

TINY HOUSE NOTION

*Tiny Homes -
Big Questions*



Cedarshed
Ranchhouse Gabl...
\$5,996.02
Lowe's



IMAGINE KIT
HOMES PTY LT ...
\$11,999.00
Home Depot



Tiny House Cabin
(many Styles)...
\$66,999.99
eBay
Free shipping



ZOOMING ALONG...

Once we start the presentation we will just go to the screen share and not video –I have a face best suited for radio 😊

- All participants will be on mute - please use chat option for comments and questions
- We will plan on a break at about 9:45 and another at 11 (if needed/time allows) on the 2nd one
- Please review your handouts and have them available for notes if you wish
- We will unmute those with questions & discussion at the end as time left in the session (until noon) allows

buckle up and hang on...this might be a little bumpy



WHO...

Kelly Mayo, CBO, ACO – L&I FAS Plan Examiner 2015 – present

Prior code experience includes:

- City of Shelton as the Building Official 2001 through 2015
- Mason County as a Building Inspector/Plans Examiner
- Pierce County in 1994 as an injured worker L&I OJT pgm.
- Retired union carpenter/10 years residential construction

Michael Luke, CBO – L&I FAS Plan Examiner 2014 – present

Prior code experience includes:

- WA Dept of Commerce as a code/technical specialist, inspector and building auditor,
- Mason County as a Plans Examiner and Inspector,
- Thurston County as a Building Inspector,
- WA State registered general contractor.



NOW LETS FIND OUT ABOUT YOU ALL

A zoom poll...are you a:

- Building official, inspector, plans examiner
- Permit Technician or Planner
- Architect or Engineer
- Fire Marshall
- Contractor, Builder, Manufacturer
- Other

WHAT... WE WILL COVER THIS MORNING

- A look at what people call tiny houses (and “tiny homes”), versus the definition passed by the WA State legislature.
- Tiny house, and “tiny home” jurisdiction in Washington State. We will explore the separation between Labor and Industries authority, and the authority of the local jurisdictions.
- 2018 codes as developed, and adopted, by the State Building Code Council; and how they relate to Tiny Houses, and Tiny Houses With Wheels, (TH/THWW) from an L&I perspective.

WHAT... WE WILL NOT

- Zoning issues regarding these type of structures as ADU's, DADU's, placement in tiny house “communities” and similar local ordinance aspects.
- In depth IRC review, or the WA amendments
- Specifics of how to build a tiny house
- Opinions of what the laws “should be” in the state, or how it “should be enforced” at the local level.

WHY L&I...

We provide plan review and inspection for:

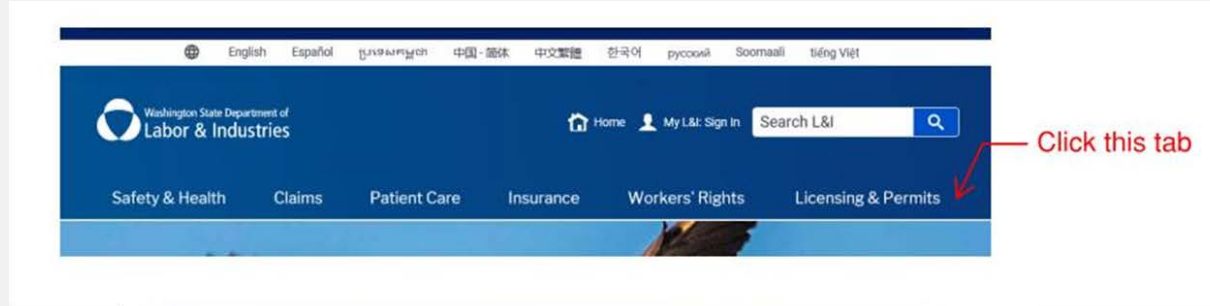
- Factory Built Residential/Commercial Structures (Modular)
- Temporary Worker Housing Structures
- Commercial Coaches
- Vendor/ Medical Units
- Recreational Vehicles (those originally built for sale or lease in WA State)
- Recreational Park Trailers (those originally built for sale or lease in WA State)
- Manufactured/Mobile home (MH) Alterations

We also administer:

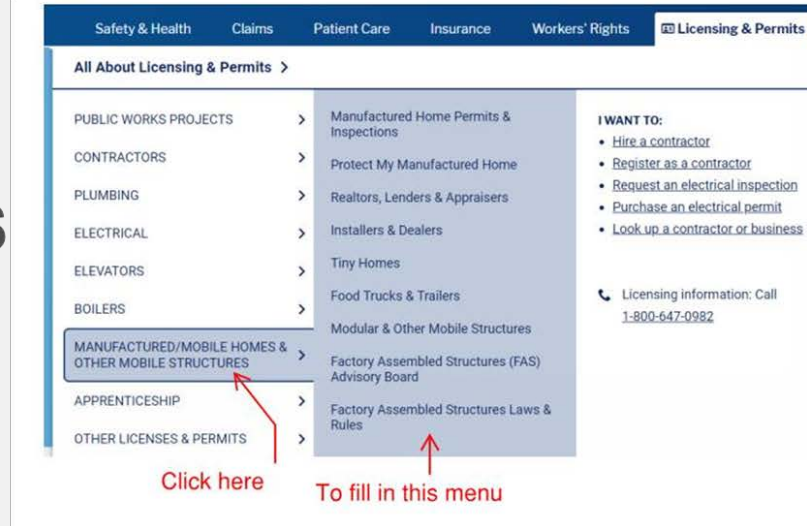
- MH Installation rules, MH Installer Certification Program, MH State Administrative Authority (SAA)

WHERE YOU CAN FIND US...

LNI
Web
Site



How to
find FAS
topics



Working on a
new structure
to include a
page specific
to local AHJ's

HOW... DO YOU KNOW IF L&I APPROVED A STRUCTURE?

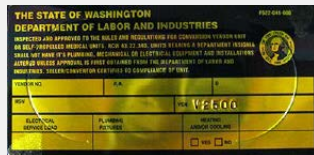
The insignia tags displayed below identify the L & I product line, which have been approved by L & I and are acceptable to use as meeting the codes, or standards shown on the insignia (except the HUD tag is the federal program). You may find these insignias listed at: <https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures/realtors-lenders-appraisers#find-labels> (tags are also hyperlinked)



Modular / Regulated by WAC 296-150F / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150f>



Commercial Coach / Regulated by WAC 296-150C / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150c>



Vendor / Regulated by WAC 296-150v / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150v>



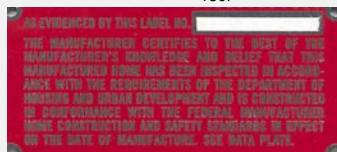
RV label / Regulated by WAC 296-150r / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150r>



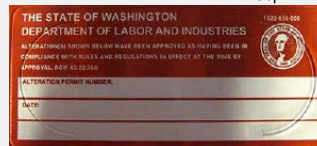
Temporary Worker Housing / Regulated by WAC 296-150t / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150t>



Park Model RV / Regulated by WAC 296-150p / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150p>



HUD label (HUD approved construction)
Installation Regulated by WAC 296-150i / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150i>



MH Alteration label / Regulated by WAC 296-150m / <https://apps.leg.wa.gov/wac/default.aspx?cite=296-150m>

L&I'S LIMITED AUTHORITY

Our authority must come from the laws & rules of the State.

