



STATE OF WASHINGTON
DEPARTMENT OF LABOR AND
INDUSTRIES

Factory Assembled Structures
PO Box 44430 • Olympia, Washington 98504-4430

January 1, 2025

Dear Interested Builder,

"Tiny Houses/Tiny Houses with Wheels" are small dwelling units no larger than 400 square feet and are often built somewhere other than where they will be used. This Washington State Department of Labor & Industries (L&I) information provides you with some things you need to know before building.

The information includes the following:

- Review of requirements including a list of state laws, rules, and building codes;
- Whether you need to go to L&I or your local building official for approvals;
- L&I plan application and checklist, and;
- L&I inspection request application.

Please be aware designing and building a Tiny House is very detailed work. If you are unfamiliar with building codes or construction, we urge you to seek a licensed architect or engineer, or a registered building contractor before starting any work.

L&I staff cannot advise or help with the design and construction of your Tiny House. We can, however, answer questions about our requirements. Feel free to contact us at FAS1@Lni.wa.gov, or 1-800-705-1411 Option 3. Visit our [Tiny House website](#).

If you determine that you need L&I approval of your Tiny House, we look forward to reviewing your plans and performing those inspections done at the off-site construction location.

Please note, all local building permits for the use and placement, site utilities, foundation, site built decks/porches, and similar, are still required. Please contact the local building department regarding these items.

Sincerely,

Melissa McBride, Program Chief

Factory Assembled Structures Program

Washington State Department of Labor & Industries

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.

What do I need to do?

- IF you are building a tiny house/tiny house with wheels on the site where it will be first occupied and used, then you do not need to read any further, [contact your local building department](#). You may also need an [L&I electrical inspection](#).
- IF you are building a tiny house/tiny house with wheels somewhere OTHER than where it will be first occupied, then **keep reading, the rest of this document is important to you**. The FAS program inspects all houses constructed off site. We will treat your “off site location” as the “factory” for the factory built housing unit.

Key Steps - Plan Review, Inspections, Insignia and Delivery/Installation

You will need to submit [appropriate fees](#) and have your plans approved by us before we can inspect any of your work. The fees for inspections are based on the [WAC 296-150F-3000](#) as shown in table 1A, under Department Inspection Fees. The applicant/manufacture is responsible for all L&I FAS fees. All inspection fees are invoiced to the builder/manufacture. There are additional charges for re-inspections and resubmittal of plans.

Please consider your level of knowledge, skills, and abilities pertaining to the various aspects of building a tiny house. All construction work must meet the requirements of the [applicable codes](#). You will need to purchase or have access to these codes and to any [amendments or changes that Washington State Building Code Council has made to them](#).

If you are unfamiliar with construction, electrical wiring, plumbing, mechanical work or with designing and preparing plans for your house, you will need to engage the help of professionals who are. Depending on your knowledge, skills, and the design complexity of the structure, this might be engineers, architects, plumbers, electricians and contractors. For legal reasons, L&I staff cannot advise

you on, or help you with, the design and construction of your tiny house. Please refer all questions about how to perform various aspects of designing and constructing a tiny house to your hired professionals.

Plan Review

Your tiny house must meet the requirements of the International Residential Code, the Washington State Energy Code, the Uniform Plumbing Code and the National Electrical Code. These codes apply statewide and often there are changes or amendments made to them. Please see the [Washington State Building Code Council web site](#) for information on the current statewide building codes and amendments. Information on the current National Electrical Code is on the [L&I Electrical Program website](#).

L&I staff cannot “consult” on building design and will not “correct” items during the L&I review process. Please refer all questions about how to perform various aspects of designing and constructing a tiny house to your hired professionals.

Your plans will require stamping by a Washington licensed Professional Engineer and/or Architect in accordance with [WAC 296-150F-0320](#) (3). For your convenience here is a link to the [Plan Stamping Guidelines](#).

All plan drawings and details must be neat, legible, and drawn to a recognized architectural “scale”. The minimum scale is ¼” per foot.

Upon receipt of your plans, they are assigned a plan number. We review plans on a first come, first served basis. Normally it will be several weeks before we can start the actual review. We will notify you of the status after the review. If we need anything else, or the drawings require correction, we will email you a written list so you will know what is required for resubmittal. Once approved we will send you a set of plans with our approval stamp on it. We may also send a set of the approved plans to the local building department.

Inspections:

Once you have received your approved plan from us, you can have your tiny house construction inspected. All L&I FAS inspections take place at the factory/offsite construction location. You need to have the approved plan available for the inspector to use.

The inspector must inspect all parts of the house before you cover any construction. Covered construction, which has not been inspected and approved, must be opened up for inspection, so please do not proceed with work until the inspector has given you approval to do so.

To request an inspection for your house, complete either the “in state inspection request” form or the “out of state inspection request” form and send it to us using the instructions at the bottom of the form.

