

HB 2423 A STAFF MEASURE SUMMARY**Carrier:** Rep. Holvey**House Committee On Business and Labor****Action Date:** 04/08/19**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 11-0-0-0**Yeas:** 11 - Barker, Barreto, Boles, Bonham, Boshart Davis, Bynum, Clem, Doherty, Evans, Fahey, Holvey**Fiscal:** No fiscal impact**Revenue:** No revenue impact**Prepared By:** Jan Nordlund, LPRO Analyst**Meeting Dates:** 3/6, 4/8**WHAT THE MEASURE DOES:**

Adopts Small Home Specialty Code for construction of home no more than 400 square feet in size. Requires Department of Consumer and Business Services to amend Low-Rise Residential Dwelling Code to ensure Small Home Specialty Code supercedes any conflicting provisions of Low-Rise Residential Dwelling Code. Specifies design calculation for fire sprinkler system shall consider maximum of two sprinklers and that small home be considered a single compartment. Requires small home to have heat or smoke alarm. Sunsets Small Home Specialty Code on January 1, 2026. Takes effect October 1, 2019.

ISSUES DISCUSSED:

- Six-year sunset meant to address concerns with putting building code in statute
- Different construction standards for small homes and tiny homes on wheels
- Code changes as result of House Bill 2737 (2017)
- Market demand for nontraditional solutions to housing needs
- Warranty requirements for homebuilders
- Whether it is appropriate to include small home standards in Reach Code

EFFECT OF AMENDMENT:

Sunsets provisions of measure on January 1, 2026. Specifies that each small home is single compartment for purposes of residential fire sprinkler design. Specifies location of fire sprinklers will be according to installation standards referenced in state building code. Requires small home be built with heat detector unit alarm or photoelectric smoke alarm. Removes language prohibiting director from requiring fire sprinklers in small homes unless fire sprinklers required in all types of single-family dwellings.

BACKGROUND:

The demand for "tiny houses" is driven by a number of factors, including the cost of building materials, efforts to reduce the use of energy and natural resources, housing density goals, and homelessness. The International Code Council (ICC) approved new tiny house standards for inclusion in the 2018 International Residential Code update as Appendix Q. The Building Codes Division of the Department of Consumer and Business Services typically has a delay of one to three years before adjusting its codes to reflect ICC changes.

House Bill 2423-A adopts Appendix Q of the 2018 International Residential Code as the Small Home Specialty Code applicable to construction of homes no more than 400 square feet in size. The measure sunsets the Small Home Specialty Code on January 1, 2026.