building official for justifiable cause shown upon a written request by the applicant prior to expiration of the original permit period;

C. The permit application must be submitted by the owner/applicant, and must provide the following information:

1. The name, address and telephone number of the commercial coach owner/applicant,
2. The manufacturer and origin of the commercial coach to be installed,
3. The manufacturer's serial number for the commercial coach,
4. The name, phone number, and registration number of the licensed contractor performing the installation,
5. The address and location of the proposed building site,
6. A plot plan showing the location and dimensions of the commercial coach and its proposed placement on the proposed site or lot, together with the location of existing buildings, structures or improvements on the property, and any other information requested on the application,
7. The legal description of the property,
8. A description of the drainage and preparation of the site,
9. All other information as required by Klickitat County.

### **Permit Fees.**

- A. Installation permit fees for commercial coaches:
1. Placement of a commercial coach will be as specified in the current fee schedule.
  2. A fee per inspection is established for each additional inspection when requested, or reinspections, as per the current fee schedule. When a commercial coach, for which a permit is required, has been set up prior to obtaining a permit, the fee schedule may be doubled and the commercial coach may or may not be subject to relocation.
  3. Fees for basements under a commercial coach shall be calculated as any other building permit.

**Inspections.**

A. A manufacturer’s set-up manual shall be provided for the inspecting jurisdiction and shall be on-site when inspections are performed.

B. Upon notification from the permit holder or applicant, Klickitat County will inspect each aspect of the installation for compliance with applicable installation requirements and will either approve that portion of the construction as completed or notify same of corrections to comply with applicable requirements. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by Klickitat County. The required inspections shall be listed on the inspection card accompanying the placement permit.

C. The building department shall approve the installation of a commercial coach and issue a certificate of occupancy allowing the structure to be occupied if the installation complies with the installation requirements of the Klickitat County Code, applicable provisions of Revised Code of Washington, Washington Administrative Code, all conditions of the installation permit and all other applicable requirements.

D. If the items that require correction do not endanger the health or safety of the occupants, substantially affect the occupancy of the commercial coach or violate other laws of this jurisdiction, the Building Department may permit temporary occupancy of the commercial coach.

**Installation Requirements.**

A. General Provisions.

1. All commercial coaches which are provided with plumbing fixtures shall be served by a water supply and sewage disposal system complying with the requirements of the jurisdictional health department. A placement permit shall not be issued prior to approval from the jurisdictional health department.

2. All commercial coaches placed shall comply with the requirements of a permit for ingress and egress from the subject property to a county road or state highway. A placement permit shall not be issued prior to approval from the applicable agency.

3. All commercial coaches which are placed shall comply with all applicable requirements of the jurisdictional planning department. A placement permit shall not be issued prior to approval from the jurisdictional planning department.

4. All Commercial coaches placed shall have exit stairs, landings, ramps, handrails, guardrails and all other means of egress and shall be in compliance with the applicable provisions of Title 15 of the Klickitat County Code. In addition, when applicable, a commercial coach must comply with International Building Code, Chapter 11 Accessibility and with the following requirements:

a. Commercial coaches must have at least two exterior doors that are remote from each other. Remote means that in:

i. Single-wide units the doors may not be less than 12 feet apart: and

ii. Multi-wide units the doors may not be less than 20 feet apart, center to center from each other measured in a straight line direction regardless of the length of travel between doors.

Exception: A commercial coach that is 24 feet long or less needs only one exit door, unless it has a dormitory sleeping area.

iii. Exterior doors must be constructed for exterior use. Exterior doors must provide at least a 35” wide by 79” high clear opening (36” x 80” door). Each swinging exterior door must have a key-operated lock that has a deadlock latch. A deadlock with a passage set installed below the deadlock may be used as an acceptable alternate for each exterior door. The locking mechanism must be engaged or disengaged by the use of a lever or other device from the interior of the commercial coach. Locks must not require the use of a key for operation from the inside.

iv. Every room designed for dormitory sleeping, unless it has an exterior exit door, must have at least one window which can be opened from the inside without using tools. This window must provide a clear opening of at least 22” its smallest dimension and 5 square feet in area with the bottom of the opening not more than 3 feet above the floor. If a screen or storm window is used it must be readily removable without using tools.

5. All commercial coaches placed shall not be installed on any building site where the ground does not have the load-bearing capacity to comply with the minimum requirements of the applicable installation instructions. Provisions shall be made for adequate drainage to prevent the collection of surface and sub-surface water. No structure permitted by Klickitat County Code shall be placed on fill material without the approval of a professional engineer licensed in the state of Washington.

6. All new and used commercial coaches that are to be installed on a building site or used in the state of Washington shall have attached, an insignia of approval from Washington State Department of Labor & Industries.

