

City of DuPont
Community Development Department
Building Services Division

State Adopts Moisture Protection Law for Multi-unit Residential Buildings

(Effective August 1, 2005)

Recently adopted State requirements affect multi-unit residential building construction and rehabilitation.

July 25, 2005

During the recent legislative session, Washington State lawmakers adopted new requirements relating to moisture protection of multi-unit (specifically, more than two unit) residential buildings. Engrossed House Bill 1848 (EHB – 1848) sets forth several new requirements for provision of specific design documents and qualified third-party inspection of multi-unit residential building enclosures.

The regulations take effect on August 1, 2005, and will apply to building permits for construction or rehabilitation of multi-family buildings issued on or after that date. The new law requires that:

- Plans, details, and specifications for the construction of the building enclosure of all new multi-unit residential buildings, as well as most multi-unit residential buildings undergoing rehabilitation, must be stamped by a licensed engineer or architect
- The design professional of record must submit a statement affirming that the building enclosure design documents satisfy the requirements of EHB – 1848
- The Building Division may not issue the building permit without those design documents and statement of affirmation being on file
- A third-party, qualified inspector must inspect the building enclosure during construction to verify compliance with the building enclosure design documents
- The third-party inspector must submit a signed letter to the Building Division certifying that the building enclosure has been inspected and constructed in substantial compliance with the building enclosure design documents
- The Building Services Division may not issue final Certificate of Occupancy or equivalent final acceptance prior receiving the inspector's certification

Please note that the Building Services Division is not charged with:

- Determining whether the design documents are adequate to satisfy EHB – 1848
- Reviewing the qualifications of the third-party building enclosure inspector

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- Maintaining inspection records or determining adequacy of the third-party inspections

For more information, contact the Building Services Division, click on the link above to view the full text of EHB – 1848, or visit the Washington State Legislature web site.