SECOND SUBSTITUTE HOUSE BILL 2071

AS AMENDED BY THE SENATE

Passed Legislature - 2024 Regular Session

State of Washington 68th Legislature 2024 Regular Session

By House Appropriations (originally sponsored by Representatives Duerr, Bateman, Fitzgibbon, Berry, Reed, Ormsby, Ramel, Pollet, and Kloba)

READ FIRST TIME 02/05/24.

1 AN ACT Relating to residential housing regulations; adding new 2 sections to chapter 19.27 RCW; and creating a new section.

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

4 <u>NEW SECTION.</u> Sec. 1. A new section is added to chapter 19.27 5 RCW to read as follows:

6 (1) The legislature finds that lowering the cost of middle and 7 multiplex housing construction will increase the housing supply and 8 help address the state's shortage of affordable housing. It further finds that home builders and residentially focused architects are 9 10 more familiar with the provisions of the international residential 11 code. Allowing middle and multiplex housing to be built according to the standards of the international residential code will result in 12 housing being easier to build and more affordable without sacrificing 13 14 quality and safety. Therefore, the legislature intends to simplify 15 the production of middle and multiplex housing by allowing more types 16 of housing to use provisions of the international residential code.

17 (2) The state building code council shall convene a technical 18 advisory group for the purpose of recommending the additions or 19 amendments to rules or codes that are necessary for the council to 20 apply the Washington state residential code to multiplex housing. The 21 technical advisory group shall determine the most efficient mechanism to implement these changes in the Washington state residential code. These recommendations must include those code changes necessary to ensure public health and safety in multifamily housing under the international residential code and must consider the life safety systems and accessibility requirements for multiplex housing from the Washington state building code.

7 (3) The advisory group shall provide its recommendations to the 8 council in time for the council to adopt or amend rules or codes as 9 necessary for implementation in the 2024 international building code. 10 The council shall take action to adopt additions and amendments to 11 rules or codes as necessary to apply the international residential 12 code to multiplex housing by November 1, 2026.

13 (4) For the purposes of this section, "multiplex housing" means a 14 building with up to six dwelling units consolidated into a single 15 structure with common walls and floors and a functional primary 16 street entrance, or a building of up to three stories containing up 17 to six dwelling units consolidated into a single structure.

18 <u>NEW SECTION.</u> Sec. 2. A new section is added to chapter 19.27
19 RCW to read as follows:

20 (1) The state building code council shall convene a technical 21 advisory group for the purpose of recommending amendments to the international building code that would allow for a minimum dwelling 22 23 unit size that is less than the requirements for an efficiency 24 dwelling unit in the international building code. The technical 25 advisory group shall consider aligning the state building code sections related to interior environment with the relevant sections 26 27 of the national healthy housing standard published by the national 28 center for healthy housing. When developing the recommendations, the technical advisory group must review the differences between the 29 30 state building code and the national healthy housing standard and 31 allow experts in public health and fire safety to comment during the process. 32

technical advisory group shall 33 (2) The provide its 34 recommendations to the council in time for the council to adopt or 35 amend rules or codes as necessary for implementation in the 2024 international building code. The council shall take action to adopt 36 37 additions and amendments to rules or codes as necessary by November 38 1, 2026.

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1 <u>NEW SECTION.</u> Sec. 3. The office of regulatory innovation and assistance shall contract with a qualified external consultant or 2 entity to develop a standard energy code plan set demonstrating a 3 prescriptive compliance pathway that will meet or exceed all energy 4 code regulations for residential housing in the state subject to the 5 6 international residential code. The standard energy code plan set may 7 be used, but is not required, by local governments and building industries. In developing the standard energy code plan set, the 8 consultant shall, at a minimum, seek feedback from cities, counties, 9 building industries, and building officials. The standard energy code 10 plan set must be completed by June 30, 2025. 11

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