The inspector will invoice you for the inspection trip. If you request an inspection and you are not ready, you will still be charged for the trip. See [WAC 296-150F-3000](#) for a list of inspection fees. The inspection fee will include the time for travel and inspection and for mileage. Additionally, for out of state inspections the invoice will include travel expenses such as airfare, car rental, per diem, lodging etc. Payment is due upon receipt. Payment can be on line by credit card or by mailing a copy of the invoice along with your check or money order.

The “**required tiny house inspections**” document lists all of the inspections that might be required for your house. You are responsible for knowing which inspections you need and for being sure that you request inspections in a timely manner. Some inspections on this list might not apply and many times several inspections can be done on the same trip. For most tiny houses, the inspector will need to make three inspection trips.

- The first inspection trip will be for the “floor” and will include the floor framing and insulation and any wiring or piping located there. It will also include the chassis (for units with wheels).
- The second inspection trip is a “cover” inspection and includes the framing in the walls and roof, and the insulation, wiring and plumbing in those locations.
- The third inspection trip will be a “final” inspection when the tiny house is complete and ready to ship to site.

At the end of each inspection, the inspector will either approve the construction, or provide you with a report of what must be corrected. For legal reasons, L&I staff cannot advise you on, or help you with, the construction of your tiny house. Please refer all questions about how to perform various aspects of designing and constructing a tiny house to your hired professionals.

Once all corrections have been made and the house passes the final FAS factory inspection, the FAS insignia of approval (gold seal) is applied to the house.

The local jurisdiction building inspector, plumbing inspector and electrical inspector are responsible for all work done at the installation site. The FAS program does not inspect work on site except the repair of damage that occurred during transport or installation.

Insignia and Delivery/Installation:

Once we have approved the construction at your factory location, the inspector will put an “insignia” of approval on your house. The local building department will look for the insignia to verify LNI inspections. You will need to apply for the insignia, and pay the applicable fees, prior to requesting the final inspection. It can take a number of weeks to process an insignia application, so plan accordingly. It is strongly recommended that you submit the application, and fees, with the plan approval request.

You will need all the applicable permits from [the local building department](#) (where the house will be located), before you can ship it to site.

The local building department is responsible for the following:

- ☐ Approving the foundation of the tiny house,
- ☐ Making sure it meets zoning regulations,
- ☐ The actual installation and completion of the tiny house on your property,
- ☐ Any other local requirements of the site you intend to locate the house on.

You will also need a [permit from the LNI electrical program](#) or [your city electrical program](#) to connect your tiny house to power.

A word of caution; FAS does not review the shipping requirements for your house. You are responsible for safe and legal transport over the roads and highways. This includes both size and weight restrictions and the requirements that all loads must be secure. Your house must be structurally sound so it will not collapse, fall off the chassis or fail during transport. Please consult your licensed design professional to ensure your configuration is safe for transport. Please consult the [Washington State Patrol](#), and [Department of Transportation](#) regarding the movement of your house on Washington roadways.

Some Important notes about licensing requirements:

If you are going to build a tiny house there are several registration, and licensing, issues you need to be aware of and consider.

- ☐ You may need to be a registered general contractor depending where you are going to work on a tiny house, and what duties you are performing. Please [contact the LNI Contractors Program](#) to find out the requirements for your situation.
- ☐ All plumbing must be installed by a Washington State licensed residential or commercial plumber.
- ☐ All electrical work must be performed by a Washington State licensed electrical contractor and licensed electricians.
- ☐ There are exceptions for homeowners doing electrical and plumbing work on their own house. Please [contact the plumbing program](#) and [the electrical program](#) to determine the licensing requirements for your situation.

Please see [our tiny house website](#) for additional information, documents and forms.

Tiny House Plan Checklist

Tiny house construction plans must include the following drawings and information. Use this checklist to be sure your plans are complete. Incomplete plans will be returned without review. Include a copy of this checklist with your plans and applications.

Please check the circle next to each document to show that it is included, or it is not applicable (N/A). If you indicate N/A, you must include an explanation. For all of the drawing items you will need to fill in the primary sheet numbers where the information can be found.

Documents and associated items:

At the front of your package, include the following:

- The combined Plan and Insignia fee of \$968.10
- Plan approval and Insignia request form. Completed form [F623-039-000](#) - see instructions.
- Notification to Local Enforcement agency form. Completed form [F623-013-000](#) - see instructions.
- Tiny House Plan Checklist. A copy of this checklist with each item verified.

Next, provide each of these:

- A completed set of Washington State Energy Code (WSEC) forms including; prescriptive or UA component worksheets, glazing schedule, heat sizing worksheet, and a compliance certificate. WSEC forms and resources are at the <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx> website. Note: WSU energy offers a hotline number on their website if you need assistance with filling out the forms.
- Engineering calculations (as applicable). Engineering calculations are required for any structural designs that do not meet the prescriptive construction requirements in the International Residential Code (IRC). A Washington State registered professional engineer or a Washington State registered Architect must stamp all calculations. Calculation pages must be numbered and the professional stamp must be on each page or it can be on the title page and the index page. Please see the [Plan Stamping Guidelines](#).
- Truss drawings (if you are using trusses). Each type of roof or floor truss must include an engineered drawing stamped by a Washington PE. The company who is building the trusses for you provides truss drawings.

