FINAL BILL REPORT
SHB 2151

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Synopsis as Enacted

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

Sponsors: House Committee on Labor & Workplace Standards (originally sponsored by Representatives Manjarrez, Peterson, Ryu, Ramel, Doglio, Low, Zahn, Wylie, Duerr, Thomas, Gregerson, Ormsby, Graham and Donaghy; by request of Department of Labor & Industries).

House Committee on Labor & Workplace Standards
Senate Committee on Labor & Commerce

Background:

Factory-built housing and commercial structures may be installed in the state only if approved by the Department of Labor and Industries (L&I). Factory-built housing is a structure designed primarily for human occupancy, excluding a manufactured or mobile home, that is substantially or entirely prefabricated or assembled at a place other than a building site. A commercial structure is a structure designed for human occupancy for industrial, education, assembly, professional, or commercial purposes.

L&I rules must protect health, safety, and property by ensuring that factory-built housing and commercial structures are structurally sound and their 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 authority for inspecting structures 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 satisfy certain criteria, including operating with objectivity, competency, and

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This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

independence and employing experienced personnel with appropriate certifications (which may be from the International Code Council).

The International Code Council is a nonprofit organization that publishes model building codes and standards and administers 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:

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, 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 Code, Uniform Plumbing Code, and International Mechanical Code, among others.

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

A prefabricated enclosure is exempt from the L&I approval and inspection process if:

- the enclosure is for energy storage systems or electrical equipment associated with the generation, control, transformation, transmission, or distribution of energy installations under the ownership and exclusive control of an electric utility; and
- entry to the enclosure is limited to qualified service personnel for the maintenance, repair, or occasional monitoring of energy storage system units or electrical equipment.

Votes on Final Passage:

House	95	0
Senate	49	0

Effective: June 11, 2026