- **Revised Code of Washington (RCW) [Title 43](#) L&I = Chapters [43.22](#) and [43.22A](#)**
- **Washington Administrative Code (WAC) [Title 296 WAC](#)**

Our authority is specific to each type of product, often where it is built, and in some cases whether it is built for sale, or lease within the State (or not).

We will discuss the limits of our authority in the following slides as they relate to each of the products. Including those products often lumped under the nomenclature of “tiny homes”, and those that will meet the definition of a TH/THWW in WA.



TINY HOUSE NOTION



Cedarshed
Ranchhouse Gabl...
\$5,996.02
Lowe's



IMAGINE KIT
HOMES PTY LT ...
\$11,999.00
Home Depot



Tiny House Cabin
(many Styles)...
\$66,999.99
eBay
Free shipping

***Tiny Homes -
Big Questions***

The terms...

A house or a home

AN ENCYCLOPEDIA
BRITANNICA COMPANY

Merriam-Webster

Ask the Editor Word of the Day Quizzes Core Vocabulary Most

Learner's Dictionary

house

house

54 ENTRIES FOUND:

- house (noun)
- house (verb)
- house-proud (adjective)

¹ house /'haus/ noun

plural houses /'haʊzəz/

Learner's definition of HOUSE

1 a [count] : a building in which a family lives

Merriam-Webster

Ask the Editor Word of the Day Quizzes Core Vocabulary Most

Learner's Dictionary

home

home

46 ENTRIES FOUND:

- home (noun)
- home (adverb)
- home (adjective)

¹ home /'həʊm/ noun

plural homes

Learner's definition of HOME

1 : the place (such as a house or apartment) where a person lives

Merriam-Webster

Ask the Editor Word of the Day Quizzes Core Vocabulary Most

Learner's Dictionary

Ask the Editor

Archive

ASK YOUR QUESTION

Select month...

What's the difference between a house and a home?

Tuesday October 1st 2013

Question

What's the difference between a house and a home? — Hamza, Pakistan

Answer

The definitions of these two words are similar, as shown below.

house: a building in which a person or a family lives

home: a house or apartment where a person or a family lives

The main difference between them is that *house* is concrete. *House* refers to a building in which someone lives. In contrast, a *home* can refer either to a building or to any location that a person thinks of as the place where she lives and that belongs to her. A *home* can be a house or an apartment, but it could also be a tent, a boat, or an underground cave.

A home can even be something abstract, a place in your mind. When you say, "Let's go home," you are probably not talking simply about going to the physical structure where you live. You are talking about being in the special place where you feel most comfortable and that belongs to you.

Why does the term matter?

ENGROSSED SUBSTITUTE SENATE BILL 5383 AS AMENDED BY THE HOUSE Passed Legislature - 2019 Regular Session

36 (a) "Tiny house" and "tiny house with wheels" means a dwelling to
37 be used as permanent housing with permanent provisions for living,
38 sleeping, eating, cooking, and sanitation built in accordance with
39 the state building code.

p. 6

ESSB 5383.PL

The laws, rules, State building code, and regulating bodies need a definition to differentiate a Tiny House from many different type structures to help eliminate confusion for consumers, manufacturers, building departments, and others involved in the use or placement of these structures

Let's take a look at some of the things that are often called TH/THWWs. These may be called “tiny homes”, but they are built to standards other than the [WA State building code](#).

What you need to know about building a Tiny House or a Tiny House With Wheels

If you are building a tiny house or a tiny house with wheels, you may need to have it inspected and approved by the Factory Assembled Structures (FAS) program at the Department of Labor & Industries (LNI).

What it is:

A tiny house/tiny house with wheels is a dwelling no larger than 400 square feet. The house must be built to the Washington State Building Code.

What it is not:

[Recreational vehicles \(RVs\)](#), [Park Model Recreational Vehicles \(PMRV's\)](#), and [Manufactured Homes \(MH's\)](#) are not tiny houses/tiny houses with wheels as defined in Washington State. Any other structure not built to the [Washington State Building Code](#) is not a Tiny House/Tiny House with Wheels in WA.

The text in the box above is from one of your handouts for this session. The [information packet](#) is also found on the [L&I website \(Tiny Home page\)](#). We will look at this handout more as we discuss L&I regulated TH/THWWs later in the presentation.

This is not
a new
concept,
but it is
ever
evolving...

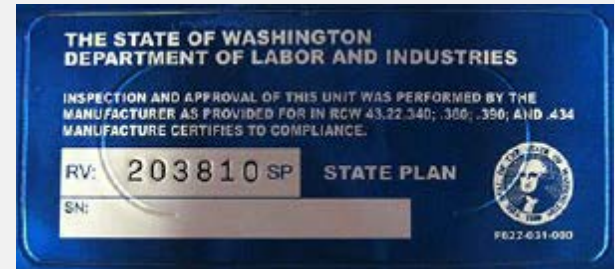


RECREATIONAL VEHICLES - NFPA 1192

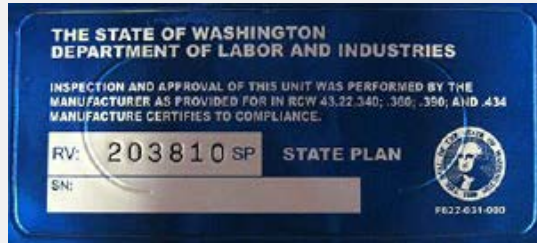


Regulated by WAC 296-150p

<https://apps.leg.wa.gov/wac/default.aspx?cite=296-150p>



PARK MODEL RECREATIONAL VEHICLES - ANSI 119.5



Regulated by WAC 296-150p

<https://apps.leg.wa.gov/wac/default.aspx?cite=296-150p>

Your other handouts for this session include some product specific informational documents. These are **drafts** that will be reformatted for inclusion on a “local jurisdiction” section that is coming to the L&I website. Stay tuned ... but in the meantime we hope these contain helpful information.

Helpful information for a local jurisdiction about:

Recreational Vehicles and Park Model RVs

As approved under:

[WAC 296-150R](#)

[WAC 296-150P](#)

Recreational Vehicles (RV) and Park Model Recreational Vehicles (PMRV) that are manufactured for sale, or lease, in Washington State are regulated by L&I

L&I does not have authority over the construction or alterations of units that do not require an L&I insignia.

Examples of current RV and PMRV insignia are shown (images right). Examples of prior insignia may be found on the L&I website.



Recreational Vehicle (RV) Insignia (above)



Park Model Recreational Vehicle (PMRV) Insignia (directly above)

These units are constructed to the national consensus standards of NFPA 1192 (for RV) and ANSI A119.5 (for PMRV). The stated scope of both standards covers fire and life safety criteria; the scope of the A119.5 also includes plumbing.

The WAC 296-150 definitions are:

- “Recreational vehicle” is a vehicular type unit primarily designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own motive power or is mounted on, or towed by, another vehicle or as defined by NFPA 1192 Standard on Recreational Vehicles, current edition. Recreational vehicles include: Camping trailers, fifth-wheel trailers, motor homes, travel trailers, and truck campers.
- “Recreational park trailer” is a trailer-type unit that is primarily designed to provide temporary living quarters for recreational camping or seasonal use, that meets the following criteria: Built on a single chassis, mounted on wheels, Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the set-up mode, and Certified by the manufacturer as complying with ANSI A119.5.