Plan sheets and associated items:

Please email FAS1@lni.wa.gov to request electronic submittal instructions. All plan drawings and details must be neat, legible, and drawn to a recognized architectural “scale”. The minimum scale is ¼” per foot. Each page of the drawing set needs to have a drawing name, for example; “floor plan”, “details”, “plumbing”, etc. A drawing number and the date prepared or last revised is also required.

- Cover drawing with:
 - Information identifying the person or company submitting the plans with mailing address, phone and email contact information. Also, include the factory address. The “factory address” is the off-site location where you will be building your tiny house.
 - A list of any design professionals, such as engineers and architects for the project.
 - A drawing index listing all pages in the drawing set by page title and drawing number. You can choose the drawing numbers as long as each page has a unique number.

- A statement as to the codes used to design the plan. These must include the version year of each code. See the WA State Building Code Council for current information: <https://sbcc.wa.gov/state-codes-regulations-guidelines>
- The design criteria used for the house, such as roof load, wind load, earthquake zone etc. Most building departments publish the required minimum design criteria for their area on their website.
- List any prescriptive designs used to build the house. This would be specific code sections and table numbers from the IRC and would include, but is not limited to floor joists, wall studs, braced walls, wall headers, roof joists. An engineer or architect must stamp your plans in accordance with [WAC 296-150F-0320](#) (3).
- Other pertinent information, such as general notes, may be included.
- Floor Plan of the main floor, and plan of any other floor levels (including lofts) in the house. The plan needs to show:
 - The locations of the exterior and interior walls.
 - Overall house dimensions and the interior dimensions for rooms and width of hallways.
 - Label each room showing its use (e.g. bedroom, living room etc...).
 - Locations and sizes of doors and windows. Identify which windows are for emergency escape (you can add “esc” to the window size callout).
 - Location of any safety glazing.
 - Cabinets, equipment, appliances and fixture locations.
 - Interior stairs, location, orientation and run.
 - Exterior porches, decks, stairs, awnings.
 - Locations of handrails and guardrails at stairs, porches, lofts etc...
- Outside Elevations showing:
 - Siding and roofing materials (call out types or products).
 - Window and door configurations and swings.
 - Roof eaves and overhangs.
 - Exterior porches, decks, awnings, and guardrails.
- Cross Section(s) – a major transverse section through the house showing:
 - The main material components of the floor, wall and roof assemblies including: framing materials, sheathing type exterior coverings, type of insulation in each assembly, location/type of vapor retarder, interior finish, etc.
 - Vertical and horizontal dimensions showing overall width and height and the finished floor to ceiling dimensions for all areas. Multiple sections may be required if there are areas of varying ceiling height, etc.
 - Roof eave and overhangs.
 - Locations of roof vents, baffles, etc. (including a calculation of the venting per square foot).
 - Foundation or chassis support locations under the floor of the house.
 - Cross sections should be drawn at 1/2” scale or larger.
- Framing Plans (as applicable).
 - Types, locations and lengths of braced walls (see IRC 602.10) or engineered shear-walls.
 - Connection details for all brace walls to upper framing (roof/ceiling), and to the floor framing.
 - If you are using trusses in a roof or floor, then provide a truss plan (framing drawing) showing the location of each type of truss in the assembly. These may be part of the engineered truss drawings from the truss manufacturer

- Provide a plan view drawing for roof and floor framing, and wall framing elevations to help explain how you are building your house. Framing drawings must show the size and material grade of each type of joist, stud and rafter, and identify the same information for other major members such as beams, rims, headers and plates.
- Construction/Section Details (as needed).
 - Provide section details to help explain how you are building your house, and comply with the applicable code sections. A few examples of typical section details include; how a roof is connected to walls, walls to the floor system/foundation, flashing at door/window heads and deck ledgers, etc. They are also used to show other specially built portions of the house in a close up “detail” that explains how this part of a house is to be assembled. Section details are normally drawn at ¾” scale or larger.
- Stair Details (if applicable).
 - If the house has an interior stair, provide a section drawing through the long dimension showing the rise and run overall and of the steps along with any landing dimensions.
 - Indicate guard, and handrail, locations either on a “stair plan” or on the main floor plan.
- Foundation System - Note: L&I only reviews the foundation system plan to be sure it appears reasonably suitable for the general house design. The local building department where your house will be installed must approve your foundation plans.
 - Foundation system locations with dimensions.
 - Pier and blocking locations with spacing dimensions.
 - Point load locations corresponding with the framing plans
 - Hold down/strap connection points (if applicable) corresponding to framing (brace/shear wall) plans.
 - Tie-down or special connection locations.
- Chassis (for Tiny Houses with Wheels) this drawing(s) will require an engineer’s stamp and supporting design.
 - All frame components such as steel beams, axles, cross-members, outriggers headboard and towing hitch.
 - Welding callouts showing how each of the chassis components is welded together. The welding callouts need to show the location, type and length of each weld.
 - A statement of special inspection from the engineer of record, and identification of the special inspection agency being used to complete those inspections.
 - A detail or details showing how the tiny house is connected to the chassis.
 - A detail or details showing how the chassis is connected to the foundation system.
- Electrical Floor Plan Drawing showing the locations of:
 - Appliances.
 - Electrical equipment such as the electrical panel(s), electrical utility meter, ATS, MTS, generator plug
 - Emergency disconnect required by NEC 225.41 or NEC 230.85 (readily accessible outdoor location)
 - Required working space width and depth per NEC 110.26A - Working space depth and width shall be identified with dash lines and in inches or feet. (also see NEC 440.14)
 - For the purpose of design and inspection, working space depth will be measured from the equipment’s outermost cover or door
 - Rooms and spaces properly identified
 - HVAC equipment and water heaters.

