



ProtectMyManufacturedHome

What You Should Know:

# Replacing the siding on your manufactured or mobile home

Some common changes to your manufactured or mobile home require an L&I alteration permit, such as when replacing siding. The Washington State Department of Labor & Industries has a four-step process to make changes. Here's how:

## Step 1: See if you need to submit plans.

You **need** to submit plans if:

- The siding replacement adds weight to the home and the perimeter of the floor is not supported by a standard concrete foundation.

Plans must include:

- An analysis showing the existing floor structure can support the additional weight or:
- Construction details for supporting or reinforcing the floor.

Plans must be stamped by a Washington professional engineer (PE) or architect. 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:

- The home had metal siding installed directly to wood framing, which is removed and new, structural wood panel siding is installed.
- You are adding standard vinyl or insulated vinyl siding over the existing siding on the home.
- You are replacing the exterior siding on the home with new siding of the same size, and type.
- The home is fully supported around the perimeter of the floor by a standard concrete foundation. (*NOTE: Concrete block is often used as skirting and is not a foundation unless it is fully supporting the perimeter of the home.*)



## Get more information

- Visit [www.Lni.wa.gov/FAS](http://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](mailto:FAS1@Lni.wa.gov)

## Step 2: Get a permit.

A structural permit can be purchased at L&I office, or online at [www.Lni.wa.gov/FAS](http://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](mailto:FAS1@Lni.wa.gov), or mail them to:

Factory Assembled Structures Plan Review Section  
Washington State Department of Labor & Industries  
PO Box 44430  
Olympia WA 98504

An important note on permits:

- No permit is needed for painting a manufactured home.
- No permit is needed for repairing siding with like, or in-kind materials.

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 replacing the siding:

- Post your permit near your front door or worksite.
- Be sure to hire a registered contractor who provides a detailed, written bid.
- Follow the manufacturers installation guidelines for the new siding, including the requirements for weather barriers (house wrap).
- Any insulation that is disturbed or removed must be replaced.
- Flashing must be installed per code and manufacturers instructions.

## 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](http://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.