

CITY OF BINGEN, WASHINGTON

ORDINANCE NO. 2016-03-659

AN ORDINANCE AMENDING BINGEN MUNICIPAL CODE 15.08.050, INSTALLATION REQUIREMENTS FOR MOBILE OR MODULAR HOMES

WHEREAS, the Bingen City Council has reviewed the requirements for installation of mobile or modular homes as set forth in Bingen Municipal Code 15.08.050; and

WHEREAS, the Bingen City Council believes amendments to Bingen Municipal Code 15.08.050 are necessary; and

NOW THEREFORE, the City Council of the City of Bingen do ordain as follows:

Section 1. Bingen Municipal Code 15.08.050, Installation Requirements for Mobile or Modular Homes incorporated here by reference and by such incorporation set forth at full length, is hereby repealed.

Section 2. Bingen Municipal Code 15.08.050, Installation Requirements for Mobile or Modular Homes is amended to read as follows:

The following minimum requirements for installation of mobile or modular homes within the corporate limits of Bingen shall be required by all persons, firms or corporations installing same, to-wit:

A. Placement on lot:

1. Shall be in accordance with setback requirements of current ~~Uniform Building Code~~ **Bingen Municipal Code, Chapter 17, Zoning;**

~~2. Shall cover no more than thirty five percent of the total area of the lot.~~

B. Foundation:

1. Units shall be placed on permanent footings and foundation in accordance with diagram accompanying the ordinance codified herein (without tongue and undercarriage).

2. Footings shall be poured of reinforced concrete:

a. Footings under main frame shall be a minimum of six inches thick on rocky soil, or eight inches thick on dirt, and measure not less than sixteen inches in width, running continuously the full length of the unit.

b. Footing under perimeter of unit shall be a minimum of six inches thick, twelve inches wide and run continuously around perimeter of unit.

3. Foundations shall be of mortared six-inch by eight-inch by sixteen-inch concrete block or PF poured concrete.

a. Foundation under main frame may be constructed of poured concrete, or by mortaring concrete blocks into solid sixteen-inch by sixteen-inch piers and spaced no more than ten feet apart.

b. Foundation under perimeter shall be of poured concrete or of continuously mortared six-inch by eight-inch by sixteen-inch concrete block.

4. Anchors. All units shall be anchored by approved anchoring devices.

C. Miscellaneous.


1. Utility. All units shall be connected to city water, sewer and electricity, in accordance with all current codes, costs being incurred by property owners.

2. Permits. No units shall be placed without first acquiring a current approved permit from ~~the city council~~ of the City of Bingen.

PASSED BY THE CITY COUNCIL OF THE CITY OF BINGEN, and effective five (5) days after the first date of posting or publication.

DATED this 5th day of January, 2016.

ATTEST:



Mayor Betty J. Barnes



Jan Brending, City Clerk

Approved as to form only:



Christopher R. Lanz
City Attorney