



ProtectMyManufacturedHome

What You Should Know:

Repairing damaged trusses or rafters on your manufactured or mobile home

An L&I alteration permit is required when repairing trusses or rafters on a manufactured or mobile home. In most cases, plans must also be submitted for approval prior to doing the work. L&I has a four-step process for home alterations. Here's how:

Step 1: See if you need to submit plans.

You need to submit plans for all truss and rafter repairs.

Plans must specifically show:

- Framing materials, sizes and fasteners for rafters or truss diagrams for new or repaired trusses.
- How the repaired trusses or rafters are to be reconnected to the walls and center roof beams.
- How the home remains transportable in sections, as originally designed.
- The roof load design that is shown on the compliance certificate is maintained, regardless of local snow loads.

Plans must be stamped by a Washington professional engineer (PE) or architect. When you repair damaged trusses or roof rafters, **you need to submit plans when buying a permit** (see step 2). There is a fee for reviewing plans which is added to the permit. It usually takes two to three weeks to process plans and **plans must be approved before proceeding with the work.**

You **do not need** to submit plans if:

- Repairing up to four trusses with minor damage, which includes loose metal plates, or cracked wood in the webs or chords of the trusses.



Get more information

- Visit www.Lni.wa.gov/FAS
- For structural issues, contact plan review at: 360-902-5218
- For general permit help, call customer service at: 360-902-5206
- Or email FAS1@Lni.wa.gov

NOTE: The trusses must be repaired by applying a bead of construction adhesive to all members on one side of the truss and sheathing that side with plywood. The plywood must be stapled or screwed to all truss members at least every 6 inches.

Step 2: Get a permit.

An alteration permit for “other structural changes” (includes trusses) can be purchased at any L&I office, or online at www.Lni.wa.gov/FAS. The permit can also be created when plans are sent to L&I. You can submit plans through your local L&I office, email them to FAS1@Lni.wa.gov, or mail them to:

Factory Assembled Structures Plan Review Section
Washington State Department of Labor & Industries
P.O. Box 44430
Olympia, WA 98504

Contractors who fail to take out alteration permits prior to starting work are subject to fines.

Step 3: Do the work.

There are important things to remember when repairing damaged trusses or roof rafters:

- Post your permit near your front door or worksite.
- Maintain cross ventilation in truss bays with roof vents.
- Install a vapor barrier where missing at any exposed ceilings.
- Reinsulate the roof cavities to match the original construction.
- Maintain roof, plumbing and mechanical vent terminations to the exterior.
- Attach the roof sheathing to the trusses or rafters per code.

Step 4: Get the project inspected.

You’ve finished the project. **It’s your responsibility** to make sure it gets inspected. Here’s what you need to do:

- Call for an inspection at www.Lni.wa.gov/FAS by entering “Request FAS inspection” in the search box or call or visit an L&I office. The inspector will contact you when he is scheduled to be in your area, usually in about 10 days.
- Remember: The lack of a permit and inspection could affect the safety of your home, your ability to obtain financing, or obtain insurance.



Why does L&I require permits and inspections?

Think of L&I as Washington’s “building department” for all factory assembled structures in the state. Since 1968, the agency has been responsible for inspections of manufactured and mobile homes and other modular buildings.