STATE OF WASHINGTON

DEPARTMENT OF LABOR AND INDUSTRIES

Factory Assembled Structures (FAS)
POBox 44430 •Olympia, Washington 98504-4430

November 16, 2026

TO: Modular, Commercial Coach, and Temporary Worker Housing Manufacturers

FROM: Factory Assembled Structures Program

SUBJECT: 2024 Washington State Building Code Cycle (including 2026 NFPA70/NEC) Adoption by the FAS Program

All L&I-approved 2021 code cycle plans for Factory-Built Housing and Commercial Structures (modular buildings), Commercial Coaches, and Temporary Worker Housing expire on May 2, 2027, which corresponds to the 2024 WA State Building Code (WSBC) implementation by the State Building Code Council (SBCC) on May 3, 2027.

To assist manufacturers with the transition to the new codes, the following procedures and guidance have been established.

Beginning February 1, 2027, or the date of the CR-103P filing for all 2024 codes in the WSBC, whichever is later, manufacturers may submit plans to the L&I Factory Assembled Structures (FAS) program for the new 2024 WA State Building Code cycle. It is strongly suggested that any plans submitted after April 1, 2027, be designed to the new WSBC codes. These plans will become effective when approved. It is incumbent on the applicant to ensure all local permits align with the requested FAS insignia.

2024 building code cycle plans must be designed to the WSBC, which includes the 2024 versions of the International Codes with Washington State Amendments, the 2024 Washington State Energy Code, the 2024 Uniform Plumbing Code with Washington State Amendments, and the 2026 National Electrical Code (NEC/NFPA 70), as amended by WAC 296-46B.

Please note that the 2026 NEC/NFPA 70 and WAC 296-46B become effective December 31, 2026. All electrical plans submitted on or after this date must state and demonstrate compliance with the 2026 NEC regardless of the WSBC version being used.

You may continue to use your 2021 plan approvals on structures started prior to May 3, 2027. However,

manufacturers and their customers are responsible for ensuring all local permits are obtained prior to May 3, 2027. The Department of Labor & Industries does not have authority regarding local building department permit issuance or acceptance for expired code cycle buildings.

All L&I FAS 2021 code cycle buildings must be completed and receive a final inspection and insignia for the factory portion of the work by July 31, 2027. If your project requires L&I inspections after this date (under expired 2021 plans), you must provide written evidence of building permitting and acceptance from the local jurisdiction using the 2021 code cycle. This documentation must be submitted with your inspection request form.

The evidence from the local jurisdiction must be in the form of a letter or email from the receiving jurisdiction's building official or other authorized personnel, acknowledging that the jurisdiction will accept the building approved to the 2021 building codes. This information must include the name, title, contact number, and email address of the person representing the local jurisdiction.

For more information on the Washington State Building Codes, including the Washington State Amendments and the Washington State Energy Code, please see the State Building Code Council website linked here and the currently adopted codes at this link. For the currently adopted electrical code and standards, please see the L&I Electrical website link.

You should submit plans using the information on our website (linked here for your convenience). Our website includes plan submittal guidelines for commercial and residential buildings, commercial coaches, and temporary worker housing, as well as guidelines for plan stamping by design professionals. Please review and follow these guidelines to help ensure your plans are complete and to avoid delays during the plan review and approval process. Please check the applicable links on our site immediately prior to your submittal to ensure you are using the most current versions.

The Department has transitioned to electronic submittals. Your submittal must be in a single PDF format. Please ignore any portions of the instructions, packet, or website mentioning multiple sets of drawings. We are working to update all documents and request your patience and understanding during that process.

Our customer service and administrative team can provide you with specific instructions regarding how to electronically submit your plans when you are ready. When you are at that point, or if you have other FAS process questions, please reach out to us at FAS1@lni.wa.gov.

This notice can also be found on our website.

Thank You,

Factory Assembled Structures Program