L&I reviews, and approves, units built for sale, or lease, in the State of Washington to the minimum requirements of these standards only. How the RVs and PMRVs are in used is under the authority of the local jurisdiction where they are located. L&I often receives inquiries regarding use of these units from customers that mention they were referred by a local jurisdiction. Understanding the scope of L&I, and local, authority can help avoid sending a customer back and forth between agencies because they received incomplete, or incorrect, information.

“Continued on next page”

There may be other important provisions in WA State law and rules, unrelated to L&I, that provide guidance on local jurisdiction governance of RV and PMRV units. For example, RCW 36.01.225(3) regarding the use of RV’s as a primary residence in a manufactured/mobile home community.

On occasion, L&I receives inquiries from jurisdictions and unit owners regarding “set-up” requirements for Park Model Recreational Vehicles.

Any allowance of use and placement, as well as permits and inspections for set-up, are under the authority of the local jurisdiction.

Set-up instructions will be found in the manufacturer’s Set-up and Consumer Manual that must be provided with the unit as required by A119.5, 2-9.3.

If you are allowing a unit to be installed in your jurisdiction you should request a copy of the set-up instructions.

All construction adjacent to a PMRV (or RV) is entirely under the authority of the local jurisdiction. If the unit is regulated by L&I the adjacent construction must be self-supporting.

Alterations to RV and PMRV units that were originally issued an L&I insignia are reviewed, and inspected by L&I. An example of an L&I insignia for an RV or PMRV alteration is shown above right.

“Alteration” is the replacement, addition, modification, or removal of any equipment or material that affects the fire and life safety provisions, plumbing systems, fuel systems and equipment or electrical systems of a recreational vehicle.

L&I can only approve alterations to units that keep the unit in compliance with the definition, and the provisions of the applicable rules and standard. L&I does not approve the removal of wheels and axles as an alteration based on the unit definitions.

If you have a customer with a RV or PMRV with WA Insignia (as shown on page 1) please refer them to L&I for all questions regarding alterations.

Alterations to units that did not require an L&I insignia are not regulated by L&I Factory Assembled Structures (FAS) in any way.

This is a courtesy document for informational purposes. Please see the applicable RCWs, WACs (including 296-150F), and applicable codes for complete language. Also for the most current information please visit our website at www.LNI.WA.GOV. For questions regarding this topic, please contact us using the information below.



Washington State Department of
Labor & Industries
Factory Assembled Structures Program

Contact us

Email:
FASI@lni.wa.gov

Call:
1-800-705-1411 Option 3

Mailing address:
WA State Dept. of Labor & Industries
PO Box 44430
Olympia, WA 98504-4430



MOBILE HOME

A mobile home is a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state

PRE-HUD LABEL

This Insignia remains the property of			
M 1171 THE STATE OF WASHINGTON			
DEPARTMENT OF LABOR AND INDUSTRIES			
MOBILEHOME, TRAILER COACH, TRAVEL TRAILER			
AND RECREATIONAL VEHICLE SECTION			
M	S	S.T.R.	
Plg.	Htg.	El.	P.E.
Insignia Certifies to compliance with Rules and Regulations for Framing, Plumbing, Heat-producing and Electrical Equipment per Chapter 157, Session Laws 1967			
A 75205		R Seller certifies To Compliance	

1955 Skyline
8x43

2 bdrm 1 bath

344 sq.ft.

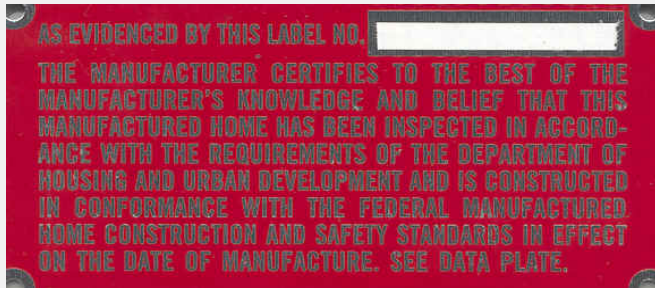




MANUFACTURED HOME

"Manufactured home" is a single-family dwelling built according to the Department of Housing and Urban Development [Manufactured Home Construction and Safety Standards](#) Act, which is a national, preemptive building code.

HUD LABEL



Many manufactured home builders are marketing small versions of HUD certified homes – all manufactured homes are dwelling units by definition (from 24 cfr 3280).

Manufactured home means a structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length or which when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. This term includes all structures that meet the above meaning.

Web sites linked to this slide were found from a basic internet search and do not represent any form of preference, or referral to these manufacturer's. They are used merely show a sample of what is easily found online regarding this topic.

The image displays two side-by-side screenshots of manufactured home listings. The left listing is for a 'Park Model' home, featuring a yellow exterior and a white door. The right listing is for a 'Manufactured' home, showing a modern interior with a sofa and a desk. Both listings provide details on bedrooms, bathrooms, square footage, dimensions, and the builder and offerer. Each listing also includes a 'MORE INFO' button and a 'GET A CUSTOM PRICE QUOTE' button.

Model	Bedrooms	Bathrooms	Square Feet	Dimensions	Built by	Offered by
Park Model	1	1	357	12'0" x 32'0"	Fleetwood Homes Nampa	Clayton Homes of Lacey
Manufactured	1	1	500	13'6" x 37'0"	Palm Harbor Homes	Homes Direct

Another helpful document if the “tiny home” you are dealing with is actually a HUD certified manufactured home.

Helpful information for a local jurisdiction about:

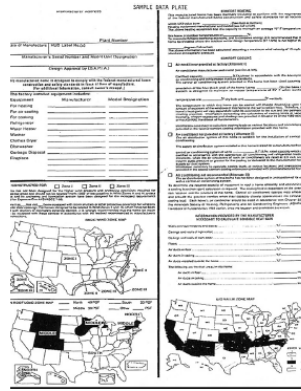
Manufactured Home (Installation)

As regulated by:
WAC 296-1501

Manufactured home construction is regulated by the U.S. Department of Housing and Urban Development (HUD). L&I does not review or approve the construction of each new manufactured home installed in WA State.

A Manufactured Home (MH) built on, or after June 15, 1976 is a single-family dwelling built in compliance with the HUD Manufactured Home Construction and Safety Standards (MHCSS) Act, 24 CFR Part 3280. This is a national, preemptive building code. Homes are built under this federal program which includes a Design Approval Primary Inspection Agency and a quality assurance program. L&I provides contract program oversight for the one MH factory in WA State.

A HUD Label (recent version in image above right) is applied to each home section when completed. Homes prior to the HUD requirements were built to mobile home standards (an image of a mobile home insignia is shown on page 3). The MH will also have been issued a data plate/compliance certificate. It is affixed inside the home and is typically a standard sheet of paper. The certificate can be found in locations like: a kitchen cabinet (usually under the sink), an electrical panel, water heater compartment, or a bedroom closet. It has maps of the United States showing the Wind Zone, Snow Load, and Roof Load of the home (image below left). A jurisdiction will want to know the snow load for a home when issuing a placement permit.



