**15-015-B**

**1. State Building Code to be Amended:**

X International Building Code  State Energy Code

ICC ANSI A117.1 Accessibility Code  International Mechanical Code

International Existing Building Code  International Fuel Gas Code

X International Residential Code  NFPA 54 National Fuel Gas Code

International Fire Code  NFPA 58 Liquefied Petroleum Gas Code

Uniform Plumbing Code  Wildland Urban Interface Code

**Section(s):** 308.3.3,420.7, R101.2

**Title:**

Adult Family Homes

**2. Proponent Name (Specific local government, organization or individual):**

**Proponent: David Kokot**

**Title: Fire Protection Engineer**

**Date: 2/19/15**

**3. Designated Contact Person:**

**Name: David Kokot**

**Title: Fire Protection Engineer**

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**4. Proposed Code Amendment**. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code additional pages may be attached. (Examples on the SBCC [website](https://fortress.wa.gov/ga/apps/sbcc/Page.aspx?nid=191))

**Code(s)** 2015 International Building Code **Section(s)** 308.3.3, 420.7

Revise the Following Sections:

**308.3.3 Adult family homes.** Adult family homes licensed by Washington State shall ~~be classified as Group R-3 or shall~~ comply with the *International Residential Code* where the building complies with R101.2 or they shall be classified as Group R-3.

**Renumber as appropriate.**

**420.7 Adult family homes.** This section shall apply to all newly constructed adult family homes and all existing

single-family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

**~~420.7.1 Submittal standards.~~** ~~In addition to the requirements of Section 107, the submittal shall identify the project as a Group R-3 adult family home occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.~~

**420.7.2 Sleeping room classification.** Each sleeping room in an adult family home shall be classified as one of the following:

1. Type S - Where the means of egress contains stairs, elevators or platform lifts.

2. Type NS1 - Where one means of egress is at grade level or a ramp constructed in accordance with Section 1012 is provided.

3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with Section 1012 are provided.

**420.7.3 Types of locking devices and door activation.** All bedrooms and bathroom doors shall be openable from the outside when locked.

Every closet door shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Pocket doors shall have graspable hardware available when in the closed or open position.

The force required to activate operable parts shall be

5.0 pounds (22.2 N) maximum. Required exit door(s) shall have no additional locking devices. Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

**420.7.4 Smoke and carbon monoxide alarm requirements.**~~All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Section 908.7.~~ Alarms shall be installed in such a manner so that the detection device warning is audible from all areas of the dwelling upon activation of a single alarm.

**420.7.5 Escape windows and doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section 1030. No alternatives to the sill height such as steps, raised

platforms or other devices placed by the openings will be approved as meeting this requirement.

**~~420.7.6 Fire apparatus access roads and water supply for fire protection.~~** ~~Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.~~

**420.7.7 Grab bar general requirements.** Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs and shower stalls shall be installed according to ICC A117.1.

**~~420.7.7.1 Grab bar cross section.~~** ~~Grab bars with a circular cross section shall have an outside diameter of~~

~~1 1/4 inches minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4 5/8 inches maximum.~~

**~~420.7.7.2 Grab Bar Installation.~~** ~~Grab bars shall have a spacing of 1 1/2 inches between the wall and the bar. Projecting objects, control valves and bathtub or~~

~~shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1 1/2 inches to the grab bar.~~

**~~Exception:~~** ~~Swing-up grab bars shall not be required to meet the 1 1/2 inch spacing requirement.~~

~~Grab bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. Grab bars shall not be supported directly by any residential grade fiberglass bathing or showering unit. Acrylic bars found in bathing units shall be removed.~~

~~Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.~~

**~~420.7.7.3 Grab Bars at Water Closets.~~** ~~Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of Section~~

~~420.7.7. Grab bars shall mount between 33 inches and~~

~~36 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.~~

**~~420.7.7.3.1 Fixed position grab bars.~~** ~~Fixed position grab bars shall be a minimum of 36 inches in length and start 12 inches from the rear wall.~~

**~~420.7.7.3.2 Swing-up grab bars.~~** ~~Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall.~~

**~~420.7.7.4 Grab bars at bathtubs.~~** ~~Horizontal and vertical grab bars shall meet the requirements of Section 420.7.7.~~

**~~420.7.7.4.1 Vertical grab bars.~~** ~~Vertical grab bars shall be a minimum of 18 inches long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the~~

~~bath tub edge or within 4 inches within the bath tub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.~~

**~~Exception:~~** ~~The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of Section 420.7.7 at the control end and head end entry points.~~

**~~420.7.7.4.2 Horizontal grab bars.~~** ~~Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area. Grab bars shall be mounted between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches minimum in length. Back wall grab bars shall be 36 inches minimum in length.~~

