

## **HB 2423 -3 STAFF MEASURE SUMMARY**

### **House Committee On Business and Labor**

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**Prepared By:** Jan Nordlund, LPRO Analyst

**Meeting Dates:** 3/6, 4/8

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#### **WHAT THE MEASURE DOES:**

Adopts Small Home Specialty Code for construction of home no more than 400 square feet in size. Requires amendment of Low-Rise Residential Dwelling Code to provide that Small Home Specialty Code supercedes any conflicting provisions of Low-Rise Residential Dwelling Code. Prohibits requirement of fire sprinklers in small homes unless required in all types of single-family residences. Takes effect October 1, 2019.

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

-3 Sunsets provisions of bill 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 ICC code update as an appendix. The Building Codes Division of the Department of Consumer and Business Services (DCBS) typically has a delay of one to three years before adjusting its codes to reflect ICC changes. In response to demand from builders and consumers for tiny houses, the legislature passed House Bill 2737 in 2017 that required the Department of Consumer and Business Services to adopt construction standards for small homes for incorporation into the state building code.

House Bill 2423 establishes a new building code specific to homes no more than 400 square feet. The code is Appendix Q of the 2018 International Residential Code.