- Disconnects for equipment such as HVAC, water heaters, (Indicate if fused or non-fused)
 - Receptacles, lights and switches.
 - Ground fault circuit interrupter receptacles/devices shall be identified "GFCI" – GFCI protection shall be installed in a readily accessible location. A GFCI receptacle located behind an appliance such as a refrigerator is not considered readily accessible. GFCI protection located in panel board is considered readily accessible.
 - Identify all devices/equipment with a circuit number(s) consistent with a circuit(s) on the panel schedule drawing.
 - Smoke detectors
 - Carbon monoxide detectors.
 - Contain symbol legend or shall be provided on an additional electrical plan drawing.
 - An electrical plan drawing shall indicate the "wiring methods" utilized (interior and exterior). Chapter 3 of the National Electrical Code includes wiring methods. Examples: NM-B cable, EMT, RMC, LFMC, FMC – do not use words such as "romex"
 - Electrical cover drawing shall indicate the currently adopted NEC year and WAC 296-46B
- Electrical Panel Schedules located on Electrical Drawing shall indicate:
 - Panel Identification
 - System Voltage, Phase, Bus Rating, bus AIC rating
 - Main CB Amp rating/setting and Main CB AIC rating, or Main Lug Only,
 - Each branch circuit number (shall be shown as actual installation (odd numbers on left and even numbers on the right)
 - Each branch circuit breaker rating/setting
 - Circuit identification/description (Clear, evident, specific purpose)
 - Connected VA or KVA on each circuit phase
 - Total connected KVA
 - Size of each branch circuit conductor
 - Circuit breakers that are lockable per NEC 110.25
 - Identify each circuit breaker that is a GFCI, AFCI, or an AFCI/GFCI circuit breaker. (If GFCI protection is provided via a GFCI circuit breaker, it should not be identified on floor plan drawing as a GFCI receptacle) Only the method of protection used shall be identified.)
 - Circuit breaker supplying surge protection device
 - Installation of a generator interlock kit as applicable
 - A "one line Service/Feeder" diagram shall indicate:
 - Distribution equipment identification
 - System Voltage and phase (single phase or three phase)
 - Service and feeder overcurrent protective device sizes/ratings
 - Bus ratings and AIC ratings of main electrical distribution equipment
 - Clearly identified Service Point and clearly identified Service Disconnect if building is supplied by service
 - Clearly identified Building main disconnect if building is supplied by feeders from a remote service.
 - Service and feeder conductor sizes, type of conductor, and counts (including grounding electrode conductors (GEC) and/or equipment grounding conductors (EGC)). Example (3) 3/0 XHHW-CU, (1) #4 XHHW-CU (EGC)
 - Service and feeder raceway sizes, types, and counts. (Examples of types: RMC, EMT, schedule 80 PVC) -
 - A compliant grounding electrode system per NEC 250.50 including size of grounding electrode

conductors and type of grounding electrodes as identified in NEC 250.52A. (All available grounding electrodes shall be used).

- Emergency disconnect required by NEC 225.41 or NEC 230.85
- Surge protection device required by NEC 215.18, NEC 225.42 or NEC 230.67 (Shall indicate if Type 1 SPD or a Type 2 SPD)
- Electrical load calculation(s) for the modular house showing:
 - A total electrical building load calculation per NEC 220
 - Indicate if load calculation is per the NEC 220 standard method or the NEC 220.82 optional method
 - An electrical load calculation for each panel board shall be provided
- Electrical load calculations shall indicate:
 - Panel or distribution equipment identification/name
 - Bus amp rating and System voltage
 - Connected load in VA or KVA for each load type category
 - Demand factor applied to each load category
 - Calculated load in VA or KVA for each load category
 - Total connected load in VA or KVA and total connected amp load
 - Total calculated load in VA or KVA and total calculated amp load
 - Load calculations shall be clear and detailed. Please see NEC Annex D examples for dwelling load calculation expectations

Not limited to, electrical plan drawings shall clearly show how the dwelling complies with the following NEC code sections:

