

SB 5895-S - DIGEST

(SUBSTITUTED FOR - SEE 2ND SUB)

Finds that: (1) There is inadequate protection for consumers in the area of residential construction; and

(2) A significant amount of the problems in the construction of new residential real property, or the substantial remodel of existing residential real property, pertain to water intrusion and unstable foundations and develop from poor installation of roofing, siding, framing, foundations, doors, and windows.

Declares an intent to: (1) Modify the common law implied warranty of habitability to provide that this warranty may not be contractually disclaimed, waived, modified, or limited; and

(2) Establish a worker certification requirement for those doing construction work in the areas of roofing, siding, framing, foundations, doors, and windows.

Creates the office of consumer education for home construction in the office of the attorney general to be the primary point of contact for consumers in matters related to residential construction.

Requires a construction professional involved in the construction of new residential real property, or the substantial remodel of existing residential real property, to warrant that the work and any part thereof, will be suitable for the ordinary uses of real property of its type.

Requires any person applying for a building permit for construction of a residential building or substantial remodel to submit building enclosure design documents to the appropriate building department prior to the start of construction or substantial remodel.

Requires a registered contractor, by or against whom a petition in bankruptcy has been filed, to notify the department of labor and industries of the proceedings in bankruptcy, including the identity and location of the court in which the proceedings are pending, within ten days of the filing.