

THOW Pad, Tie Down, Water, Drain, and Electrical Standards

Definitions

THOW: Tiny House on Wheels.

THOW Pad: A flat area of gravel, concrete, or asphalt where a THOW is parked.

Drain or Drainage. Refers to the sanitary sewer or septic system associated with a THOW.

Drain Connector. A solid or flexible pipe that connects the THOW drainage outlet to the pad drainage inlet.

Drain Inlet. Is an at grade level permanent pipe that can receive the drain connector.

Water Service Outlet. The connection point on the pad where the THOW connects to the water supply.

RPBA. Reduced Pressure Backflow Assembly.

THOW Pad

From PTMC 17.58.030, “the wheels or support jacks must sit on a paving surface such as concrete or decomposed granite sufficient to hold the weight of unit on wheels and jacks.” Any of the following options will be deemed to comply with this requirement:

- 6” of 1 ¼” minus crushed gravel, compacted
- 2” of asphalt on a crushed gravel base
- 3” concrete on a crushed gravel base

The pad must be of sufficient size to support the THOW or any future anticipated THOWs but in no case shall the distance between any wheel or jack and the edge of pad be less than one foot (1’).

THOW Tie Downs

THOWs are required to have a tie at each corner. Steel strapping, cable, chain, or other approved materials shall be used for ties. Ties shall be fastened to approved ground anchors and drawn tight enough to protect the THOW from wind loads.

Drainage (sewer connection)

Piping materials and methods, from the drainage inlet to the connection with the city sewer system, shall meet all relevant 2021 Uniform Plumbing Code (UPC) as amended by the State of Washington in WAC 51-56. All piping materials and fittings, from the drain inlet to the connection with the city sewer are required to be a minimum of three (3) inches in diameter.

Pad drainage inlets shall be located in the rear third section of the pad and within four (4) feet of the proposed drain outlet of the THOW. Drain connections and pipes must be hidden from view under the THOW and behind skirting. If it is impractical to locate the pad drainage under the THOW then the drain connections and pipes may be screened from view using approved screening materials.

A THOW shall be connected to the pad drainage inlet using a drain connector consisting of approved pipe not less than Schedule 40, approved fittings and connectors, and not less in size than the THOW drainage outlet. An approved cleanout shall be provided between the THOW and the pad drainage inlet. The fitting connected to the pad drainage inlet shall be a directional fitting to discharge the flow into the drainage inlet.

A drain connector shall be installed or maintained with a grade not less than $\frac{1}{4}$ inch per foot. A drain connector shall be gastight and no longer than necessary to make the connection between the THOW outlet and the drain inlet on the pad. A flexible connector shall be permitted to be used at the pad drainage inlet area. The drainage inlet shall be capped and gastight when not in use.

THOW's that connect to a septic system will be required to have approval from Jefferson County Public Health (jeffersoncountypublichealth.org, 615 Sheridan Street, Port Townsend. Phone 360-385-9400) prior to the placement of a THOW. The THOW and the home may share a common side sewer line to the city sewer main.

Water Supply

Piping materials and methods from the water service outlet at the pad to the water connection for the city water supply shall meet all the relevant provisions of the 2021 UPC as amended in WAC 51-56 by the State of Washington.

Each THOW pad shall be provided with a water service outlet that provides potable water. The water service outlet riser shall not be less than $\frac{1}{2}$ of an inch nominal pipe size. Water supply shall not be less than twenty (20) psi. Each water service shall have a service shut off valve at the pad.

Each water service outlet shall be located in the rear third section of the THOW pad and within four (4) feet of the final location of the THOW. The water service outlet and pipes must be hidden from view under the THOW and behind skirting. If it is impractical to locate the water supply under the THOW then the supply connections and pipes may be screened from view using approved screening materials.

A minimum of one water meter will be required for the property; it may serve both the THOW and the home. A THOW shall be connected to the water service outlet by a flexible connector, such as an approved and listed potable water hose. The flexible connector shall be easily disconnected and no longer than necessary to make the connection between the THOW and the water service outlet.

Where a condition exists in the plumbing of a THOW that creates a cross-connection, a listed RPBA device shall be installed in the water service line at or near the water service outlet. RPBA devices shall be installed above ground according to the manufacture's installation instructions. If an RPBA backflow prevention device is installed, a listed pressure-relief valve shall be installed in the water service line on the discharge side. Backflow prevention devices are required to be protected from freezing with an approved method.

Electrical

All electrical for a THOW shall have a separate permit and inspections through The Washington State Department of Labor & Industries. Electrical work in the unit will be addressed during Factory Assembled Structure inspection/labeling process.

THOWS shall plug into a weatherproof power outlet box that is located in the rear one-third (1/3) of the THOW pad and within four (4) feet of the final location of the THOW. The weatherproof outlet box and electrical cord must be hidden from view under the THOW and behind skirting. If it is impractical to locate the Electrical Supply under the THOW then the outlet box, plug, and cord may be screened from view using approved screening materials. Breaker amperage shall match the designed amperage for the THOW.