- NEC 210.8A, C, D, E, F: Ground fault interrupter protection for personnel
- NEC 210.11C: Branch circuits required
- NEC 210.12A: Arc-fault circuit interrupter Protection
- NEC 210.52A through I: Dwelling unit receptacle outlets
- WSEC – Washington State Energy code - Electrical:
 - Installation of electrical/communication boxes shall be installed per WSEC Table R402.4.1.1/R402.4.4
 - Electrical drawings shall clearly show how the structure complies with:
 - a. Interior lighting controls required by WSEC R404.2
 - b. Exterior lighting controls as required by WSEC R404.3
- NLEA - Notice to Local Enforcement Agency form – Electrical
 - Electrical department section – Indicate the local electrical AHJ for the building site location in WA State
 - Electrical side should indicate all electrical work that will be completed on site to complete the building under review. This includes any items installed at the factory and removed for shipping.
 - Not limited to, but two items that should be included on every NLEA
 - a. Details of the site installed electrical supply to building.
 - b. Site portion of the grounding electrode system
- Potable water line drawing in plan or isometric view. Indicate:
 - The type of piping material.

- All fixture locations.
- Pipe size and locations along with changes in direction.
- Indicate where the water service and the water heater connect along with shutoff valves required in these locations.
- Indicate the size, and type, of the water heater
- Note seismic strapping for tank-type water heaters.
- The pressure relief valve (PRV) with the overflow pipe discharging to the exterior of the house.
- A tee must be installed for an expansion tank.
- Drain/waste/vent (DWV) piping system shown in isometric view. Indicate:
 - Type of pipe material.
 - The sewer connection location
 - All fixture locations.
 - All pipe runs with the pipe size, changes in direction.
 - Locations of clean-outs, traps and vents through the roof.
- Gas System. In plan or isometric view. Indicate:
 - List the type (propane or natural gas), and pressure of the gas piping system.
 - The type of pipe material.
 - Locations, length and size of each part of the gas piping system along with changes in direction.
 - Label the points where gas appliances connect to the system.
 - List the BTU input rating of each appliance connected to the system.
 - Indicate where the gas service connects to the system.
 - Indicate where all shut off valves are located where required at the service and at each appliance.
- Mechanical drawing showing
 - The location of all equipment such as furnaces, heaters, heat pumps, mini-split HVAC system components. List the make, model and size of equipment.
 - Locations, type and size of ductwork and registers that are part of a forced air heating system.
 - Locations, make, model of spot ventilation fans, and the whole house fan. Show the method of control for the whole house fan –intermittent, or continuous.
 - Information on special equipment required for energy credits
 - Show termination locations of all exhausts and condensate drains.

When plans are received, they are logged in and assigned a plan number. Normally it will be several weeks before the review of the plans starts. Once your plans are reviewed we will send you an approved plan set or we will notify you via email of what you need to do so the plans can be approved.

STATE OF WASHINGTON

TINY HOUSE REGULATIONS

Effective: March 15, 2024 through October 31, 2026
(Except as Noted)

Refer to the codes shown on the [Washington State Building Code Council Website](https://www.washingtonstatebuildingcode.com/).

Tiny Houses that are built off site are a type of factory built housing, and when built to be sited in Washington State are inspected by the Department of Labor and Industries, Field Services and Public Safety Division and are to be constructed to comply with the codes listed below. Factory built structures WAC rules can be found at the website below. Washington State amendments and Washington State stand alone codes are available as shown in brackets ().

1. Rules for Factory Built Structures

Chapter 296-150F WAC (Dated 10-17-2023) [\(Website\)](#)
(Note: As new rules become effective they will be published on our website)

2. International and Uniform Codes as Adopted per the Washington State Building Code RCW 19.27

- A. *2021 International Residential Code (IRC) and Washington State amendments to the 2021 International Residential Code adopted by Chapter WAC 51-51* (WABO)**
- B. *Appendix Q to the 2021 International Residential Code (IRC) when adopted by Chapter WAC 51-51* (WABO)**
- C. *2021 International Building Code (IBC) and Washington State amendments to the 2021 International Building Code adopted by Chapter WAC 51-50* (WABO)**
- D. *2021 Uniform Plumbing Code (UPC) and Washington State amendments to the 2021 Uniform Plumbing Code as adopted by Chapter WAC 51-56* (WABO)**

3. Washington State stand alone codes as adopted under the Washington State Building Code RCW 19.27 and 19.27A

- A. *Washington State Energy Code, 2021 Edition as adopted by Chapter 51-11R WAC* (WABO)**

4. **Washington State Electrical Laws, Rules and Regulations:**
 - A. **RCW 19.28; WAC 296-46B (current edition)** (L&I Elect.)
 - B. **2023 National Electrical Code (NEC) as adopted by RCW 19.28 and WAC 296-46B**
5. **Other state agency rules that may be applicable:**
(NOTE: List may not be all inclusive)
6. **Also enclosed for your use are:**
 - A. **“Plan Approval Request” form and instructions for completing.**
 - B. **“Application for Insignia” form and instructions for completing.**
 - C. **“Notification to Local Enforcement Agency” form and instructions.**

