SENATE BILL REPORT
SHB 2151

As Passed Senate, February 28, 2026

Title: An act relating to adopting national standards for factory built housing and commercial structures.

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).

Brief History: Passed House: 2/11/26, 95-0.
Committee Activity: Labor & Commerce: 2/20/26 [DP, w/oRec].
Floor Activity: Passed Senate: 2/28/26, 49-0.

Brief Summary of Bill

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

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

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.

Signed by Senators Saldaña, Chair; Alvarado, Vice Chair; Conway, Vice Chair; King, Ranking Member; Braun, Hunt, MacEwen and Stanford.

Minority Report: That it be referred without recommendation.
Signed by Senator Schoesler.

Staff: Jarrett Sacks (786-7448)

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 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.

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.

The International Code Council is a non-profit organization that develops and publishes model codes for building, construction, and design standards, including the International Building Code, International Residential Code, and International Mechanical Code.

Summary of Bill: When adopting rules for factory-built housing and commercial structures, L&I must consider, among others, the:

- national consensus standards published by the International Code Council for off-site construction planning, design, fabrication, and assembly;
- 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.

A qualified inspection agency must be approved by L&I, rather than have a contract with L&I. Rules adopted by L&I may include options for inspections to be conducted by a qualified inspection agency.

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.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: No public hearing was held.

Persons Testifying: N/A

Persons Signed In To Testify But Not Testifying: N/A