

**HB 2423 A STAFF MEASURE SUMMARY**

**Senate Committee On Business and General Government**

---

**Prepared By:** Tyler Larson, LPRO Analyst

**Meeting Dates:** 5/7

---

**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:**

**EFFECT OF AMENDMENT:**

No amendment.

**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.