

From: Carol Sundstrom <carol@romarchitecture.com>

Sent: Wednesday, June 19, 2019 11:06 AM

To: DES SBCC <sbcc@des.wa.gov>; Braaksma, Krista (DES) <krista.braaksma@des.wa.gov>

Subject: Proposed building code change to reduce accessible unit requirements

It has recently been brought to my attention that proposed amendments to WAC 51-50-1107 related to IBC 1107.6 and 1107.6.2.2.1, will change language relating to multi-family dwellings and those changes will adversely affect our citizens, especially the disability community.

Section 1107.6 – Dwelling units and sleeping units - WAC 51-50-1107 strikes language that states “Type A units and Type B units shall be provided in Group R Occupancies in accordance with Sections 1107.6.1 through 1107.6.4. Accessible and Type A units **shall be apportioned among efficiency dwelling units, single bedroom units and multiple bedroom units, in proportion to the numbers of such units in the building.**” It’s imperative this language remains in the 2018 IBC code so that people who need wheelchair friendly housing have the same choices as non-disabled renters.

The **2015 IBC, 1107.6.2.2.1 Type A units**, states, “In Group R-2 occupancies containing more than 10 dwelling units or sleeping units, at least 5 percent, but not less than one, of the units shall be a Type A unit.’ The **2018 IBC, 1107.3.2.2.1 type A units**, as proposed, states, “In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent, but not less than one, of the units shall be a Type A unit.’ It is my understanding that the intent of this change was to change the number of “containing more than” units from 10 to 20 and that the percentage of type A units was to remain unchanged. This is not a small oversight and I want to bring it to your attention so I can ensure that it will be corrected. We request that the proposed language for **2018 IBC, 1107.3.2.2.1 type A units** be “In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 5 percent, but not less than one, of the units shall be a Type A unit.”

The impact of these errors is catastrophic and a huge step backward for the citizens of Washington. Washington State has been a leader in providing Type A/wheelchair friendly multi-family housing since 1978 and we expect it to remain so. Even at 5 percent, Type A/wheelchair friendly housing is extremely hard to find so any changes to the building code should increase the percentage, not decrease it.

I strongly encourage you to correct these errors before these code sections are adopted.

Sincerely,

Carol Sundstrom | Architect
206.545.7336

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