Copies of Codes are available as follows:

(SBCC) **Washington State Building Code Council**
1500 Jefferson Avenue SE
Post Office Box 41449
Olympia, Washington 98504-1449
360-407-9277
Web Site <https://sbcc.wa.gov/state-codes-regulations-guidelines>

(WABO) **The Washington Association of Building Officials**
P. O. Box 7310
Olympia, WA 98507-7310
Telephone: (360) 628-8669
Web Site www.wabo.org

(L&I Elect.) Department of Labor and Industries

Field Services & Public Safety Division
Electrical Section
7273 Linderson Way SW ms: 4460
Tumwater, WA. 98501
Web Site <https://lni.wa.gov/licensing-permits/electrical/laws-rules-policies>
P O Box 44460 (Mailing address)
Olympia, WA 98504-4460
Telephone: (360) 902-5244



Factory Assembled Structures
PO Box 44430
Olympia WA 98504-4430

Tiny House Plan Approval & Insignia Request Form

If you are unfamiliar with building codes or construction, we urge you to see a licensed architect, engineer, or a registered building contractor before submitting plans or starting any work.

Please email FAS1@Lni.wa.gov to request electronic submittal instructions. Also, see the Tiny Houses Plan Checklist for help (a completed copy of the checklist must accompany your application). We process plans based on the date received. We will notify you following the plan review.

Applicant/Contact Information:

Company/Applicant Name		
Address		
City	State	Zip Code
Phone Number	Email Address	

Contact Person Name (If different than above)	
Phone Number	Email Address

Tiny House Information:

Area of House (sq. feet)	Roof Load (PSF Snow)	Wind Speed/Exposure	Seismic Category
Electrical Service (Amps)		Climate Zone <input type="checkbox"/> 4C <input type="checkbox"/> 5B	
Type of Heating System		No. of Plumbing Fixtures	
Serial/ID Number			

Note: This form is for a single module house only. For a multi-section house, contact L&I for assistance.

Fees:

- ☐ New Plan Design Fee \$539.10
☐ Insignia Fee \$429.00(includes the NLEA fee)
☐ Addendum or Resubmittal \$194.60
Total Fee Enclosed: \$ _____

For Department Use Only		
Application ID	Transaction ID	Check No.
Plan Approval Number	Date Approved	Expiration Date

Instruction to complete the Tiny House Plan Approval & Insignia Request Form

Note: If you are unfamiliar with building codes or construction, we urge you to see a licensed architect, engineer, or a registered building contractor before submitting plans or starting any work.

Applicant/Contact Information

Include your or your company's name and contact information such as mailing address, phone number, and email address. If the contact person information differs from the applicant, please provide it also.

Tiny House Information

1. **Area of House:** This is the size of the house. Measure the area to the outside of the walls at the floor level. It must be no larger than 400 square feet.
2. **Roof Load:** This the snow load capacity of the roof in pounds per square foot (PSF).
3. **Wind Speed/Exposure:** This covers two areas – The strength of the house against wind (speed is measured in miles per hour); and the setting or exposure of the house, whether in the city, open plains, or other location.
4. **Seismic Category:** The answer should be a single letter, and may include a number, for example "D2." This describes the level of earthquake resistance.
5. **Electrical Service (Amps):** This describes the capacity of the house's electrical connection to an electrical grid or power supply as measured in amperes (Amps).
6. **Climate Zone:** These are the two climate zones for Washington. Choose the one where you tiny house will be located. See the state Energy Code for further details.
7. **Type of Heating System:** Please show the primary type. Example answers can include, "Gas," "Electric," "Split," or similar. Note: a woodstove cannot be a primary source of heat.
8. **Number of Plumbing Fixtures:** This is the number of fixtures, such as sinks and toilets in your tiny house. See the Plumbing Code for information on how to determine the number of fixtures.
9. **Serial/ID Number:** This is your unique identifier for the planned tiny house. It can be a serial or identification (ID) number.

Fees

- **If this is your initial** application for your tiny house, please check the boxes "New Plan Design Fee" and "Insignia Fee" and include the total with your plans.
- **If this is a resubmittal** of your plans, then **only** check the "Addendum or Resubmittal" box and include that fee with your plans.



STATE OF WASHINGTON
DEPARTMENT OF LABOR AND INDUSTRIES
Field Services & Public Safety
Factory Assembled Structures
PO Box 44430 Olympia, Washington 98504-4430

FAS Process

Subject: Notification of Local
Enforcement Agencies
(NLEA)

Process:

The department will notify the local enforcement agency after the final inspection of factory built structures at a manufacturing location. After a final inspection is performed on a factory built, commercial structures, or component, the department will send a notice to the local enforcement agency (NLEA) that:

- (1) Specifies what connections, standards, and incomplete items the local enforcement agency must check when the unit is installed; and/or
- (2) Estimates the expected time of arrival of the factory built house or commercial structure to the site.

