



Moisture Protection on Multi-Unit Residential Buildings

Bulletin 45

Division of Building, Safety, and Inspection for 2018 International Codes

This bulletin applies to multi-unit residential buildings with more than two units and most rehabilitation projects on these types of structures. WA State building code RCW 64.55 mandates the following requirements:

- Plans, details, and specifications detailing the method of moisture protection, stamped by a licensed engineer or architect (design professional).
- The design professional of record must submit a statement confirming that the building enclosure documents satisfy the requirements of RCW 64.55.005 through 64.55.090. The building division will verify the statement, but *not* the design.
- **One of the following is also required:**
 - A completed Pierce County Special Inspection form listing the qualified inspector is required. Inspection can be noted under "Architectural Components". It is the applicant's responsibility to verify the third-party inspector's qualifications.
 - Record a sale prohibition covenant with the county stating the property will not be sold for a minimum of 5 years. See RCW 64.55.090 for more information.

We cannot issue the building permit without one of the above items

- A signed letter of Special Inspection certification from the qualified inspector must be received by the county **-OR-** the sale prohibition covenant must be recorded before we can issue a Certificate of Occupancy or equivalent.

All RCW references can be viewed online at State of Washington Website:

<https://app.leg.wa.gov/RCW/default.aspx?cite=64.55>

For more information: Contact the Development Center at (253) 798-3739