Use and placement of a MH is under the authority of the local jurisdiction for all permitting and inspections (RCW 43.22.440). Local jurisdictions determine the fees.

These local inspection requirements include all aspects of the building installation as specified in the manufacturer's installation manual/instructions, any additional State requirements of WAC 296-1501, and local jurisdiction requirements. The installation instructions/manual must be available for the local inspector at all new MH inspections.

Local jurisdictions may adopt additional installation requirements only for those situations not covered by federal standards. The local building department may set installation requirements for: flood plains, hazardous areas, earthquake protection, frost line, soil bearing, noise control, fire sprinklers, wildfire protection, and snow loads. The local building jurisdictions must provide options for meeting the snow load requirement. All structures in the jurisdictions must meet the same requirements. WAC 296-1501-0300 & 0310. *"continued on next page"*

Local jurisdictions may not dictate foundation design and construction which is built according to either the manufacturer's installation instructions or a design created by an engineer or architect licensed in Washington state.

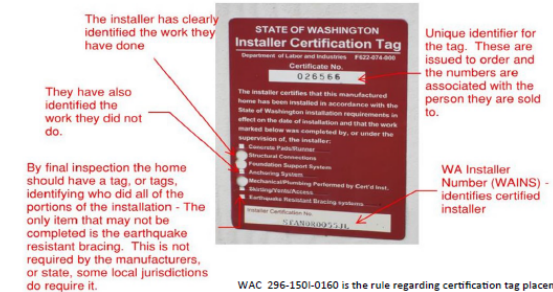
Some examples of items requiring local inspection may include (this is not intended as a complete list):

- site preparation, grading, and set-backs
- footings/foundation (verify frost depth, home design loads, and similar),
- section to section structural connections (and weather seal at connections also)
- blocking and anchoring,
- water and drain line connections and tests
- mechanical duct crossovers and vent
- gas line installation and testing
- skirting and venting (verify dryer vent extension, pressure relief drain termination, and similar)
- egress components (landings, guards, and handrails)

A certified installer is required to do most types of the installation work (homeowner installations are an exception). In accordance with RCW 43.22A.010 & 120 and WAC 296-1501-0100.

Local permits must be purchased prior to the home delivery to the site, and shall include installer information as specified in RCW 43.22A.110.

Installers must place a tag on the home identifying the installation work they have done (see the image below).



WAC 296-1501-0160 is the rule regarding certification tag placement requirements

Installers must request inspections for the work they perform WAC 296-1501-0120, and correct non-conforming aspects of the installation within 30 days of the issuance of a local jurisdiction correction. WAC 296-1501-0130. *"continued on next page"*

If a manufactured home is damaged in transit to the building site, or during installation, L&I is the authority for the permitting and inspection of those repairs.

Used manufactured, or mobile, homes require the same type of inspections as new homes. For relocated homes; if the home manufacturer's original installation instructions are unavailable, relocated homes can be installed according to the specifications of the Model Manufactured Home Installation Standards (MMHIS) 24 CFR 3285, or the specific instructions of an engineer or architect licensed in Washington. The MMHIS 3285 can be downloaded free from the US Government Printing Office (GPO).

Prior to relocation of a pre-HUD Mobile Home the home must pass an L&I fire safety inspection and be issued a fire safety certificate. WAC 296-150M-0540 see also RCW 46.44.170. The local jurisdiction should require evidence of this certificate if as part of their installation permitting process for used homes. An image of a mobile home tag/label is shown in the image at right.

Homes that have been decertified by L&I, have been substantially destroyed, or demolished cannot be rebuilt as manufactured homes. The remaining components are under the authority of the local jurisdiction if they choose to allow placement, or movement, within their jurisdiction.

Adjacent structures: Structures such as porches, decks, garages and room additions built next to the manufactured home are under the authority of the local jurisdiction for permits and inspections.

When adjacent structures impose additional loads on the manufactured home, or involve alterations to the MH (as defined in WAC 296-150M) a permit from L&I is required for the alterations.

In cases where the adjacent construction is self-supporting, and no other alterations have been made such as new wall openings, dormer framing, or electrical wiring extensions, then no L&I alteration permit is required. L&I does not consider the attachment of flashings, trims, minor lateral connections (like a self supported deck or awning), railings, or similar items, as alterations to the manufactured home.

Training: L&I strongly encourages local jurisdictions to allow their personnel involved with manufactured home installations to attend the Mobile/Manufactured Home Installer Training Course. Often the material most relevant to the jurisdiction is covered during day one of the training. Jurisdictional attendees are not charged for just auditing this class.

The Installer Training is a comprehensive course held over 1.5 days, including a 2-hour examination. Courses are held a minimum of 4 times throughout the year. The schedule can be found on the L&I website.

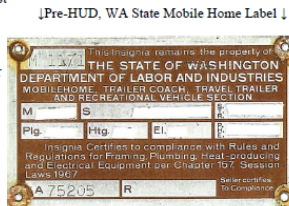
This is a courtesy document for informational purposes. Please see the applicable RCWs, WACs (including 296-150I & 150M), and applicable codes for complete language. Also for the most current information please visit our website at www.LNI.WA.GOV. For questions regarding this topic, please contact us using the information below.



Contact us

Email:
FAS1@lni.wa.gov
Call:
1-800-705-1411 Option 3

Mailing address:
WA State Dept. of Labor & Industries
PO Box 44430
Olympia, WA 98504-4430



Training: L&I strongly encourages local jurisdictions to allow their personnel involved with manufactured home installations to attend the Mobile/Manufactured Home Installer Training Course. Often the material most relevant to the jurisdiction is covered during day one of the training. Jurisdictional attendees are not charged for just auditing this class.

The Installer Training is a comprehensive course held over 1.5 days, including a 2-hour examination. Courses are held a minimum of 4 times throughout the year. The schedule can be found on the L&I website.

Title Elimination – it is still a Manufactured Home. And LNI still has authority over alterations to the manufactured portion.

RCWs > Title 65 > Chapter 65.20

[Complete Chapter](#) | [RCW Dispositions](#)

Chapter 65.20 RCW

CLASSIFICATION OF MANUFACTURED HOMES

Sections

- 65.20.010** Purpose.
- 65.20.020** Definitions.
- 65.20.030** Clarification of type of property and perfection of security interests.
- 65.20.040** Elimination of title—Application.
- 65.20.050** Elimination of title—Approval.
- 65.20.060** Eliminating title—Lenders and conveyances.
- 65.20.070** Eliminating title—Removing manufactured home when title has been eliminated.
- 65.20.080** Eliminating title—Uniform forms.
- 65.20.090** Eliminating title—Fees.
- 65.20.100** Eliminating title—General supervision.
- 65.20.110** Eliminating title—Rules.
- 65.20.120** Eliminating title—Notice.
- 65.20.130** General penalties.
- 65.20.900** Prospective effect.
- 65.20.910** Effect on taxation.
- 65.20.930** Short title.
- 65.20.950** Effective date—1989 c 343.

NOTES:

Certificates of ownership and registration: Chapter 46.12 RCW.

