

See Park Model Recreational Vehicles – Plan Review Guidelines and Submittal Process for Licensed Professional Plan Approvals [Jefferson County Park Model LP Plan ReviewandSubmittalGuidelines ParkModelRV1 14 22.pdf](#)

Jefferson County Regulations [Types-of-Dwelling-Units-PDF \(jefferson.wa.us\)](#)

BROCHURE #18 TYPES OF DWELLING UNITS

WHAT TYPE OF HOME DO I HAVE?

Recreational Vehicles – WA State L&I regulates RV's as vehicles for title and licensing purposes through Department of Licensing. Temporary recreational lodging is the only legal use. The placement and occupancy of RV's is regulated by local environmental health policies. Tiny Homes as RVs must comply with WA State L&I regulations. The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and Park Trailers. WA Dept. of Motor Vehicles licenses your custom built vehicle, recreational vehicle, or the trailer your home sits on.

<http://www.dmv.org/wa-washington/other-types-of-vehicles.php>

Who inspects my type of home? All types of buildings that are intended for permanent dwelling must meet all State Building Code requirements and Environmental Health regulations for sewage and water connections. • Factory built at an off-site location or owner built homes will be inspected by L&I will as a modular structure. A home that is used for temporary recreational purposes and is less than 400 square feet may be a Park Model RV. It must meet the requirements of ANSI A119.5 and have an L&I approval label. Park Model RVs are not approved for or intended to be used as dwellings. If you intend to use a Park Model RV as a dwelling it must meet all local jurisdictional codes. Please visit

<https://lni.wa.gov/licensing-permits/manufacturedmobile-homes-other-mobilestructures/tiny-homes> to have your self-built home inspected. • Site built homes constructed by a homeowner or contractor must apply with the local building department and will receive a permit and inspections through the local building department.

****Note clicking on the above link give me an error message:**



What You Can Do

- Check the web address you entered for mistakes.
- Use our site search in the upper-right corner of this page.
- Report this issue to WebFeedback@lni.wa.gov. Please tell us how you got the error.
- [Contact us](#) if you are still unable to find what you are looking for.

HOW DOES ALL THIS APPLY TO MY HOME? If you are planning to build or purchase a dwelling of any kind, it must comply with the requirements of one of the classifications listed above. For a house classified as an RV, you may have challenges in obtaining planning and environmental health approval. If the building is wider than 8 ½ feet, it cannot be an RV but it can be a modular building. Contact the Recreational Vehicle Industry Association about compliance with the appropriate ANSI standards, 703.620.6003.

DBR CC&R's

Article 1 Definitions

1.35 "Recreational Vehicle" or "RV" shall mean: (a) a manufactured vehicle dwelling unit built on or permanently attached to a self-propelled chassis, van, or chassis cab that is an integral part of the complete vehicle; or (b) a manufactured dwelling unit mounted on its own chassis and wheels (including what is commonly referred to as a "park trailer" or "park model" recreational vehicle provided the model does not exceed the recreational vehicle industry standards for width and length and is drawn by a motor vehicle; both of which are intended to provide living quarters for recreational, camping, or travel uses. Recreational Vehicle does not include manufactured or modular homes or tiny houses, except for tiny houses certified as a Recreational Vehicle.

DBWC 3.5 Definitions

Residence Vehicle. A vehicle parked on a Site and which meets the requirements of CC&Rs Article 1, 1.35 "Recreational Vehicle" or "RV" (note: includes park trailers and park models)

Discovery Bay Rules_08.01.2023

5. Vehicles

2.1 Residence/Recreation Vehicles

Residence/Recreation Vehicle (RV). All Residence/RVs shall:

- 1) Be self-contained and/or equipped with a functional sewer system, except as described in 5.1.B.7 below.
- 2) Have safe and suitable utility connections for external hook-up.
- 3) Be equipped with a functioning fire extinguisher, smoke detector, and a propane leak detector. A carbon monoxide detector is highly recommended.
- 4) Have an appearance consistent with the majority of other Residence Vehicles within the Park.
- 5) Be in good exterior repair, free from major defects.
- 6) Be classified as an RV travel trailer, 5th wheel trailer, park trailer, park model, RV certified tiny home, motorhome, tent trailer or pop-up, conversion van or truck camper.
- 7) A camp toilet is required if the unit does not have built-in plumbing, and the camp toilet must be emptied offsite or only into the sewer trap on the Site using appropriate hoses and connections. Camp toilet dumping is not allowed in the Park restroom toilets or on the ground.
- 8) Management may require an outside safety inspection by a licensed RV service person.

LARC Standards

Park Model – 6.1 Park Models, Park Trailers, and Tiny Homes.

A. Certification. Park Trailers, Park Models, and Tiny Homes must meet current building and wiring codes and have Recreational Vehicle Industry Association certification (RVIA). Visit

<https://www.rvia.org/>

B. Maximum (Max) Dimensions.

1) Park Models. A Park Model is a Housing Unit that does not exceed the following limits:

- a. Max 12 feet (ft) in width overall.
- b. Max 40 ft in length (not including any porches).
- c. Max 15 ft 8 in installed height above natural grade. d. Max 399 sf of living space, including bays (NOTE: Lofts and porches are not considered part of the 399 sf of living space).