Exceptions:

a. When a commercial coach has been used outside of the state of Washington for six months minimum before being brought into the state of Washington.

b. If the commercial coach was manufactured prior to July 1, 1968.

Note: All commercial coaches must have an alteration insignia if they are altered, this includes the above listed exceptions.

7. Minimum design loads shall be as per the applicable provisions of WAC 296-150C and the following:

Ground Snow Load: As determined by the building official and shall be based on proposed siting location.

Wind Load: 110 mph, exposure “B” or WAC 296-150C-0870, whichever is greater.

Seismic Design: “C”

All other minimum uniform and concentrated live loads shall be based on occupancy requirements of the most currently adopted Washington State Building Code for occupancy group loads.

8. All commercial coaches shall comply with occupancy, type of construction, fire separation distance (based on proposed use), applicable setback requirements of Title 15 and Title 19 of the Klickitat County Code and all other applicable setback requirements (based on proposed use). Notwithstanding the authority of the building department to administer and enforce all applicable requirements, no duty to verify or establish lot lines or setback lines is created by virtue of inspections conducted pursuant to Klickitat County Code and none shall be implied. The location of lot lines and/or setback lines and construction related thereto shall be the responsibility of the applicant/owner. The building department may require a survey to verify that appropriate setbacks have been complied with.

B. Installation.

1. The manufacturer or applicant shall provide approved printed instructions from the manufacturer, for installation of a commercial coach.

2. Each commercial coach shall have provisions for support and anchoring systems that, when properly designed and installed, will resist overturning and lateral movement of the commercial coach as imposed by the respective design loads. Support and anchoring systems can be installed according to Table 32-1 or designed by a professional engineer licensed in the state of Washington.

3. A commercial coach shall have a skirting around its entire perimeter. It must be installed per the manufacturer’s installation instructions or if the manufacturer is not specific, to the standards in this section. It must be vented and allow access to the under floor area per the

manufacturer's installation instructions or per the standards below if the manufacturer's instructions are not available. If the manufacturer's skirting and access instructions are not specific, skirting, ventilation and access shall be installed as follows:

a. Skirting:

- Skirting must be made of materials suitable for ground contact.
- Metal fasteners must be made of galvanized, stainless steel or other corrosion resistant material.
- Ferrous metal members in contact with the earth, except those made of galvanized or stainless steel, must be coated with an asphaltic emulsion.
- Skirting must not trap water between the skirting and siding or trim.
- All skirting must be recessed or flashed behind the siding or trim.

b. Ventilation:

For commercial coaches sited in a flood plain, contact the local jurisdiction regarding proper skirting ventilation. Except for those commercial coaches sited in a flood plain, all skirting must be vented as follows:

- Vent openings must be covered with corrosion-resistant wire mesh to prevent the entrance of rodents. The size of the mesh opening cannot exceed ¼ inch.
- Vent openings must have a net area of not less than 1 square foot for each 150 square feet of under floor area.
- Vent openings must be located as close to corners and high as practical and they must provide cross ventilation on at least two opposite sides.
- Vent covers shall be non-closeable.

c. Access:

- Access to the under floor area of a commercial coach must have a finished opening at least 18" by 24" in size.
- The access opening must be located so that all areas under a commercial coach are available for inspection.
- The access opening must be covered and that cover must be made of metal, pressure treated wood, vinyl or other approved material and shall be recessed or flashed behind the siding or trim.

4. Water heater relief valve drain piping shall be directed to the exterior sides of the commercial coach, exiting at least 6" above the ground, and each drain pipe must exhaust with a 90 degree downward turn. Drain lines must be of a material approved for hot water distribution and must drain fully by gravity, must not be trapped, and must not have the outlet threaded.

5. Water piping must be protected against freezing as per the manufacturer's installation instructions or by use of other approved methods.

6. The testing of water lines, waste lines, gas lines and electrical systems must be as per the manufacturer's installation instructions. Electrical connections and testing are the responsibility of the Electrical section of the Department of Labor and Industries.

7. During the installation process, a ground cover must be installed under all commercial coaches. The ground cover must be a minimum of 6-mil black polyethylene sheeting or its equivalent. The ground cover may be omitted if the under floor area of the commercial coach has a concrete slab floor with a minimum thickness of 3 ½".

8. Clearances underneath commercial coaches must be maintained at a minimum of 18" beneath at least 75 percent of the lowest member of the main frame (I-beam or channel beam) and the ground or footing. No more than 25 percent of the lowest member of the main frame of the home shall be less than 18" above the ground or footing. In no case shall clearance be less than 12" anywhere under the commercial coach.

