

SENATE BILL REPORT

SB 5571

As Passed Senate, February 28, 2025

Title: An act relating to regulating exterior cladding materials.

Brief Description: Regulating exterior cladding materials.

Sponsors: Senators Bateman and Nobles.

Brief History:

Committee Activity: Local Government: 2/10/25, 2/13/25 [DP].

Floor Activity: Passed Senate: 2/28/25, 46-2.

Brief Summary of Bill

- Prohibits a city, code city, and county from requiring or excluding exterior cladding materials that are in compliance with the state building code.

SENATE COMMITTEE ON LOCAL GOVERNMENT

Majority Report: Do pass.

Signed by Senators Salomon, Chair; Lovelett, Vice Chair; Torres, Ranking Member; Bateman and Goehner.

Staff: Karen Epps (786-7424)

Background: The State Building Code (Code) establishes minimum performance standards and requirements for construction and construction materials in the state, consistent with accepted standards of engineering, fire, and life safety. The Code comprises a number of model codes and standards, developed and published by international and national organizations, which are adopted by reference in the Code.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

The State Building Code Council (SBCC) is responsible for adopting, amending, and maintaining the Code. The SBCC must regularly review updated versions of the model codes and adopt a process for reviewing proposed statewide and local amendments.

Cities and counties may amend the Code as applied within their jurisdiction, except that amendments may not be below minimum performance standards, and no amendment affecting single or multifamily residential buildings may be effective until approved by the SBCC.

Cities and counties may enact ordinances regulating the use of land and zoning certain development and activities. Such regulations generally include:

- the location;
- construction and size of buildings for residence;
- the height, construction, and design of buildings and structures;
- the size of yards, open spaces, lots, and tracts;
- the set-back of buildings; and
- the subdivision and development of land.

Summary of Bill: A city, code city, and county are prohibited from requiring or excluding exterior cladding materials that are in compliance with the Code. Exterior cladding is defined as a nonload-bearing material attached to the exterior of a building. The limitation in this section does not apply to homeowners' associations and plat communities, common interest communities in which units have been created by subdivision, or short subdivision.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: PRO: This bill is designed to make it easier and more cost effective to build housing in Washington. There are some cities that prohibit these types of siding that can be more cost effective and more efficient for builders and development or create a more stringent design review process when these types of siding are being used. Design standards drive up price and that locks out a lot of Washington families from homeownership and affordable rentals. This bill addresses affordability and makes sure people have options moving forward.

Persons Testifying: PRO: Senator Jessica Bateman, Prime Sponsor; Andrea Smiley, Building Industry Association of Washington; Bryce Yadon, Polymeric Exterior Products Association.

Persons Signed In To Testify But Not Testifying: No one.