
HOUSE BILL 2151

State of Washington

69th Legislature

2026 Regular Session

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

Prefiled 12/16/25. Read first time 01/12/26. Referred to Committee on Labor & Workplace Standards.

1 AN ACT Relating to adopting national standards for factory built
2 housing and commercial structures; amending RCW 43.22.470 and
3 43.22.480; and reenacting and amending RCW 43.22.450.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 43.22.450 and 2019 c 352 s 4 and 2019 c 165 s 2 are
6 each reenacted and amended to read as follows:

7 Whenever used in RCW 43.22.450 through 43.22.490:

8 (1) "Department" means the Washington state department of labor
9 and industries;

10 (2) "Approved" means approved by the department;

11 (3) "Factory built housing" means any structure, including a
12 factory built tiny house with or without a chassis (wheels), designed
13 primarily for human occupancy other than a manufactured or mobile
14 home the structure or any room of which is either entirely or
15 substantially prefabricated or assembled at a place other than a
16 building site;

17 (4) "Install" means the assembly of factory built housing or
18 factory built commercial structures at a building site;

19 (5) "Building site" means any tract, parcel or subdivision of
20 land upon which factory built housing or a factory built commercial
21 structure is installed or is to be installed;

1 (6) "Local enforcement agency" means any agency of the governing
2 body of any city, county, or state which enforces laws or ordinances
3 governing the construction of buildings;

4 (7) "Commercial structure" means a structure designed or used for
5 human habitation, or human occupancy for industrial, educational,
6 assembly, professional or commercial purposes;

7 (8) "Qualified inspection agency" means a nongovernmental entity
8 approved by the department to perform inspections (~~(under contract~~
9 ~~for the department)~~).

10 **Sec. 2.** RCW 43.22.470 and 2019 c 165 s 1 are each amended to
11 read as follows:

12 The department shall have the authority to delegate all or part
13 of its duties of inspection to a local enforcement agency (~~or a~~
14 ~~qualified inspection agency~~)).

15 The rules adopted by the department under RCW 43.22.480 may
16 include options for inspections to be conducted by a qualified
17 inspection agency. Qualified inspection agencies shall be objective,
18 competent, and independent from the companies responsible for the
19 work being inspected. The qualified inspection agency will disclose
20 to the department any conflict of interest so that objectivity may be
21 confirmed. Qualified inspection agencies shall have adequate
22 equipment to perform the required inspections and shall employ
23 experienced personnel with appropriate certifications and knowledge
24 for the inspections being performed. Certification by the
25 international code council will be recognized as meeting this last
26 requirement.

27 **Sec. 3.** RCW 43.22.480 and 2008 c 181 s 204 are each amended to
28 read as follows:

29 (1) The department shall adopt and enforce rules that protect the
30 health, safety, and property of the people of this state by assuring
31 that all factory built housing or factory built commercial structures
32 are structurally sound and that the plumbing, heating, electrical,
33 and other components thereof are reasonably safe. The rules shall be
34 reasonably consistent with recognized and accepted principles of
35 safety and structural soundness, and in adopting the rules the
36 department shall consider, so far as practicable(~~(7)~~): The national
37 consensus standards published by the International Code Council, Inc.
38 for off-site construction planning, design, fabrication, and

1 assembly; the national consensus standards published by the
2 International Code Council, Inc. for inspections and regulatory
3 compliance; the standards and specifications contained in the
4 ((uniform)) international building, uniform plumbing, and
5 international mechanical codes, including the barrier free code and
6 the Washington energy code as adopted by the state building code
7 council pursuant to chapter 19.27A RCW, and the national electrical
8 code, including the state rules as adopted pursuant to chapter 19.28
9 RCW and published by the national fire protection association; or,
10 when applicable, the temporary worker building code adopted under RCW
11 70.114A.081.

12 (2) The department shall set a schedule of fees which will cover
13 the costs incurred by the department in the administration and
14 enforcement of RCW 43.22.450 through 43.22.490.

15 (3) The director may adopt rules that provide for approval of a
16 plan that is certified as meeting state requirements or the
17 equivalent by a professional who is licensed or certified in a state
18 whose licensure or certification requirements meet or exceed
19 Washington requirements.

20 (4) During a state of emergency declared under RCW 43.06.010(12),
21 the governor may waive or suspend the collection of fees under this
22 section or any portion of this section or under any administrative
23 rule, and issue any orders to facilitate the operation of state or
24 local government or to promote and secure the safety and protection
25 of the civilian population.

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