



## HB-1848 MULTI-FAMILY CONSTRUCTION REQUIREMENTS (Effective August 01, 2005)

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### **NEW REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL BUILDINGS** **(EHB-1848 | RCW 64.55)**

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

Applicable to all multi-unit residential buildings/enclosures including, but not limited to:

- Buildings containing more than two attached dwelling units, including buildings containing nonresidential units if the building also contains more than two attached dwelling unit; or
- Enclosures such as walls, balcony support columns, decks, windows, doors, vents and other penetrations through exterior walls.

These requirements became effective August 1, 2005, and will apply to building permits issued on or after that date. The new law mandates that:

- For any new building and for the renovation of any existing building, where the cost of renovation is 5% or more of the value of the building, or if only part of the building is being renovated the value is 5% or more of, the part of the building being renovated weather proofing plans and details, stamped by a professional engineer or architect shall be submitted to the Spokane Valley building department as part of the submittal documents.
- If reconstruction work is less than 5% of the value of the building or the portion of the building being renovated, the owner or applicant shall submit a letter to the building department so certifying, and documenting the method of how the value of the building or portion of the building was established, and how the cost of renovation was determined.
- Any changes to the building enclosure design documents that alter the manner in which the building or its components is waterproofed, weatherproofed, and otherwise protected from water or moisture intrusion shall be stamped by the architect or engineer and shall be provided to the building department, and to the person conducting the course of construction inspection in a timely manner to permit such person to inspect for compliance therewith.
- All multi-unit residential buildings shall have the building enclosure inspected by a qualified inspector during the course of initial construction and during rehabilitative construction. For the purpose of this section an ICC certified building inspector shall be deemed qualified to perform these inspections.
- The building department shall not issue a building permit for construction of building enclosure of a multiunit residential building or for the rehabilitation construction unless the building enclosure design documents contain a stamped statement by the person stamping the building enclosure design documents in substantially the following form: "*The undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of EHB 1848 [RCW 64.55.005 through 64.55.090.*"
- Upon completion of an inspection(s) required by EHB 1848 the inspector shall prepare and submit to the building department a signed letter certifying that the building enclosure has been inspected during the course of construction or rehabilitation and that it has been constructed or reconstructed in substantial compliance with the building enclosure documents. The building department shall not issue a final certificate of occupancy, or equivalent, until the letter required by EHB 1848 has been submitted. EHB 1848 further states that the building department is not charged with and has no responsibility for determining whether the building enclosure inspection is adequate or appropriate to satisfy the requirements of EHB 1848.

The building enclosure plans and inspection record shall be maintained by the building department; however, the building department staff will not review the building enclosure details for adequacy, review the qualifications of the third-party building enclosure inspector or review the inspection record of the building enclosure construction.

**The following classes of buildings are not subject to this bill**

- Hotels
- Dormitories
- Care Facilities
- Floating homes
- A building containing attached dwelling units that are each located on their own platted lot
- A building in which all of the dwelling units are held under one ownership and subject to a recorded irrevocable sale prohibition covenant as described in [RCW 64.55](#).

**If you have further questions as to what is expected, please contact Jenny Nickerson, City of Spokane Valley Building Official, at (509) 240-5240; or email the Permit Center at [permitcenter@spokanevalley.org](mailto:permitcenter@spokanevalley.org) .**