LNI does not require a demolition permit for a manufactured home (MH)

- Permits may be required by the local jurisdiction, or other entity (including any local clean air agencies –or similar), but not LNI.
- You can purchase an LNI demo permit online at:
<https://fortress.wa.gov/lni/epis/frmIndCCIndividualApp.aspx?Permit=FAS> We do provide this inspection if required.
- The fees for MH services are found in [WAC 296-150M-3000](#)

FACTORY BUILT HOUSING AKA MODULAR



All residential occupancies as allowed in the building code

Including any configurations of single family dwellings; Including those which are 400 square feet or less.



FAS/ MODULAR Buildings (What we do)

Regulated by WAC 296-150F

- The factory assembled Modular Units are submitted to L & I for review to the current adopted building codes in the State of Washington.
- The units are reviewed, inspection and approval by L & I at the manufacturer production facility – whether that facility is in WA State, elsewhere in the US, or in the world.
- The units are viewed the same as a site built / stick built structure and may be used for any of the occupancies listed in the IBC/IRC.
- Once the units have been approved by L & I the Inspector will attach the insignia to the unit as our verification of approval. The only approved entity to apply the insignia is the L & I inspector.

Helpful information for a local jurisdiction about:

Commercial & Residential Modular Buildings

As approved under -
WAC 296-150F

THE STATE OF WASHINGTON DEPARTMENT OF LABOR AND INDUSTRIES RULES AND REGULATIONS OF FACTORY-SUIT HOUSES, RCL 4332-010, SELLER CERTIFIES TO COMPLIANCE.							FAC-2018-000	
FAS 55432							D	
M	MSN		UBCPLAN APP					
PD				OP				
OG	TC	IS	SUB-YR	SEC-YR	ESL			
RF	W	SEISMIC ZONE	TD	HTG	AC	P		

Labor and Industries (L&I) reviews building plans to the current building codes adopted by the State of Washington.

These buildings are inspected, and approved, by L&I at the manufacturers production facility, both domestically and internationally.

Upon passing a final factory inspection, our Inspector will attach the insignia (image above) to each module of the building as our proof of approval.

You can verify the design criteria for a modular building from the insignia by using the legend (image at right). Older tag versions, and legends are available on the L&I website.

FBS	Department insignia number (pre-printed)
D	Date insignia prepared
M	Manufacturer's FAS identification number
MSN	Manufacturer's serial number for this building section
UBC/PLAN APP	FAS plan number for the building
PD	Pod (module) of Pods (modules) for example module 1 of 3...
OP	Origination point (state of manufacture)
OG	Occupancy Group
TC	Type of construction
IS	Incomplete systems (items requiring completion onsite) – examples = Structural, Mechanical, Electrical, Plumbing
SUB-YR	Building code cycle year unit is built in accordance with
SEC-YR	Electrical code cycle year unit is built in accordance with
ESL	Electrical service load in amps, or amps/kva
RF	Roof snow load
W	Wind design load Vult/exposure category
Seismic Zone	Seismic design category
TD	WSEC climate zone (temperature differential)
HTG	Heating system (examples): FAE-forced air electric, FAG-forced air gas, FPRH-fan power room heater, SPLT-split system, HYD – hydronic, N/A (or none)-unheated building
AC	Is air conditioning included (Yes or No)
P	Number of plumbing fixtures included (UPC Table 610.3 is used to determine fixtures)

In most cases when an L&I approved modular building is proposed for your area you will receive a set of our approved plans, and a Notification to Local Enforcement Agency (NLEA) form (image on page 2).

If you do not receive plans from us you should be requiring an L&I approved set, and NLEA form from the permit applicant. This could happen in the case of successive buildings produced from an L&I approved plan.

The plan documents will contain the design criteria for the L&I approved building. If the design criteria is not correct for the building site please inform your permit applicant of the deficiency.

The NLEA (image right) will provide critical information regarding the manufacturer, proposed site, and a list of site installed work that may require local permits, plan review, and inspections.

Any applicable jurisdiction permits and fees for these items should be applied in accordance with your local laws, rules and ordinances.

If a building is damaged in transit, or during installation, L&I is the inspection authority for the repairs.

This is also true for alterations requested prior to occupancy. Please instruct the applicant to contact L&I in these situations.
WAC 296-150F-0500 (3)

Once the local authority inspects the NLEA items and gives occupancy to the structure, all alterations and permit requirements are under the authority of the local building department. The building should now be treated the same as any site built structure for these purposes. WAC 296-150F-0010 (2)(b)

If a modular building is moved from the original site of occupancy to another building site, it is under the authority of the local jurisdiction for review and inspection of any alterations, changes of use, occupancy, or similar.

If a modular building is moved from the original location to somewhere other than a building site (for example; a dealer lot, factory yard, or similar location) and altered in the offsite location; L&I will be the review and inspection authority for the alterations.

This is a courtesy document for informational purposes. Please see the applicable RCWs, WACs (including 296-150F), and applicable codes for complete language. Also for the most current information please visit our website at www.LNI.WA.GOV. For questions regarding this topic, please contact us using the information below.



Department of Labor and Industries Factory Identification Systems PO Box 48000 Olympia WA 98543-4800 www.dosh.wa.gov	 NOTIFICATION TO LOCAL ENFORCEMENT AGENCY	Date: _____ City: _____ State: _____ Zip: _____ M: _____ Yr: _____
The Parties that sent this notification have completed their inspection work at the site.		
Project name: Design & Construction Installation address: 1234 East Lane City/State/Zip: _____	Type of construction: _____ _____ _____ _____ _____	Building name: 1234 Main St. City/State/Zip: _____ _____ _____
Installation site is at: <input type="checkbox"/> City <input type="checkbox"/> County		
REQUIRE FIELD REQUIRING COMPLETION WORK AT THE SITE		
BUILDING DEPARTMENT www.bldgdept.wa.gov PROJECT NAME AND ADDRESS IN RED-INKED AREA: _____ _____ Building Official: _____ 800 Main Street Anytown, WA 99999	ELECTRICAL DEPARTMENT www.electrical.wa.gov PROJECT NAME AND ADDRESS IN RED-INKED AREA: _____ _____ Electrical Supervisor: _____ 800 Main Street Anytown, WA 99999	
Foundation, Permits, Review and Inspection Use, Pass, Permit, Review and Inspection Modular connections to foundations Connections at main freezers/siding at zone All site health practices and landings Hinged roof structure and roofing connection Installation of Nisk Sphix three pump system at site Floor insulation to plan Verification of building air test to 7 ach per WSEC credit Completion and posting of WSEC compliance cert. Completion of fill at roof and contribute air at vent. Drip test to exterior in atmosphere	Building connection for Install wire and ductwork to M Sphix hot pump Building cross over connections between modules	
Inspector's name (print): _____ (Date: _____) (Signature: _____)		_____ Date: _____ Manufacturer's signature

Contact us

Email:
FAS1@lni.wa.gov

Call:
1-800-705-1411 Option 3


Mailing address:
WA State Dept. of Labor & Industries
PO Box 44430
Olympia, WA 98504-4430

FAS Approved Modular Units and Local AHJ's

- Local Authorities - Building Department:
 - Receive copy of approved plans.
 - Notified by NLEA of modular building location and work.
 - Responsible for all local permitting for site completed work
 - ID the modular unit by the FAS label.

- L&I or Local Electrical Section
 - Check for FAS label before approving service to building.
 - Must inspect any site installed electrical equipment.

