



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

[International Building Code](#)

ICC ANSI A117.1 Accessibility Code

International Existing Building Code

International Residential Code

International Fire Code

Uniform Plumbing Code

International Mechanical Code

International Fuel Gas Code

NFPA 54 National Fuel Gas Code

NFPA 58 Liquefied Petroleum Gas Code

Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s):

IRC 301.1 ([correlation with IBC 3117](#))

Title:

Modules and Modular Components

2. Proponent Name (Specific local government, organization or individual):

Proponent: WA Mass Timber Accelerator (MASSTAC), Erica Spiritos

Title: Executive Director

Date: June 16, 2025

3. Designated Contact Person:

Name: Todd Beyreuther

Title: Individual

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4. **Proposed Code Amendment.** Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code(s) IRC
Section(s) R202 (New), R301.1.5 (New), R301.1.5.1 (New), R301.1.5.2 (New), ICC Chapter 44 (New)

Code(s) IBC (needed for correlation)
Section(s) 202 (New), 3117 (New), 3117.1 (New), 3117.2 (New), ICC Chapter 35 (New)

Enforceable code language must be used.
Amend section to read as follows:

Add new definitions as follows:

SECTION R202 DEFINITIONS [IBC 202 DEFINITIONS]

MODULE. A three-dimensional, volumetric section of a building designed and constructed to be transported as a single section to a site for on-site installation with or without other sections and/or on-site construction.

MODULAR COMPONENT. A subassembly, subsystem, or combination of elements, including panelized systems, building shells, or bathroom pods, for use as a part of a modular building that is not structurally independent, but is a part of structural, plumbing, mechanical, electrical, fire protection, or other systems affecting life safety.

Add new text as follows:

SECTION R301 DESIGN CRITERIA [IBC 3117 MODULES AND MODULAR COMPONENTS]

R301.1.5 Modules and Modular Components. [IBC 3117.1 General] Planning, design, fabrication, transportation, assembly, inspection and regulatory compliance of *modules* or *modular components* shall comply with this section.

Exceptions:

1. *Modules* or *modular components* not containing plumbing, mechanical, electrical, or fire protection systems that comply with approved standards or the requirements of the *International Building Code* for fabricated items.
2. *Modules* or *modular components*, rooms, suites, or pods manufactured, listed, labeled, and installed in accordance with approved standards.

R301.1.5.1 Compliance. [IBC 3117.2 Compliance.] In addition to other applicable requirements in this code, *modules* or *module components* constructed off-site construction shall be constructed, inspected, and regulated in accordance with ICC/MBI 1200, ICC/MBI 1205, and ICC/MBI 1210.

Exceptions:

1. Jurisdictions where requirements for *modules* or *modular components* constructed off-site are established and regulated in accordance with the laws of the state or jurisdiction in which the site of the completed building will be located.

2. Inspection of *modules or modular components* manufactured in such a manner that all portions can be inspected, in accordance with this code, without disassembly, damage, or destruction thereof.

Add new standard(s) as follows:

CHAPTER 44 REFERENCED STANDARDS [IBC CHAPTER 35 REFERENCED STANDARDS]

ICC

ICC/MBI 1200-2021 Standard for Off-Site Construction: Planning, Design, Fabrication, and Assembly

ICC/MBI 1205-2021 Standard for Off-Site Construction: Inspection and Regulatory Compliance

ICC/MBI 1210-2023 Standard for Mechanical, Electrical, Plumbing Systems, Energy Efficiency, and Water Conservation in Off-site Construction.

5. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

ICC 2027 proposed amendment : matches G195-25 Part I (IBC) and G195-25 Part II (IRC) as modified by committee (AMC1) at Group B Committee Action Hearing 1 (CAH1) in May 2025 (vote was 10-0 for IRC version, 12-1 for IBC version).

ICC Reason: Many segments of the building industry including code officials, building owners, designers and contractors are often unfamiliar with the offsite construction processes. In some cases, the code officials have no direction or guidance on how to regulate certain construction activities that do not occur on the project site. In other cases, manufacturers are forced to deal with a myriad of regulations from local agencies where state entities are not empowered to regulate the built environment when constructed offsite.

The MBI/ICC 1200 and 1205 provides direction and guidance for offsite construction that is not covered by traditional methods and code applications. To facilitate understanding of the off-site construction process, assure off-site projects meet the requirements of construction codes; the International Code Council (ICC) and the Modular Building Institute (MBI) initiated a joint project to develop standards for the planning, design, fabrication, assembly, inspection, and regulatory compliance of off-site and modular construction in February 2019. The result of the collaboration is the MBI/ICC 1200 Standard for Off-Site Construction: Planning, Design, Fabrication, and Assembly and MBI/ICC1205 Standard for Offsite Construction: Inspection and Regulatory Compliance.

These standards include requirements for a controlled manufacturing environment, supply chain integration, structural modular vs nonstructural modular, the fabrication process and on-site assembly such as: staging area for construction materials, foundations, placing modules, structural connections, utilities (PMG), weather considerations, finishing mate lines, inspections, approval and regulatory compliance of off-site construction components and their assembly. The standards also include the completion of the building at the final site such as: permitting; in-plant and on-site final inspections; third party inspections; the role of Industrialized Building Departments, state modular programs and the local Authority Having Jurisdiction.

This proposal recognizes there are different pathways to demonstrate code compliance for offsite construction. This proposal is not intended to remove or replace any existing traditional method as noted in the exceptions, but also provide the necessary guidance for code users and officials can rely on. These methods referenced in the codes and standards have been:

- Items fabricated in accordance with special inspection provisions of the IBC. This is addressed in Section 1704.2.5., including those assembled under the approved fabricator program (1704.2.5.1).
- Products, assemblies, and equipment manufactured, listed, and installed in accordance with an approved standard.
- State Industrialized or Manufactured Building programs.

A companion proposal has been submitted for the International Building Code that will create a new section in Chapter 33 of the IBC. Both proposals address existing approval methodologies: approved structural

fabrication, panelized systems, listed self-contained rooms or pods, elements that can be inspected on-site; but also allows for the recognition and coordination of state-wide programs.

BCAC was established by the ICC Board of Directors in July 2011 to pursue opportunities to improve and enhance assigned International Codes or portions thereof. In 2023 and 2024 the BCAC has held several virtual meetings open to any interested party. In addition, there were numerous virtual Working Group meetings for the current code development cycle, which included members of the committee as well as interested parties. Related documents and reports are posted on the BCAC website at BCAC webpage.

WA Reason: Prefabrication and offsite certification of building components and assemblies is critical to advance manufacturing of all building types in WA, but most importantly for housing. Bringing the new ANSI standards into the IRC (and correlated to the IBC) will enable repeatability, scale, and certainty for material supply chains for modular assemblies (different than manufactured homes under the federal HUD code). This will support the 2021 “Washington BEST manufacturing act” [RCW 43.330.760](#) establishing a goal of doubling WA manufacturing base by 2031. While this petition is inclusive of all materials and assemblies, it is submitted by mass timber partners as DfMA (design for manufacturing and assembly) is inherent to the emerging sector.

6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment clarifies the intent or application of the code.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. Is there an economic impact: Yes No

If no, state reason:

The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction. This proposal outlines off-site construction methods that may be unfamiliar to inexperienced industry participants and offers a model regulatory process to address state and local needs.

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal. TBD
- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application: TBD
- d. **Small Business Impact.** Describe economic impacts to small businesses: TBD
- e. **Housing Affordability.** Describe economic impacts on housing affordability: TBD
- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed: TBD

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.