

What You Should Know:

Replacing the roof on your manufactured or mobile home

An alteration permit from the Washington State Department of Labor & Industries is required when you reroof a manufactured home. In some cases, plans for the work must also be submitted to L&I 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 if:

- You are not removing the old shingles or roof covering before installing the new roofing.
- The new roof covering is **heavier** than the original.
- There are repairs to any **roof framing**, such as trusses or rafters.
- A second layer of sheathing or additional framing is added to the roof.

Plans must be stamped by a Washington professional engineer (PE) or architect. When you reroof, **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:

- You are removing the existing roofing and installing new roofing of the same or lesser weight.
- Existing roof sheathing may be removed and new roof sheathing used. The sheathing must be rated for roof use and ½-inch thick or less.



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



Step 2: Get a permit.

An alteration permit for "structural reroof" of a manufactured home can be purchased at any L&I office, or online at www.Lni.wa.gov/FAS.

Important note — You don't need a permit if you are:

- Repairing a small area of damaged roofing, usually less than 200 square feet.
- Applying liquid or mastic roof sealant to a metal roof.

A reroof 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

Step 3: Do the work.

There are important things to remember when reroofing:

- Post your permit near your front door or worksite.
- Remove the old roof. Trusses and rafters can only support a single layer.
- If you are removing old sheathing, install the new roof sheathing per the International Residential Code requirements (rated for the application and appropriate fastening). Also, this work requires an additional inspection have it done before covering the sheathing with roofing or underlayment. An inspection can be requested as noted below.
- Follow the shingle manufacturer's instructions on the package and the L&I pre-inspection checklist. Pay special attention to the "low slope" requirements if your home has a slope of less than 4/12.
- Reuse of plastic skylights is prohibited. Skylights must be curb mounted and step flashed.
- If you have damaged trusses or rafters see the information brochure for this topic.



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:

- Review L&I's pre-inspection checklist. It's available online at the website for manufactured or mobile homes, www.Lni.wa.gov/FAS, and enter "low-slope roofing" in the search box.
- Call for a structural reroof 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.

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.