



Important Notice

REVISED EFFECTIVE DATE FOR 2021 CODES

The State Building Code Council voted on May 24, 2023, to ***delay the effective date of the 2021 codes for 120 days***. The new effective date for all building codes is October 29, 2023. Previously, the effective date was July 1, 2023.

The Council also directed SBCC staff to convene two Technical Advisory Groups to consider stakeholder proposals to modify sections in the commercial and residential energy codes. The modification would be intended to address legal uncertainty stemming from the decision in California Restaurant Association v. City of Berkeley recently issued by the Ninth Circuit Court of Appeals. SBCC staff will compile those proposals for the full Council to consider at a later date.

The Council will accept proposals addressing this issue through June 9, 2023. All proposals must be submitted on the Council's code change proposal form and will be vetted by staff and counsel prior to review by the TAGs.

If you are a Developer, Architect, Engineer, Designer or Contractor that performs work within the State of Washington, please be advised that the new series of 2021 Building Codes are scheduled to become effective on October 29, 2023. Most of these codes will look familiar and are very similar to the currently adopted 2018 codes available at this link: <https://codes.iccsafe.org/codes/washington> The State of Washington also revises these adopted codes via state amendments, these amendments can be viewed at: <https://sbcc.wa.gov/state-codes-regulations-guidelines> as they become available.

All plan review applications submitted **& deemed complete before** the end of the business day on October 28, 2023, will be reviewed under the current Codes (2018 Codes). However, those plan review applications will expire 180 days after the submittal date if a permit has not been issued or become active at which time a new application will be required, and the project must be in compliance with the new 2021 Codes.

Any **Stock Plans** which are **submitted** for review and have not been previously approved under the 2018 code/s after October 28, 2023, will require that the approved plans be updated to comply with the Mason County Stock Plan Policy. This means that when you apply for a stock plan permit for a plan review application after October 28, 2023, your project must follow the 2021 codes unless previously approved by the County. In all cases stock plans will be required to be updated no later than one year from the date of October 28, 2023, regardless of submittal status.

Developers, Architects, Engineers, Designers, Contractors, and others will need to become familiar with the new codes and are advised to participate in training before the new codes take effect. Information will be available on our county website and training classes are available through the following organizations: Washington Building Officials at: www.WABO.org, Building Industry Association of Washington (WBIA) at: www.biaw.com and the International Code Council at: www.ICCSAFE.org.

If you have questions regarding the new codes or require further information please contact the Mason County, Community Development Dept. at: (360) 427-9670 Ext 352 and speak with one of our community development staff members.