



STATE OF WASHINGTON

DEPARTMENT OF LABOR AND INDUSTRIES

Factory Assembled Structures
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January 29, 2024

To: Modular, Commercial Coach, and Temporary Worker Housing Manufacturers

From: Chris Rarig, Interim Program Chief

Subject: **2nd WSEC UPDATE** - 2021 Code Cycle Adoption by the FAS Program RE: WSEC Compliance

As noted in the prior guidance updates that were emailed to Factory Assembled Structures (FAS) Manufacturers - Manufacturers may begin to submit 2021 code cycle plans to L&I FAS starting Feb 1, 2024. See important information below:

Some recent changes to the Washington State Energy Code Commercial Provisions (WSEC_C) were posted on the State Building Code Council (SBCC) Website ([linked here](#)) on January 28th, 2024.

- This is the most current version of this code – as of the time of this update.
- It is possible that these changes may not be available on the WAC/legislative website immediately.
- Please verify your plans are in compliance before submitting for review.
- Any actions by the legislature, errata by the SBCC, or similar, may continue to alter the requirements. Please check their websites for updates prior to any submittals – especially prior to 3/15/2024.

Some forms and webtools typically available for verification of compliance with the 2021 WSEC Commercial and Residential may not be available until after Feb 1st, and some projected even after March 15th. These forms and tools are made available by the technical support folks at WAenergycodes.com and the [WSU energy program](#). Please visit their websites, or contact them directly, if you wish to have the most current information.

All plans submitted for the 2021 code cycle must demonstrate compliance with the newest applicable version of the WSEC (Comm. or Res.) included in the WA State Building Code. In an effort to facilitate the earlier timeframe for FAS submittals – Please:

- Submit documentation that provides all the current applicable information required (as typically included on the 2018 WSEC forms – please consider them as a format guide/template).
- This/these document(s) will need to be separate from, and in addition to, the design sheets, assembly details, and notes of the plan set – similar to the current energy code forms format.
- Or wait for submittal until the applicable forms are available to submit.

For convenience, we have listed some of the items commonly identified during plan review as needing correction – **this is not to be considered a complete list**. Please ensure:

- The energy code compliance path is clearly stated,
- All assembly information is detailed – material types, locations, R-values and similar,
- All credits/additional efficiency options summarized,
- Any calculations are provided (including source information for values used),
- Supporting equipment specifications are included (highlighting proposed models and efficiencies as applicable),
- Hot water system requirements per Sections C404.3, and R403.5 and similar
- Wall opening percentage including new Section 402.1.4.3 requirements

Once the forms/tools are available –

- We will require any submittals received after the date(s) the actual forms/tools become available to include the available WSEC forms/webtool outputs.
- If your plans are under review, and require energy code comments, we may request that you complete and submit any forms/webtools that are available at that time as part of your plan report response.

This update is provided in addition to the original guidance sent 2/28/23, and all successive updates. Please review those documents as well for the most complete information. You will find all updates on our website ([linked here](#)).

Thank you,

Chris Rarig
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Department of Labor & Industries