

2SHB 2071 - S COMM AMD

By Committee on Local Government, Land Use & Tribal Affairs

ADOPTED 02/27/2024

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 19.27
4 RCW to read as follows:

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

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

27 (3) The advisory group shall provide its recommendations to the
28 council in time for the council to adopt or amend rules or codes as
29 necessary for implementation in the 2024 international building code.
30 The council shall take action to adopt additions and amendments to

1 rules or codes as necessary to apply the international residential
2 code to multiplex housing by November 1, 2026.

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

8 NEW SECTION. **Sec. 2.** A new section is added to chapter 19.27
9 RCW to read as follows:

10 (1) The state building code council shall convene a technical
11 advisory group for the purpose of recommending amendments to the
12 international building code that would allow for a minimum dwelling
13 unit size that is less than the requirements for an efficiency
14 dwelling unit in the international building code. The technical
15 advisory group shall consider aligning the state building code
16 sections related to interior environment with the relevant sections
17 of the national healthy housing standard published by the national
18 center for healthy housing. When developing the recommendations, the
19 technical advisory group must review the differences between the
20 state building code and the national healthy housing standard and
21 allow experts in public health and fire safety to comment during the
22 process.

23 (2) The technical advisory group shall provide its
24 recommendations to the council in time for the council to adopt or
25 amend rules or codes as necessary for implementation in the 2024
26 international building code. The council shall take action to adopt
27 additions and amendments to rules or codes as necessary by November
28 1, 2026.

29 NEW SECTION. **Sec. 3.** The office of regulatory innovation and
30 assistance shall contract with a qualified external consultant or
31 entity to develop a standard energy code plan set demonstrating a
32 prescriptive compliance pathway that will meet or exceed all energy
33 code regulations for residential housing in the state subject to the
34 international residential code. The standard energy code plan set may
35 be used, but is not required, by local governments and building
36 industries. In developing the standard energy code plan set, the
37 consultant shall, at a minimum, seek feedback from cities, counties,

1 building industries, and building officials. The standard energy code
2 plan set must be completed by June 30, 2025."

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3 On page 1, line 1 of the title, after "regulations;" strike the
4 remainder of the title and insert "adding new sections to chapter
5 19.27 RCW; and creating a new section."

EFFECT: Removes the requirement that counties and certain cities must modify the setback, height limit, and gross floor area requirements for retrofits of existing buildings that are to be used for residential housing and for new residential construction and retrofit of existing buildings meeting passive house requirements. Removes the provision that prohibits certain cities and counties from requiring off-street parking for residential projects if tree retention or protection requirements otherwise make a proposed residential development infeasible.

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