Washington State
House of Representatives
Office of Program Research

BILL ANALYSIS

Labor & Workplace Standards Committee

HB 2151

Brief Description: Adopting national standards for factory built housing and commercial structures.

Sponsors: Representatives Manjarrez, Peterson, Ryu, Ramel, Doglio, Low, Zahn, Wylie, Duerr, Thomas, Gregerson, Ormsby, Graham and Donaghy; by request of Department of Labor & Industries.

Brief Summary of Bill

- Requires the Department of Labor and Industries (L&I) to consider certain national consensus standards published by the International Code Council when adopting rules for factory-built housing and commercial structures.
- Allows L&I to establish options for factory inspections of factory-built housing and commercial structures to be conducted by qualified inspection agencies.

Hearing Date: 1/20/26

Staff: Kelly Leonard (786-7147).

Background:

The Department of Labor and Industries (L&I) regulates factory-assembled structures, which include manufactured and mobile homes, recreational vehicles, and factory-built housing and commercial structures. Factory-built housing is a structure designed primarily for human occupancy, other than a manufactured or mobile home, that is substantially or entirely

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prefabricated or assembled at a place other than a building site. A commercial structure is a structure designed for human habitation, or human occupancy for industrial, education, assembly, professional, or commercial purposes, such as a school portable. Factory-built housing and commercial structures may not be installed in the state unless they are approved by L&I.

The L&I rules must protect health, safety, and property by assuring that all factory-built housing and commercial structures are structurally sound and that the plumbing, heating, electrical, and other components are reasonably safe. The rules must be reasonably consistent with recognized and accepted principles of safety and structural soundness. In adopting the rules, L&I must consider the standards and specifications contained in the Uniform Building, Plumbing, and Mechanical Codes, and the National Electrical Code, among others.

L&I may delegate its inspection authority to a local enforcement agency or a qualified inspection agency. Qualified inspection agencies are nongovernmental entities approved to perform inspections under contract for L&I. A qualified inspection agency must:

- be objective, competent, and independent from the companies responsible for the work being inspected;
- disclose any conflict of interest;
- have adequate equipment to perform the inspections; and
- employ experienced personnel with appropriate certifications and knowledge (a certification by the International Code Council meets this requirement).

The International Code Council is a nonprofit organization that publishes model building codes and standards and administers certain professional certifications. This includes the International Building Code, International Residential Code, and International Mechanical Code, as well as national consensus standards for off-site construction and national consensus standards for inspection and regulatory compliance.

Summary of Bill:

When adopting rules for factory-built housing and commercial structures, L&I must consider the national consensus standards published by the International Code Council for off-site construction planning, design, fabrication, and assembly and the national consensus standards published by the International Code Council for inspections and regulatory compliance, and the standards and specifications contained in the International Building, Uniform Plumbing, and International Mechanical Codes, among others.

The requirement for an agency have a contract with L&I is removed. Instead, L&I rules may include options for inspections to be conducted by a qualified inspection agency.

Appropriation: None.

Fiscal Note: Requested on January 17, 2026.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.