Notification to Local Enforcement Agency

Department of Labor and Industries Factory Assembled Structures PO Box 44430 Olympia WA 98504-4430 www.wa.gov/lni/EAS/ (case sensitive)				File: <input type="checkbox"/> EIR <input type="checkbox"/> CDR <input type="checkbox"/> CDR <input type="checkbox"/> EIR
NOTIFICATION TO LOCAL ENFORCEMENT AGENCY				
The Factory-Built unit identified below requires completion work at the site as specified.		Date: 1/01/2020 M 99999 Mod: Modular Building Example		
Owner's name: Happy E. Homeowner Installation address: 12341 1st Lane City: Anywherewanna		Mod's serial no.: BR549 Type of construction: VH Capacity: 103 Circuitry: Outahere		
State: WA ZIP: 99909		ETA at site: 07/04/2020 Phone number: 123-567-5309		
Installation site is in: <input checked="" type="checkbox"/> City <input type="checkbox"/> County				
DESCRIBE ITEMS REQUIRING COMPLETION WORK AT THE SITE.				
BUILDING DEPARTMENT www.wa.gov/ INSERT NAME AND ADDRESS IN SHADED AREA To: Building Official 9876 Main Street Anywherewanna, WA 99909		ELECTRICAL DEPARTMENT www.wa.gov/lni/electrical/ INSERT NAME AND ADDRESS IN SHADED AREA To: Electrical Supervisor 9876 Main Street Anywherewanna, WA 99909		
Foundation Permit, Review and Inspection		Building connection to service		
Gas lines Permit, Review and Inspection		Install wire and disconnect for M-Split heat pump		
Modular connections to foundation		Building cross over connections between modules		
Modular connections at mate lines/ext siding at same				
All site built porches and landings				
Hinged roof structure and roofing completion				
Installation of Mini Split Heat pump system as on plan				
Floor insulation to plan				
Verification of building air test to 3 ach per WSFC credit				
Completion and posting of WSFC compliance cert.				
Completion of flue at roof and combustion air to ext.				
Dryer vent to exterior in crawlspace				
Inspector's name (print/type)		Manufacturer's name (print/type)		
Phone: (8 am to 5 pm)		Date		
Office location		Manufacturer's signature		
F825 015 000 notification to local enforcement agency 03 2009				
RESET				

Site address, manufacturers name, serial number of building, approximate date of arrival.

Local AHJ and EL inspector, itemized list of major items needing inspection on site by locals.

Our authority is limited by the type of product. For example, tiny houses:

RCW [43.22.450](#)

Factory built housing and commercial structures, regulating installation of—Definitions.

Whenever used in RCW [43.22.450](#) through [43.22.490](#):

- (1) "Department" means the Washington state department of labor and industries;
- (2) "Approved" means approved by the department;
- (3) "Factory built housing" means any structure, including a factory built tiny house with or without a chassis (wheels), designed primarily for human occupancy other than a manufactured or mobile home the structure or any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site;
- (4) "Install" means the assembly of factory built housing or factory built commercial structures at a building site;
- (5) "Building site" means any tract, parcel or subdivision of land upon which factory built housing or a factory built commercial structure is installed or is to be installed;
- (6) "Local enforcement agency" means any agency of the governing body of any city, county, or state which enforces laws or ordinances governing the construction of buildings;

Tiny Houses/Tiny Houses with Wheels

(Modular Buildings)

- FAS regulates modular buildings (built off site) on a state wide basis.
- Modular buildings must be constructed to the State Building Code.
- LNI Modular buildings approval process:
 - Plan Review.
 - Factory (offsite) Inspections.
- Approved building labeled with insignia (gold label).
- FAS approval replaces AHJ approval of factory const.
- Local AHJ permits, reviews and inspects foundation (as with any modular building)

They are not under our authority if they will be built where they are first used or occupied (building site).

Helping our common customers by getting them to the correct resources.

L&I frequently receives inquiries regarding the rules and requirements for “tiny homes” from customers referred to L&I by a local jurisdiction. If a customer in your jurisdiction is inquiring about permits for a “tiny home”, tiny house (TH), or tiny house with wheels (THWW), it is important to first determine who has authority over their project before sending them to L&I. This can help avoid L&I having to send a customer back to the jurisdiction because they had incomplete, or incorrect information.

Questions such as...

- Can I live in my park model recreational vehicle?
 - Can I put my 380 sq. ft. manufactured home with a 20 pound roof snow load design on my lot in your jurisdiction?
 - Do I need permits to build my tiny house with wheels in my yard so my mom can live in it there?
- ...are all “tiny home” or TH/THWW topics that fall under the local jurisdiction authority. You can often find information to help you answer these type of questions on the [L&I website](#), and in [informational L&I documents](#) such as [this one](#).

**Modular
Buildings Insignia**
**Any houses 400
sq ft currently
receive this
same insignia as
any other
modular
building.**

**This may stay
the same
following the
2018 adoption
with the addition
of a “TH” at the
end of the plan
number.**

Helpful information for a
local jurisdiction about:

Tiny Houses/Tiny Houses with Wheels

As approved under:
[WAC 296-150F](#)

Please see the legend for this insignia on the Modular Building Document, or L&I website.

In Washington State, tiny houses, and tiny houses with wheels, must meet the State Building Code requirements (RCW 19.27.031) – based on ESSB 5383 (as passed 2019). When they are built at an offsite location they are residential modular buildings regulated by L&I.

Units such as Park Model RVs (PMRV), Recreational Vehicles (RV) and HUD Manufactured Homes are not tiny houses, or tiny houses with wheels, in Washington. Conversationally individuals will often call all of these types of units “tiny homes”. This can create confusion during the permitting, approval and placement/use processes.

L&I frequently receives inquiries regarding the rules and requirements for “tiny homes” from customers referred to L&I by a local jurisdiction. If a customer in your jurisdiction is inquiring about permits for a “tiny home”, tiny house (TH), or tiny house with wheels (THWW), it is important to first determine who has authority over their project before sending them to L&I. This can help avoid L&I having to send a customer back to the jurisdiction because they had incomplete, or incorrect information.

Questions such as...

- Can I live in my park model recreational vehicle?
- Can I put my 380 sq. ft. manufactured home with a 20 pound roof snow load design on my lot in your jurisdiction?
- Do I need permits to build my tiny house with wheels in my yard so my mom can live in it there?

...are all “tiny home” or TH/THWW topics that fall under the local jurisdiction authority. You can often find information to help you answer these type of questions on the L&I website, and in informational L&I documents such as this one.

Please note that while L&I inspects and labels various types of buildings or units; local towns, cities and counties are the authority for regulating how all buildings, or units, are used within their jurisdictions. This includes RV’s, PMRV’s, manufactured homes and modular buildings.

L&I approves construction of RV’s, PMRV’s, that are built for sale, or lease, in WA State. Manufactured homes are constructed in approved factories under federal (HUD) authority. L&I only approves the construction of modular buildings at the offsite building location, or at the factory.

Tiny houses and tiny houses with wheels that are built at an offsite building location, or factory are under L&I authority for review, inspection, and insignia. These houses are regulated by Factory Assembled Structures as modular buildings or modular housing/homes.

Tiny houses and tiny houses with wheels that are built on the site where they are being used are under local building department authority for all review, inspections, and use. “Continued on next page”

1

The legend at the right corresponds to the L&I insignia shown in the upper right corner of page 1 of this document.