A photocopy of the NLEA must be placed (taped) in a window closest to the electrical panel box so it may be read from the exterior of the building. If the building has no windows, then the photocopy of the NLEA must be placed (taped) on the electrical panel box cover.

***NOTE: A COMPLETED NLEA AND FEE MUST ACCOMPANY THE APPLICATION FOR INSIGNIA.
ADDITIONAL ITEMS MAY BE ADDED AT FINAL INSPECTION.***

EXCEPTION: For stocker units the installation address or the building department address will not need to be filled out when the insignia is placed on the structure. The NLEA will be placed on the window closest to the electrical service. When the structure leaves the yard to be sited, the installation address and building department address will need to be completed. Place a photocopy of the completed NLEA back in the window and return the originals to the Department of Labor and Industries, State of Washington.

DEPARTMENT OF LABOR AND INDUSTRIES

INSTRUCTIONS FOR COMPLETING "NOTIFICATION TO LOCAL ENFORCEMENT AGENCY" (form [F623-013-000](#))

1. *Provide the date and the name of the Manufacturer.*
2. *Provide the Manufacture Identification number that was assigned by the Department upon approval of the manufacturer's first plan. i.e.: M-222.*
3. *Fill in the owner's name and the installation address of the building.*
4. *Indicate the manufacturers serial numbers of the building. NOTE: each building must have a separate NLEA.*
5. *The department insignia numbers will be filled in by the inspector who completes the final factory inspection.*
6. *Show the "Type of construction". See IBC chapter 6 for construction types.*
7. *Show the occupancy classification listing for the building. See IBC chapter 3 for occupancy groups.*
8. *Enter the approximate date that the building will arrive on site.*
9. *Fill in the phone number of the owner or other contact person for the site installation.*
10. *Indicate if the building installation site is within city or county jurisdiction.*
11. *Fill in the office name and address of the local building official who will do the on site inspections of the building when it is installed. A list of names by county and city can be found at the www.wabo.org web site..*
12. *List all of the non electrical items which are being completed on site and require inspection by the local building official. If all items are standard to a normal modular building installation then this should be noted.*
13. *Fill in the office name and address of the local electrical inspector who will do the on site inspections of the building when it is installed, A list of city inspectors can be found at the www.lni.wa.gov web site. Locations which do not have a separate electrical inspection program use the L&I electrical inspectors from the closest L&I field office.*
14. *List all of the electrical items which are being completed on site and require inspection by the local electrical inspector. If all items are standard to a normal modular building installation then this should be noted.*
15. *Sign and date the form.*

FB_NLEA_Inst



STATE OF WASHINGTON
DEPARTMENT OF LABOR AND INDUSTRIES
Field Services & Public Safety
Factory Assembled Structures
PO Box 44430 Olympia, Washington 98504-4430

To: Tiny House Builders

From: Melissa McBride, FAS Program Manager

Subject: Required Inspections

Effective: March 15, 2024 through October 31, 2026
(Except as Noted)

Refer to the codes shown on the [Washington State Building Code Council Website](https://www.wa.gov/building-code-council).

[WAC 296-150F-0500](#) When Is an inspection required? (1) Before we issue an insignia, each factory-built residential structure and tiny house must be inspected at the off-site location as many times as are required by the codes. (See [WAC 296-150F-0600](#))

NOTE: Approved design plans; specifications, engineering analysis and test results must be available during the inspections.

Inspection may include but not be limited to the following codes:

2021 International Building Code: section 110.3

110.3.9 Special inspection. To be made as required by section 1704. (Welding inspections are required for steel chassis, steel framing and other steel construction)

2021 International Residential Code: section R109

R109.1 General. Construction for which a building permit is required shall not be covered or concealed without first obtaining the approval of the building official.

R109.1.2 Plumbing, mechanical, gas and electrical rough-in. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment.

R109.1.4 Frame inspection. To be made after the roof, all framing, fire blocking and bracing is in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

R109.1.5 Other inspection. In addition to the listed inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provision of this code and other laws which are enforced by the code enforcement agency.

R109.1.6 Final inspection. To be made after the building is completed and ready for shipment.

2021 Uniform Plumbing Code

105 .1 General. Plumbing systems for which a permit is required by this code shall be inspected by the Authority Having Jurisdiction. No portion of any plumbing system shall be concealed until inspected and approved. Neither the Authority Having Jurisdiction nor the jurisdiction shall be liable for expense entailed in the removal or replacement of material required to permit inspection. When the installation of a plumbing system is complete, an additional and final inspection shall be made. Plumbing systems regulated by this code shall not be connected to the water, the energy fuel supply, or the sewer system until authorized by the Authority Having Jurisdiction.

2021 Washington State Energy Code: section R104

104.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official.

104.2 Approvals Required: No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building official.

104.2.1 Wall Insulation Inspection: To be made after all wall insulation and vapor retarder sheet or film materials are in place, but before any wall covering is placed.

