



Moisture Protection Bulletin # 45

Department of Planning and Land Services, June 2007
Division of Building Safety and Inspection for 2006 I Codes

Moisture Protection Law for Multi-Unit Residential Buildings Takes Effect Aug. 1, 2006

AN ACT Relating to managing construction defect disputes involving multiunit residential buildings; amending RCW 64.34.415, 64.34.410, and 64.34.100; adding a new section to chapter 64.34 RCW; adding a new chapter to Title 64 RCW; creating a new section; and providing an effective date.

New requirements relating to the moisture protection of multi-unit residential buildings containing more than two units were approved in the recent session of the Washington State Legislature. Engrossed House Bill 1848 (EHB-1848) requires several new actions by design professionals and qualified inspectors.

The requirements go into effect Aug. 1, 2005, and will apply to building permits issued on or after that date. The new law requires that:

the plans, details and specifications for the construction of the building enclosure of new multi-unit residential buildings with more than two units, and most multi-unit residential buildings being rehabilitated, be stamped by a licensed engineer or architect

the design professional of record submit a statement affirming that the building enclosure documents satisfy the requirements of EHB-1848

Pierce County will not issue the building permit without those design documents and statement being on file

a third-party, qualified inspector inspect the building enclosure during the course of construction for compliance with the building enclosure design documents

the third-party inspector submit a signed letter of certification to Pierce County regarding the inspection and substantial compliance of the building with the building enclosure design documents

Pierce County will not issue a certificate of occupancy or equivalent prior to receiving the inspector's certification

Please note that Pierce County staff will not:

review the building enclosure details for adequacy

review the qualifications of the third-party building enclosure inspector

review the inspection record of the building enclosure construction

The new law is available online at www.Access.wa.gov

For more information, contact Building Code Technical Backup, (253) 798-3741, from 1:00 - 4:00 p.m.