



Manufactured Homes

#08

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SKAGITCOUNTYWA.GOV

Skagit County

Planning and
Development Services



Visit us at:

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360-416-1320



This information only applies to property within unincorporated Skagit County and does not apply to property within incorporated city limits.

What is the difference between a Manufacture Home and a Modular home?

Manufactured Home: Is a structure that is built in a factory on a permanent steel chassis. Construction is inspected by Labor and Industries at the factory to HUD Code requirements. Though not a vehicle, it is classified as personal moveable property as such is licensed through Department of Licensing.

Modular Home: Is a structure that is built in modules, in a factory setting, inspected to International Building Codes Standards. Then shipped to a site and assembled on a permanent foundation. This structure is not considered moveable property. Please apply for a residential building permit.

Do I need a permit to install a manufactured home on my property?

Yes. A manufacturer home permit is required through Skagit County for the placement of any new, used or replacement unit on real property.

- Please see the Manufactured Home Checklist for additional applications and submittal requirements.

Please Note:

- Decks or Porch covering over 18 square feet and 30 inches above grade would require a sub-accessory permit.
- A home may not be delivered to the property until the permit has been issued.
- Manufactured homes built before June 15, 1976, require a Special Safety Inspection from Department of Labor and Industries before applying for a permit.

How do I apply for a permit?

Permits are applied for using the county's [PDS Permit Portal](#).

This entire process can take several weeks. Once all reviews have been approved the permit can be issued.

What is required to submit for a permit?

- Please see the Manufactured Home Checklist for additional applications and submittal requirements.

What if my manufactured home is in a Flood Hazard Area?

- The manufactured home will need to be elevated so that the bottom of the I beam of the new or replacement home is at or above the Base Flood Elevation (BFE).
- Blocking and Tie downs / Foundation design shall be to manufacture specifications and flood resistant construction requirements. IRC 322 & FEMA P-85
- Enclosed areas below BFE will require flood ventilation as follows:
 - Not less than 2 flood vents.
 - Vents shall be placed on two different walls.
 - Bottom of the vents shall be within 1 foot of grade.

There must be 1 square inch of ventilation per 1 square foot of enclosed space.

What if my manufactured home has a wood stove?

Placement of any woodstove or other (Pellet) solid fuel burning unit in a manufactured home must receive approval from Labor and Industries, Factory Built Housing Section.

Can I live temporarily in a manufactured home while my house is under construction?

Yes. You may use a manufactured home as a temporary residence while you are building a residence on your property if you obtain a building permit. As part of the building permit process, you must sign an affidavit and place it on file stating that the manufactured home will be removed from the property 30 calendar days after the final inspection of the permanent residence. Any manufactured home used on a temporary basis must meet the same standards applicable to all manufactured homes.

Can a manufactured home be an accessory dwelling unit?

Yes. One accessory dwelling unit is permitted as an accessory to an existing single-family dwelling. See Essential Handout #29

How do I decertify a manufactured home so I can convert the unit to a structure other than a residential dwelling?

A manufactured home can be decertified only if the local jurisdiction having authority will allow the unit to remain on the property. The following systems must be removed prior to decertification:

- All plumbing fixtures and all exposed plumbing water, drain and waste lines must be cut off where they enter any wall, floor, or ceiling. A tub or tub/shower combo may remain if they are made unusable by cutting or breaking holes in them.
- All mechanical components, including water heaters, furnaces and kitchen appliances must be removed from the home.

- If a HUD home has had the “data plate” removed. Homes that have been built after June 15, 1976, and were built to HUD standards must have HUD Form 203 completed. For further information, contact the Washington State Department of Labor and Industries, Factory Assembled Structures, 729 - 100th Street SE, Everett, WA 98208, or call 425-290-1391.

Who should I contact if I have questions?

You may contact us if you have any questions via:

Online: [Ask a Permit Technician](#)

Phone: 360-416-1320

Visit us at: 1800 Continental Place, Mount Vernon

Remember, asking questions first can save lots of headaches, heartaches, and money!