



Factory Assembled Structures (FAS) Program

FAS Plan Review Guidelines: Stamping of plans by architects, and engineers – WAC 296-150F-0320(3)

These guidelines are for all plans reviewed by, or for, the department under WAC 296-150F. Nothing in the guidelines that follow intends to supersede, or lessen, any requirements for WA Engineers or Architects as required by other applicable State laws and rules.

For all Factory Built Housing and Commercial Structures plans submitted to the department:

1. Structural design drawings, details, and calculations, for all buildings regulated by WAC 296-150F must –
 - a. Be sealed by a Washington State Engineer or Architect – in accordance WAC 296-150F-0320, and the State laws and rules governing their respective professions.
 - b. Be sealed by a WA Structural Engineer if the building is/includes a *significant structure* (as defined in RCW 18.43.020(12)). Reference also RCW 18.43.040(1)(a)(iv)
2. Electrical plans and supporting documents must be prepared by, or under the direction of, and stamped by a WA State Engineer for –
 - a. Educational, institutional and health care facilities that are covered by the plan review provisions of WAC 296-46B-900(3)(e).
 - b. Classification of Hazardous Classified Locations (Classes, Divisions, Groups) in accordance with WAC 296-46B 500
 - c. Electrical systems over 1000 volts nominal in accordance with NEC 490.48(A)
3. For buildings and structures over 4,000 sf in *area* (see definition of Area, Building in the IBC), each *design document** must –
 - a. Be sealed by the appropriate responsible WA State Engineers and/or Architects.
 - b. Have all architectural plans sealed by a Washington State registered Architect in accordance with RCW 18.08.410 (ref also: WA AGO 2021 NO. 2 > Mar 31 2021).
 - c. Have a licensed design professional designated by the permit applicant as the registered design professional in responsible charge (RDPRC)** of the entire project.
4. Other miscellaneous documents must also be appropriately sealed as required by state regulations, for example:
 - a. Sprinkler plans and calculations
 - b. Fire suppression systems
 - c. Engineered and alternate plumbing systems
 - d. Hazardous Materials report per IBC Section 414

*Design documents will include all plans, drawings, details, calculations, and similar - for all disciplines including Structural, Architectural, Mechanical, Electrical, Plumbing, as well as Energy Code.

**RDPRC shall be responsible for reviewing and coordinating submittal documents prepared by others for compatibility with the design of the building in accordance with IBC 107.3.4. Plans that have not been prepared by or under the engineer's or architect's supervision shall be reviewed by them and they shall prepare a report concerning the plans reviewed in accordance with WAC 150F-0320 (3)(a)(b) and (c).

Additionally, WA licensed SE, PE, or Architects, are required to stamp all plans, drawings, calculations and design documents that are prepared by, or under their supervision for submission to regulatory authorities. References include RCW's 18.08 & 18.43, WAC 196-23-020, WAC 308-12-081, and others as applicable.

Except as described earlier in this guideline, plans examiners have the discretion to forgo professional stamps on those documents that do not involve the practice of engineering or architecture, and which are not prepared by a registered Engineer or Architect. Typically this is applied to simple electrical, mechanical and plumbing documents which are designed to the prescriptive construction requirements of the applicable codes. Some examples include: plumbing systems that are sized and configured to the prescriptive design requirements of the UPC, Electrical systems up to 200 amps, simple mechanical and HVAC systems being installed in accordance with the IMC, and similar.

Plans examiners may require professional stamps on any design where they cannot readily determine code compliance, or they consider the complexity of the design to require this level of professional involvement. WAC 296-150F-0320(3).

Note: Electronic stamps are accepted as allowed under the WA laws, rules, and guidelines, of the applicable governing bodies.