



ProtectMyManufacturedHome

What You Should Know:

# Installing sheetrock/drywall on the walls or ceiling of your manufactured or mobile home

An L&I alteration permit is required when adding sheetrock/drywall on the walls or ceiling of 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 any of the following:

- Adding drywall over an existing ceiling, or removing the ceiling and replacing it with drywall.
- Removing the ceiling and replacing it with drywall.
- Adding drywall over an existing wall finish.
- Removing existing wall finishes that are not drywall and replacing them with standard drywall.

Plans must specifically show:

- The location, type, and thickness of drywall being installed.
- That the floor and foundation can support extra weight or show any needed reinforcement.
- Where drywall is being installed on the ceiling of the home, that the truss or roof framing can support any extra weight.
- Details for reinforcing the roof structure, when the original ceiling is being replaced **and** the home has metal roofing installed directly to the trusses.



## 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)

Plans must be stamped by a Washington professional engineer (PE) or architect. When adding sheetrock/drywall, **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, or replacing, existing drywall with the same kind of materials.
- Removing existing **ceiling material** and your home has plywood sheathing under the roofing material and it is being replaced with half-inch lightweight, “lite,” or similar drywall product.
- Removing the existing **wall material** (drywall, paneling, or similar material) and it is being replaced with half-inch lightweight, “lite” or similar drywall product.

## Step 2: Get a permit.

An alteration permit for “other structural changes” (includes sheetrock/drywall) can be purchased at any 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

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 installing sheetrock/drywall:

- Post your permit near your front door or worksite.
- Be sure to hire a registered contractor who provides a detailed written bid.
- Reinsulate the wall and roof to match the original construction.
- Install vapor barriers, where missing, on exterior walls and ceilings.
- Electrical boxes need to be flush with the wall surface.



## 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 a structural reroof 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 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.