
ENGROSSED SUBSTITUTE SENATE BILL 5552

State of Washington

69th Legislature

2025 Regular Session

By Senate Local Government (originally sponsored by Senators J. Wilson, Shewmake, Fortunato, Nobles, Braun, Short, Gildon, Christian, Chapman, Holy, McCune, Warnick, Goehner, Dozier, C. Wilson, Slatter, Cortes, Lias, Frame, Krishnadasan, and Ramos)

READ FIRST TIME 02/21/25.

1 AN ACT Relating to the creation of building codes for kit homes;
2 reenacting and amending RCW 19.27.015; adding a new section to
3 chapter 19.27 RCW; and creating a new section.

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

5 NEW SECTION. **Sec. 1.** The legislature finds that the price of
6 introductory housing has become unaffordable for homebuyers of modest
7 means. As a result, the legislature intends to create the kit home
8 category of building codes to provide for a small home that is
9 affordable for more homebuyers.

10 **Sec. 2.** RCW 19.27.015 and 2024 c 170 s 9 and 2024 c 19 s 2 are
11 each reenacted and amended to read as follows:

12 As used in this chapter:

13 (1) "Agricultural structure" means a structure designed and
14 constructed to house farm implements, hay, grain, poultry, livestock,
15 or other horticultural products. This structure may not be a place of
16 human habitation or a place of employment where agricultural products
17 are processed, treated, or packaged, nor may it be a place used by
18 the public.

19 (2) "Approval," "approved," or "adopted," unless otherwise
20 defined or otherwise indicated by context, means an affirmative vote

1 by a majority of voting members of the council, committee, or
2 advisory group present at the time of the vote.

3 (3) "City" means a city or town.

4 (4) "Commercial building permit" means a building permit issued
5 by a city or a county to construct, enlarge, alter, repair, move,
6 demolish, or change the occupancy of any building not covered by a
7 residential building permit.

8 (5) "Emergency statewide amendment" means any proposed statewide
9 amendment meeting the criteria in RCW 34.05.350. A rule shall be
10 considered an emergency rule if the council, for good cause, finds
11 that immediate adoption or amendment of a rule is necessary for the
12 preservation of the public health, safety, or general welfare, and
13 that observing the time requirements of notice and opportunity to
14 comment upon adoption of a permanent rule would be contrary to public
15 interest.

16 (6) "Kit homes" means any structures intended for residential use
17 that are comprised of prefabricated walls, floors, and roofs which
18 are assembled on-site and are 800 square feet or smaller in size.

19 (7) "Model codes" means the codes developed by the model code
20 organizations and adopted by reference in RCW 19.27.031.

21 ((+7)) (8) "Model code organizations" means the national code-
22 adopting organizations that develop the model codes, as defined in
23 this section, such as the international code council, international
24 association of plumbing and mechanical officials, and national fire
25 protection association.

26 ((+8)) (9) "Multifamily residential building" means common wall
27 residential buildings that consist of four or fewer units, that do
28 not exceed two stories in height, that are less than 5,000 square
29 feet in area, and that have a one-hour fire-resistive occupancy
30 separation between units.

31 ((+9)) (10) "Off-cycle amendments" means amendments to the state
32 building code outside of the three-year state building code adoption
33 cycle.

34 ((+10)) (11) "Residential building permit" means a building
35 permit issued by a city or a county to construct, enlarge, alter,
36 repair, move, demolish, or change the occupancy of any building
37 containing only dwelling units used for independent living of one or
38 more persons including permanent provisions for living, sleeping,
39 eating, cooking, and sanitation, and structures accessory to dwelling
40 units, such as detached garages and storage buildings.

1 (~~(11)~~) (12) "State building code" means the codes adopted and
2 amended by the council as follows:

3 (a) The codes referenced in this chapter;

4 (b) The state energy code referenced in chapter 19.27A RCW; and

5 (c) Any other codes so designated by the Washington state
6 legislature as adopted and amended by the council.

7 (~~(12)~~) (13) "State building code adoption cycle" means that
8 period during which the state building code is adopted, updated, and
9 amended by the council.

10 (~~(13)~~) (14) "Statewide amendment" means any amendment to the
11 state building code initiated through council action or by petition
12 to the council from any agency, city, county, or interested
13 individual or organization, that would have the effect of amending
14 the state building code for the entire state of Washington. A
15 statewide amendment may have a regional effect.

16 (~~(14)~~) (15) "Temporary growing structure" means a structure
17 that has the roof covered with polyethylene, polyvinyl, or similar
18 flexible synthetic material and is used to provide plants with either
19 frost protection or increased heat retention.

20 NEW SECTION. **Sec. 3.** A new section is added to chapter 19.27
21 RCW to read as follows:

22 (1) The state building code council is instructed to perform rule
23 making on the state building codes applicable to kit homes no later
24 than March 31, 2027.

25 (2) The state building code council may update the state building
26 codes applicable to kit homes.

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