



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE INTERPRETATION NO. 14-23

CODE: 2012 Washington State Energy Code, Commercial

SECTION: C402.4.7 Vestibules

QUESTION 1: The City of Bothell is currently reviewing a tenant space for a proposed restaurant with a total area of more than 3,000 sf. However, the actual *space* of the eating portion of the restaurant totals 2,300 sf, with the remainder of the overall tenant space separated by partitions. The restaurant is located on the ground level of a 5 story building. The ground floor of the building has a footprint of 71,000 sf consisting of mixed uses including parking garage, residential units, lobby and commercial tenant spaces along the building perimeter. The commercial tenant spaces are fully enclosed and separate from other portions of the building and they have separate entrances into their individual tenant space. The upper 4 floors of the building contain residential units.

Section 402.4.7 requires that all building entrances be protected by an enclosed vestibule and establishes requirements for vestibules. There are 8 exceptions to the requirement. Exception 7 exempts doors that open directly from a *space* 3,000 sf or less and are separate from the building entrance. In this building there are multiple entrances into the various ground floor spaces.

Is the door that patron's access to enter the restaurant considered a "building entrance?"

ANSWER 1: **Yes, because it serves as the entrance door to that tenant space of greater than 3,000 square feet.**

QUESTION 2: Is it the intent of the code to require a vestibule for this *space* of more than 3,000 sf considering the actual area that freely communicates with the entrance doors is less than 3,000 sf and the remaining portion is separated by partitions?

ANSWER 2: **Yes. The 3,000 square feet of area is based on the total area served by the entrance door, not the space open to that door.**

SUPERSEDES: None

REQUESTED BY: City of Bothell