104.2.1 Final Inspection: The building shall have a final inspection.

RCW 19.28.101 & 2023 National Electrical Code

No electrical wiring or Equipment subject to this chapter may be concealed until the inspector making the inspection has approved it. If the electrical system exceeds 200 amps or single phase, the manufacturer must advise the department so that appropriate inspection personnel can be provided.

[WAC 296-150F-0510](#) How do I request an inspection? (1) You need to contact us, and we will let you know where your request for inspection should be submitted. Our address is noted in the definition of department.

(2) We need to receive IN-STATE inspection request at least seven calendar days prior to the date that you want the inspection.

(3) We need to receive OUT-OF-STATE inspection requests at least fourteen calendar days in WRITING prior to the date that you want the inspection. With your request please submit a map and directions from the closest commercial airport to your facility. Please include on your map and directions, your manufacturers name, physical address, city, area code, phone number and contact person.

To request an out-of state inspection you need to contact:

Physical Address: Plan Review Supervisor
Department of Labor and Industries
7273 Linderson Way SW (MS: 4430)
Tumwater, WA. 98501

Mailing Address: PO Box 44430
Olympia, WA 98504-4430

Phone: 1-800-705-1411 Option 3

Fax: 360-902-5229

Email: FAS1@lni.wa.gov

NOTE: The inspector will apply an insignia(s) on the tiny house at the manufacturing location after the final inspection.

If you have any question about the inspection process please call the Factory Assembled Structures Department at 1-800-705-1411 Option 3, Fax at 360-902-5229 or Email at FAS1@lni.wa.gov.



STATE OF WASHINGTON
DEPARTMENT OF LABOR AND INDUSTRIES
Factory Assembled Structures
PO Box 44430 Olympia, WA. 98506-4430

WAC 296-150F/C-0510 How do I request an inspection? (1) You must contact us, and we will let you know where your request for inspection should be submitted. Our address is noted in the definition of department.

We must receive in-state inspection requests at least seven calendar days prior to the date that you want the inspection.

PLEASE NOTE THE SEVEN CALENDAR DAYS CAN BE WAIVED UPON APPROVAL BY THE DEPARTMENT

1. The Manufacturer Number (M-) or (CC-) where the structure is being built: _____

2. Date of Inspection(s) at the Manufacturing Plant: _____

3. The type of Inspection(s) needed. Please check the appropriate inspection(s):

Floor Cover: _____

Frame Cover: _____

Plumbing Cover: _____

Mechanical Cover: _____

Electrical Cover: _____

Energy Code Cover: _____

Electrical Final: _____

Final Inspection: _____

4. Is this the first inspection for this unit? YES / NO

5. The Date the Insignia(s) and NLEA was applied for, if final inspection: _____

6. The Manufacturers Building Serial Number: _____

7. The State Plan Approval Number: _____

8. Map and or Direction to the Manufacturing Plant Location where the Audit is to be done. Contact information of the individual(s) to be present for the inspection:

Name: _____ Phone: _____

Email: _____

Physical address of the place of inspection: _____

9. Contact name, phone number and email address of the appropriate plant personnel: _____

10. All the above information is to be emailed to following contact for scheduling:

FAS Plan Review (FAS1@LNI.WA.GOV) or FAX (360) 902-5229

If we may be of any assistance please contact us at 1-800-705-1411 Option 3.



STATE OF WASHINGTON
DEPARTMENT OF LABOR AND INDUSTRIES
Factory Assembled Structures
PO Box 44430 Olympia, WA. 98506-4430

WAC 296-150F/C-0510 How do I request an inspection? (1) You must contact us, and we will let you know where your request for inspection should be submitted. Our address is noted in the definition of department.

We must receive out-of-state inspection requests at least fourteen calendar days prior to the date that you want the inspection.

NOTE: Manufacturers are responsible for 100% of the inspection and associated travel fees including delays due to inclement weather and airline mechanical issues. Invoiced fees must be paid in full prior to requesting additional inspections.

1. The Manufacturer Number (M-) or (CC-) where the structure is being built: _____

2. Date of Inspection(s) at the Manufacturing Plant: _____

3. The type of Inspection(s) needed. Please check the appropriate inspection(s):

Floor Cover: _____

Frame Cover: _____

Plumbing Cover: _____

Mechanical Cover: _____

Electrical Cover: _____

Energy Code Cover: _____

Electrical Final: _____

Final Inspection: _____

4. Is this the first inspection for this unit? YES / NO

5. The Date the Insignia(s) and NLEA was applied for, if final inspection: _____

6. The Manufacturers Building Serial Number: _____

7. The State Plan Approval Number: _____

8. Map and or Direction to the Manufacturing Plant Location where the Audit is to be done. Contact information of the individual(s) to be present for the inspection:

Name: _____ Phone: _____

Email: _____

Physical address of the place of inspection: _____

9. All the above information is to be emailed to following contact for scheduling:
FAS Plan Review (FAS1@LNI.WA.GOV) or FAX (360) 902-5229

If we may be of any assistance please contact us at 1-800-705-1411 Option 3.