



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

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BUILDING, FIRE AND PLUMBING COMMITTEE SUMMARY MEETING MINUTES

MONITOR Enterprise Services, Rm 2331
LOCATION: 1500 Jefferson Street
Olympia, Washington

MEETING DATE: July 8, 2014

Agenda Items	Committee Actions/Discussion
1. Welcome and Introductions	Meeting called to order at 10:00 a.m. by Dave Peden. <u>Members in Attendance:</u> Dave Peden, Chair; Dave Kokot; Ray Allshouse; Steve Simpson, Duane Jonlin <u>Staff In Attendance:</u> Tim Nogler, Managing Director; Joanne McCaughan; Krista Braaksma; Peggy Bryden <u>Visitors Present:</u> Lee Kranz, Barbara McMullen, Tim Doan, Noah Noacre, Chris Edmark
2. Review and Approve Agenda	The agenda was approved as written.
3. Review and Approve Minutes of June 12, 2014	The minutes were approved as submitted.
4. Interpretation Request – City of Bellevue IBC 1208.3 Room area/Efficient Dwelling Units	<p>Tim Nogler stated the interpretation came with some urgency and so this meeting was called. It deals with the building code requirements under Ch. 12 for minimum room area, under Section 1208.3. This language specifies that dwelling units shall have no fewer than one room of not less than 120 sq. ft. of net floor area, with other habitable rooms not less than 70 sq. ft.; the one exception is kitchens, which are not required to meet that minimum floor area. The question first asks is it required to have habitable rooms other than the 120 sq. ft. room, and does the bathroom have to be in a separate room or area. The answer proposed by staff is no, additional rooms are not required if all other requirements are met. Staff indicated that bathrooms are required to be separate. The bathroom dimensions would not be included in the 120 sq. ft. room area and are not included in the habitable space.</p> <p>The second part of the interpretation deals with 1208.4 re: ‘efficiency dwelling units’ which specifies that such dwelling units shall have a living area of “not less than</p>

220 sq. ft. in floor area.” A one room dwelling unit can be treated as an ‘efficiency dwelling unit’ under 1208.4 and not be required to meet all the requirements of 1208.3.

There has been some discussion from WABO and also from other members from the TAG pointing out that under the property maintenance code there are provisions that address efficiency living units and tie the sq. footage to occupant load. If there are two occupants that puts you at 220 sq. ft. which is the efficiency dwelling unit.

Also under the UBC there was a definition of efficiency dwelling unit which was a one room unit. That definition was not carried forward in the IBC. It appears that you can have a single room with 120 sq. ft. and meet the definition of the IBC.

Ray Allshouse asks if the UBC had a minimum area for the efficiency unit. **Tim’s** answer was 220 sq. ft. **Lee Kranz** confirmed that answer. **Ray** stated he had looked at the commentary regarding this issue and it indicates that one could incorporate the kitchen requirements in a single room, but that work space should not be included as part of the net sq. footage of the room. Also there is a question of whether a closet is required.

Public Comment

Duane Jonlin feels the interpretation is not correct and if that interpretation was correct then 1208.4 would have been eliminated. He feels the UBC definition might have been an oversight; clearly, he asserted, if it is a one room unit it has to be 220 sq. ft. **Tim** responds that looking at the property maintenance code they base the sq. footage room area on occupant load. If you have one occupant you need 120 sq. ft., but if you have two occupants you have 220 sq. ft. **Duane** points out the building official has no idea who would be living in the room.

Lee Kranz, Chair of the WABO Technical Code Development Committee, indicated that since the definition of “efficiency dwelling unit” was not included in the IBC it has created this discrepancy. If the definition was put back in the code everything would be clear then. If you were going to design studio apartments then you would have to follow the efficiency dwelling unit requirements. Bellevue has enforced the 220 sq. ft. requirements.

Lee also feels that if this cannot be an emergency rule to

	<p>get the definition back in the code, then we definitely want to work on getting it back in the state code when the timing is right.</p> <p>Dave Peden suggested we look at the first of the two questions here. He asked Duane if the answer to question one is acceptable. Duane feels it is incorrect. Tim interprets the code to say occupant load driving the floor area as the code is written now. He is not saying it is a good thing, but that is what it says. Ray feels the commentary clears up some of the confusion in these two sections. The intent is the efficiency dwelling unit would not drop below 220 sq. ft.</p> <p>Lee asks if the Council would be willing to put forward an emergency rule and then avoid the interpretation all together. Dave Peden feels the Council would if this met the guidelines for such a procedure, but he is not sure this is an emergency.</p> <p>Tim offered an alternate answer to the interpretation by answering both questions with one answer. “While the code does not specifically require an additional room in 1208.3, the intent of this section is to address room area where a dwelling unit has more than one habitable room. As an alternate, a single room dwelling unit can be treated as an “efficiency dwelling unit” under 1208.4 and not be required to meet the provisions of 1208.3.” The group agrees this is a good response to the interpretation request.</p> <p>Ray Allshouse moved the Committee accept the revised answer to the interpretation as given. Dave Kokot seconded the motion. The motion carried.</p>
5. Staff Report	<p>Tim Nogler reported there was a TAG recruitment notice sent to the listserv and we will be doing some additional recruiting as we have a number of vacancies on the TAGs. We have had 5 or 6 individuals express interest. We will have another update at our September meeting.</p> <p>Tim said a new Council member was appointed by the Governor last week representing eastern counties, Commissioner Al French from Spokane.</p>
6. Other Business	None was given.
7. Adjourn	The meeting was adjourned at 10:49 a.m.