

## What You Should Know:



ProtectMyManufacturedHome

# Adding an addition, deck, awning, or porch to your manufactured or mobile home

Some common changes to your manufactured or mobile home require a Washington State Department of Labor & Industries alteration permit, such as when adding a room or garage addition, deck, awning or porch. L&I 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 for any of the following conditions:

- The addition, deck, awning or porch uses the manufactured home for support.
- You are building a dormer on top of the manufactured home roof to match up the addition. *(Note: Plans are not required when you use the manufacturer's DAPIA-approved dormer drawings).*
- If you are adding or widening an opening in the wall of the manufactured home. *(Note: The L&I "door and window" fact sheet, [www.Lni.wa.gov/go/F622-096-000](http://www.Lni.wa.gov/go/F622-096-000), has additional information and exceptions).*



### Plans must include:

- A floor plan of the original manufactured home, showing door, window and bedroom locations.
- A floor plan of the addition showing its location and the changes being made to the manufactured home.
- Framing details for any dormer overframing on the roof of the home, showing materials, fastening and connection to the roof of the home.
- Framing and connection details for any construction changing or adding loads to the home.
- Engineer's calculations showing the home has the structural capacity or strength to support the loads being transferred or added.

### 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)



Washington State Department of  
**Labor & Industries**  
*Factory Assembled Structures Program*

*Upon request, foreign language support and formats for persons with disabilities are available. Call 1-800-547-8367. TDD users, call 711. L&I is an equal opportunity employer.*

Plans must be stamped by a Washington professional engineer (PE) or architect. When you add an addition, deck, awning or porch, 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.

## 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:

- Visit your local building department. Local permits are required for structures built next to a manufactured or mobile home.
- In cases where the construction is self-supporting, and no other alterations have been made such as new wall openings, dormer framing, or electrical wiring extensions, then no L&I alteration permit is required.
- When the HUD data plate indicates a manufactured home is designed to support an “attached accessory building or structure,” L&I permits are only needed for the alterations not covered by the manufacturer’s instructions.
- If no alteration has been made to the home, but a report is needed from L&I, the owner should purchase a “Homeowner Requested Inspection,” available at [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS) under “Manufactured or Mobile Homes Permits & Inspections.”

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 building additions, decks, porches, and awnings:

- Electrical wiring extended from the home into the addition or porch is inspected as part of the alteration permit. Additional fees apply.
- Post your permit near your front door or worksite.
- Remember, electrical work must be done by an electrical contractor or the homeowner.

## 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.