9. Heat pump and air conditioning condensation lines must be extended to the exterior of the commercial coach.

10. All other applicable provisions of WAC 296-150C.

**Additions and Alterations.**

A. Additions and alterations to a commercial coach shall be approved by the Washington State Department of Labor & Industries. The state insignia of approval shall be attached to the commercial coach after inspection and approval. Klickitat County shall not approve the commercial coach for occupancy until the insignia is affixed.

B. On-site self-supporting structures that do not use any of the commercial coach support systems shall comply with Titles 15 and 16 of the Klickitat County Code.

C. On-site structures that are not self-supporting or use one or more of the support systems of the commercial coach shall be approved by the Factory Assembled Structures section of the Washington State Department of Labor & Industries and shall comply with Titles 15 and 16 of the Klickitat County Code.

Exception: An addition may be flashed to a commercial coach.

D. On-site structures whether attached or freestanding, shall comply with fire separation distance and occupancy separation requirements of Title 15 of the Klickitat County Code.

**TABLE 32-1**  
Number of Ties Required Per Side of Commercial Coach

Length of Commercial Coach (Feet)	No. of Vertical Ties	No. of Diagonal Ties
00-40	2	3
41-46	2	3
47-49	2	3
50-54	2	3
55-58	2	4
59-64	2	4
65-70	2	4

1. Double-width commercial coaches require only the diagonal ties specified, and these must be placed along the outer side walls;
2. Length of commercial coach (as used in this table) means length excluding draw bar;
3. Diagonal ties in this method must deviate at least forty degrees from a vertical direction;  
or
4. The number of ties required can be designed by a professional engineer.
5. Ties must be as evenly spaced as practicable along the length of the commercial coach. No more than eight feet open-end spacing must occur on each end.
6. If continuous straps are provided as vertical ties, they must be positioned at rafters and studs. If a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single ground anchor, as long as, the anchor used is capable of carrying both loads.
7. Add-on sections of expandable commercial coaches must have provisions for vertical ties at the exposed ends.
8. Protection must be provided at sharp corners where the anchoring system requires the use of external cables or straps. Protection must also be provided to minimize damage to roofing or siding by the cable or strap.
9. Anchoring equipment must be capable of resisting an allowable working load equal to or exceeding 3,150 pounds and must be capable of withstanding a 50 percent overload (*4,725 pounds total*) without failure of either the anchoring equipment or the attachment point on the commercial coach.
10. Exposed anchoring equipment must have a resistance to weather deterioration at least equal to that provided by a coating of zinc on steel of at least 0.30 ounces per square foot of surface coated.
  - a. Slit or cut edges of zinc-coated steel strapping do not need to be zinc-coated.
  - b. Type 1, Class B, Grade 1 steel strapping, 1 ¼ inches wide and 0.035 inch thick, conforming to Federal Specification QQ-S-781-G, meets the requirements of this paragraph.

# KLICKITAT COUNTY BUILDING DEPARTMENT

## Why get permits?

- Building codes are adopted and continually updated statewide to ensure individual and community safety.
- Permit fees pay for review of plans and on-site inspections of work to ensure minimum building code compliance.
- Knowledgeable county code professionals work with licensed contractors and homeowners to make projects successful.
- Permits provide a permanent record of work performed and inspections conducted on the project.
- Individuals and the public are more secure knowing that construction meets current codes and standards.
- Final approval of a project adds validity and value – important to owners, agents, lenders and insurers.

## Common misconceptions:

- **Building codes are overly restrictive.** Codes are nationally developed and are the minimum requirement that construction and products must meet. The county building official can approve alternatives.
- **Permits are a type of tax.** Permit fees are project specific fees for review and inspection services.
- **It is not a big deal to do work without permits.** Building permits are required by state law. They are the standard upon which future owners, lenders, and insurers rely and for which the current owner is solely responsible. Proceeding without a permit could put your home and family at risk and require costly repairs in the future.
- **My contractor said a permit is not required or that they cost too much.** A contractor who is working without a permit may be unlicensed or unqualified which could create additional liability for you. Check to verify contractor(s) and subcontractor(s) are licensed to ensure that a contractor is legally licensed and bonded to work in Washington.

## Unpermitted Structures:

- If you have purchased, built, or contracted work without a permit, it is important to bring it into compliance. We cooperatively work with customers every day to bring current and completed construction projects into compliance.
- Coming into compliance is always better sooner than later. It is easier to get documentation or first-hand information about the project. Trying to complete work with pressures of a loan or transaction is more frustrating.
- Contact us at (509)-773-3706 or [buildingdept@klikkitatcounty.org](mailto:buildingdept@klikkitatcounty.org) for more information on ways to bring projects into compliance and up to code standards.