



STATE OF WASHINGTON
**DEPARTMENT OF LABOR AND
INDUSTRIES**

**Factory Assembled Structures (FAS)
PO Box 44430 • Olympia, Washington 98504-4430**

February 28, 2023

TO: Modular, Commercial Coach, and Temporary Worker Housing Manufacturers
FROM: Dale Partin, FAS Program Manager
SUBJECT: 2021 Code Cycle Adoption by the FAS Program

All L&I approved 2018 code cycle plans for: Factory-Built Housing and Commercial Structures (modular buildings), Commercial Coaches, and Temporary Worker Housing expire on June 30, 2023 (upon adoption of the new WA State Building Code).

To assist manufacturers with the transition to the new codes the following procedure, and guidance, has been established.

Beginning May 15, 2023, manufacturers may submit plans to L&I FAS for the new 2021 building code cycle. It is strongly suggested that any plans submitted after May 15, 2023 be designed to the new codes.

2021 building code cycle plans must be designed to the WA State Building Code which includes: 2021 versions of the International Codes with Washington State Amendments, the 2021 Washington State Energy Code, the 2021 Uniform Plumbing Code with Washington State Amendments, and the National Electrical Code (NEC/NFPA 70 - as amended by WAC 296-46B) in force at the time of submittal; currently the 2020 NEC*.

You may continue to use your 2018 plan approvals on structures started prior to June 30, 2023. Manufacturers, and their customers, are responsible to ensure all local permits are obtained prior to July 1, 2023. Labor and Industries does not have any authority to guarantee local permits will be issued for expired code cycle buildings.

All FAS 2018 code cycle buildings must be completed and receive final inspection/insignia for the factory portion of the work by September 30, 2023. If your project requires L&I inspections after this date (using expired 2018 plans) you must provide written evidence of building acceptance from the local jurisdiction – along with your inspection request form.

The evidence from the local jurisdiction must be in the form of a letter, or email, from the receiving jurisdiction's building official, or other authorized personnel, acknowledging the jurisdiction will accept the building approved to the 2018 building codes. The information must include the name, title, contact number, and email address of the person representing the local jurisdiction.

*An important note regarding the electrical code: We anticipate that Washington will adopt the 2023 version of the NEC on January 1, 2024. Any buildings being constructed using plans approved under the 2020 NEC will need to be completed within 180 days of the actual WA State adoption date of the 2023 version, or the plans must be updated using the addendum process (fees apply) if you wish to receive inspections and insignia following that date.

For more information on the Washington State Building Codes, including the Washington State Amendments and the Washington State Energy Code please see the State Building Code Council website at: <https://sbcc.wa.gov> and the currently adopted codes <https://sbcc.wa.gov/state-codes-regulations-guidelines> . For the currently adopted Electrical code/standards please see the L&I Electrical website at: <https://www.lni.wa.gov/licensing-permits/electrical/laws-rules-policies> .

You should submit plans using the information on our website: <https://lni.wa.gov/licensing-permits/manufactured-modular-mobile-structures/modular-other-mobile-structures/> . Please check the website often as it is frequently updated to better serve your needs.

The website now includes plan submittal guidelines for [Commercial buildings](#), and [Residential buildings](#), as well as [guidelines for stamping of plans by design professionals](#). Please review and follow these guidelines to help ensure your plans are complete, and to help avoid delays during the plan approval process.

Please note – we have recently transitioned to electronic submittals so you can ignore any portions of the instructions, packet, or website mentioning multiple sets of drawings. Your submittal will need to be in pdf format.

Our customer service/admin team can provide you with specific instructions regarding how to electronically submit your plans when you are ready. When you are at that point – or if you have other FAS process questions - please reach out to us at FAS1@lni.wa.gov .

Thank you,

Dale Partin

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