You can verify the design criteria for an existing building from the insignia by using the legend (image right). Older tag versions, and legends are available on the L&I website.

If an applicant is proposing an L&I approved tiny House/ tiny House with Wheels in your jurisdiction, the L&I approved plan documents will show the design criteria for the building.

Please see our Commercial and Residential Modular Buildings document, or the L&I website for additional information regarding all modular buildings; including tiny Houses/tiny House with Wheels

FBS	Department insignia number (pre-printed)
D	Date insignia prepared
M	Manufacturer’s FAS identification number
MSN	Manufacturer’s serial number for this building section
UBC/PLAN APP	FAS plan number for the building
PD	Pod (module) of Pods (modules) for example module 1 of 3...
OP	Origination point (state of manufacture)
OG	Occupancy Group
TC	Type of construction
IS	Incomplete systems (items requiring completion onsite) – examples = Structural, Mechanical, Electrical, Plumbing
SUB-YR	Building code cycle year unit is built in accordance with
SEC-YR	Electrical code cycle year unit is built in accordance with
ESL	Electrical service load in amps, or amps/kva
RF	Roof snow load
W	Wind design load Vult/exposure category
Seismic Zone	Seismic design category
TD	WSEC climate zone (temperature differential)
HTG	Heating system (examples): FAE-forced air electric, FAG-forced air gas, FPRH-fan power room heater, SPLIT- split system, HYD – hydronic, N/A (or none)- unheated building
AC	Is air conditioning included (Yes or No)
P	Number of plumbing fixtures included (UPC Table 610.3 is used to determine fixtures)

If a TH/THWW is moved from the original site of occupancy to another building site, it is under the authority of the local jurisdiction for review and inspection of any alterations, changes of use, occupancy, or similar.

If a TH/THWW is moved from the original location to somewhere other than a building site (for example: a dealer lot, factory yard, or similar location) and altered at the offsite location; L&I will be the review and inspection authority for the alterations.

This is a courtesy document for informational purposes. Please see the applicable RCWs, WACs (including 296-150F), and applicable codes for complete language. Also for the most current information please visit our website at www.LNI.WA.GOV. For questions regarding this topic, please contact us using the information below.



Washington State Department of
Labor & Industries
Factory Assembled Structures Program

Contact us

Email:
FAS1@lni.wa.gov
Call:
1-800-705-1411 Option 3

Mailing address:
WA State Dept. of Labor & Industries
PO Box 44430
Olympia, WA 98504-4430

2

Can we get this small and still meet the building code?

Sure...

A part of the hurdle for smaller units was cleared when the minimum room area was reduced 70 square feet (from 120 for one room) in this current code. And it remains unchanged for 2018

SECTION R304 MINIMUM ROOM AREAS

R304.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

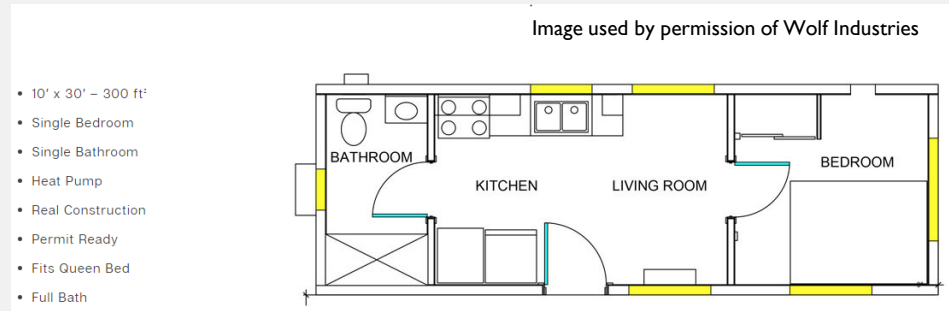
R304.2 Minimum dimensions.

Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension.

Exception: Kitchens.

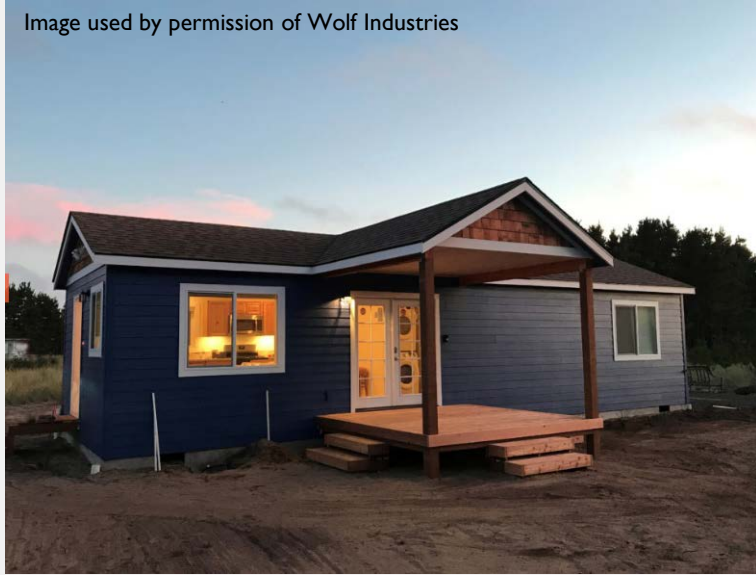
R304.3 Height effect on room area.

Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.



Small modular houses, 400 sq ft or less = a tiny house come November

Image used by permission of Wolf Industries



Web sites linked to this slide were found from a basic internet search and do not represent any form of preference, or referral to these manufacturer's. They are used merely show a sample of what is easily found online regarding this topic.

- 10' x 40' – 400 ft²
- Single Bedroom
- Single Bathroom
- Real Construction
- Fits King-sized Bed
- Permit Ready
- Tankless H₂O Heater
- Full Living Room

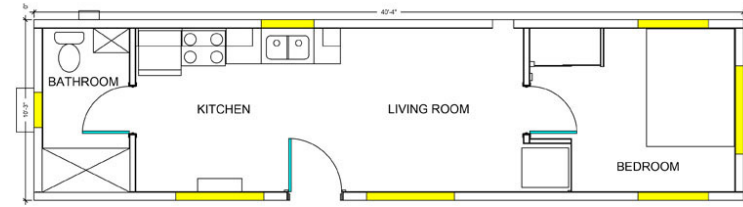


Image used by permission of Wolf Industries

Image used by permission of Wolf Industries



So what about appendix Q?

The original text before amendments was primarily a list of exceptions for dwellings less than 400 sq ft. And 4 definitions.

The WA amendments incorporated many of the provisions directly into the body of the code

APPENDIX Q TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 GENERAL

AQ101.1 Scope.

This appendix shall be applicable to tiny houses used as single dwelling units. **Tiny houses shall comply with this code except as otherwise stated in this appendix.**

[Let's glance at WA amended appendix Q](#)

Other changes have been made to the IRC for 2018

5 **Sec. 6.** RCW 19.27.035 and 2018 c 207 s 2 are each amended to
6 read as follows:
7 The building code council shall:
8 (1)(a) By July 1, 2019, adopt a revised process for the review of
9 proposed statewide amendments to the codes enumerated in RCW
10 19.27.031; and
11 ((+2+)) (b) Adopt a process for the review of proposed or enacted
12 local amendments to the codes enumerated in RCW 19.27.031 as amended
13 and adopted by the state building code council.
14 (2) By December 31, 2019, adopt building code standards specific
15 for tiny houses.

[What about the THWW – option 2](#)



Stay tuned for the WA
Amendments session later in
the week for details of these
changes.

What Did the State Do - An Overview of State Amendments to the Building Codes

INSTRUCTOR: Micah Chappell, MBA, CBO, WABO TCD Chair
LEVEL: Intermediate
CODES REQUIRED: WA Custom Codes (if available)

We will cover selected state amendments to the codes including building, residential, fire, mechanical, plumbing, and others upon request. We will also briefly discuss some of the rationale for major changes, the process for getting state amendments to the building codes adopted, and how to get involved in future code cycles. Attendees are encouraged to bring code change proposals to add to future code development.

Target Audience:

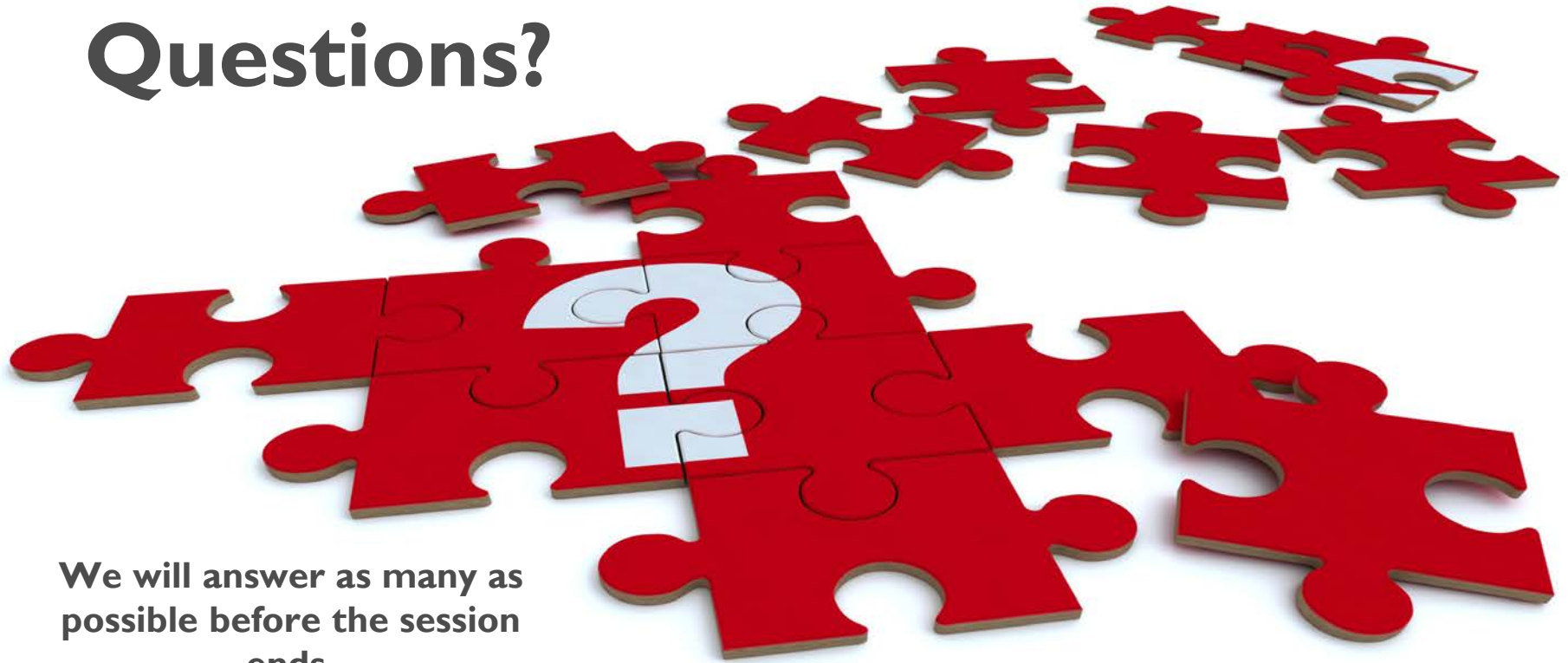
<input checked="" type="checkbox"/> Building Officials	<input checked="" type="checkbox"/> Inspectors	<input checked="" type="checkbox"/> Plans Examiners	<input checked="" type="checkbox"/> Permit Technicians	<input checked="" type="checkbox"/> Architects	<input checked="" type="checkbox"/> Fire Marshals
<input checked="" type="checkbox"/> Designers	<input checked="" type="checkbox"/> Engineers	<input checked="" type="checkbox"/> Contractors	<input type="checkbox"/> Other Professions		

2018 IRC Update

FACTORY ASSEMBLED STRUCTURES CONTACTS

- Emails can be sent to FAS1@lni.wa.gov ****This will place your e-mail in front to the entire FAS Staff.**
- Or Call 1-800-705-1411 Option 3 (then follow prompt)
- Shane Daugherty– FAS manager & plan review supervisor (360)902-5222 or dauu235@lni.wa.gov
- Ken Knutson – FAS technical specialist (360) 742-8272 or knun235@lni.wa.gov
- John McMillan – Manufactured Home Installation/er (360) 480-1152 or mcmj235@lni.wa.gov

Questions?



We will answer as many as possible before the session ends.

Thank you for attending



Washington State Department of
Labor & Industries

Field Services and Public Safety – Factory Assembled Structures Program

KEEP WASHINGTON SAFE AND WORKING...



Mailing address

WA State Dept of Labor & Industries
Factory Assembled Structures
PO Box 44430
Olympia WA 98504-4430

Location

7273 Linderson Way SW Tumwater WA 98501

Tiny House Notion - Tiny Homes Big Questions (AM Session)

INSTRUCTOR: Kelly Mayo & Michael Luke - Labor & Industries

LEVEL: Beginning, Intermediate, Advanced

CODES REQUIRED: N/A

Everything you ever wanted to know, or maybe didn't, regarding tiny house jurisdiction in Washington State. A look at what people call tiny houses, versus the definition passed by the WA State legislature. We will discuss the rules/codes as developed, and adopted, by the State Building Code Council; and how they relate to Tiny Houses and Tiny Houses on Wheels. We will also explore the separation between Labor and Industries authority, and the authority of local jurisdictions.

Target Audience:

- | | | | | | |
|--|--|---|---|--|---|
| <input checked="" type="checkbox"/> Building Officials | <input checked="" type="checkbox"/> Inspectors | <input checked="" type="checkbox"/> Plans Examiners | <input checked="" type="checkbox"/> Permit Technicians | <input checked="" type="checkbox"/> Architects | <input checked="" type="checkbox"/> Fire Marshals |
| <input checked="" type="checkbox"/> Designers | <input checked="" type="checkbox"/> Engineers | <input checked="" type="checkbox"/> Contractors | <input checked="" type="checkbox"/> Other Professions - Owners/Potential Purchasers | | |

Much ADU about Nothing (PM Session)

INSTRUCTOR: Todd Blevins, CBO, City of West Richland

LEVEL: Beginning, Intermediate, Advanced

CODES REQUIRED: N/A