**~~420.7.7.5 Grab bars at shower stalls.~~** ~~Where shower stalls are provided to meet the requirements for bathing facilities, grab bars shall meet the requirements of Section 420.7.7.~~

**~~Exception:~~** ~~Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches~~

~~of the exterior of the shower aligned with the nose of the built-in seat.~~

**~~420.7.7.5.1 Vertical grab bars.~~** ~~Vertical grab bars shall be 18 inches minimum in length and installed at the control end wall and head end wall. Vertical bars shall be mounted within 4 inches of the exterior of the shower stall or within 4 inches of~~

~~the inside of the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.~~

**~~420.7.7.5.2 Horizontal grab bars.~~** ~~Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.~~

**~~420.7.8 Ramps.~~** ~~All interior and exterior ramps, when provided, shall be constructed in accordance with Section~~

~~1010 with a maximum slope of 1 vertical to 12 horizontal.~~

**~~Exception:~~** ~~Where it is technically infeasible to comply with Section 1010, ramps in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:~~

~~1. They shall have a maximum slope of 1 unit vertical in 12 units horizontal (8 percent slope).~~

~~2. Landings of at least 3 feet by 3 feet (914 mm by~~

~~914 mm) shall be provided at the top and bottom of the ramp, where doors open onto the ramp, and where the ramp changes direction.~~

**~~420.7.8.1 Handrails for ramps.~~** ~~Handrails shall be provided for ramps in accordance with Section 1010.9.~~

**~~Exception:~~** ~~Where it is technically infeasible to comply with Section 1010.9, ramps in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:~~

~~1. Handrails shall be installed on both sides of~~

~~ramps with a rise of more than 6 inches and a slope between 1 vertical to 12 horizontal and 1 vertical and 20 horizontal.~~

~~2. Handrail height, measured above the finished surface of the ramp slope, shall be not less than~~

~~34 inches (864 mm) and not more than 38 inches~~

~~(965 mm).~~

~~3. Handrails shall comply with Section 1012.3.~~

~~4. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.~~

**~~420.7.9 Stair treads and risers.~~** ~~Stair treads and risers shall be constructed in accordance with Section 1009.~~

**~~Exception:~~** ~~Where it is technically infeasible to comply with Section 1009, stair treads and risers in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:~~

~~1. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.~~

~~The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.~~

~~2. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The~~

~~greatest tread depth within any flight of stairs shall~~

~~not exceed the smallest by more than 3/8 inch (9.5 mm).~~

~~3. Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.~~

~~4. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and~~

~~landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). A nosing is not required where~~

~~the tread depth is a minimum of 11 inches (279 mm).~~

**~~420.7.9.1 Handrails for treads and risers.~~** ~~Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall comply with Section 1009.15.~~

**420.7.10 Shower stalls.** Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

**R101.2 Scope.**

The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the

construction, *alteration*, movement, enlargement, replacement, repair, *equipment*, use and occupancy, location,

removal and demolition of detached one- and two-family dwellings, adult family homes, and *townhouses* not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures* not more than three stories above *grade plane* in height.

**Exceptions:**

1. Live/work units located in *townhouses* and complying with the requirements of Section 419 of the

*International Building Code* shall be permitted to be constructed in accordance with the *International*

*Residential Code for One- and Two-Family Dwellings*. Fire suppression required by Section 419.5 of the

*International Building Code* where constructed under the *International Residential Code for One- and Two family*

*Dwellings* shall conform to Section P2904.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in

accordance with the *International Residential Code for One- and Two-family Dwellings* where equipped with a

fire sprinkler system in accordance with Section P2904.

1. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

The 2012 amendments to the Building Code added a section for Adult Family Homes under Section 420. The intent was to have adult family homes treated as a single family residence per RCW 70.128.140, but the amended language was located under IBC 420. Paragraph 420.4 of this section requires fire sprinklers in the occupancies of this section (consistent with IFC 903.2.8), which creates a conflict with the RCW. This has created an inconsistent interpretation and enforcement (the submitted interpretation request by South Kitsap of Jan 3, 2015 as one example). The proposal removes the language from the IBC and specifically directs that Adult Family Homes are under the Residential code in IBC 308.3.3.

1. **Specify what criteria this proposal meets.** You may select more than one.

The amendment is needed to address a critical life/safety need.

The amendment is needed to address a specific state policy or statute.

The amendment is needed for consistency with state or federal regulations.

The amendment is needed to address a unique character of the state.

X The amendment corrects errors and omissions.

1. **Is there an economic impact:**  Yes  X   No

Explain:

There is no significant impact as the RCW would not require fire sprinklers. This proposal would be cost neutral.

If there is an economic impact, use the Table below to estimate the costs and savings of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance. If preferred, you may submit an alternate cost benefit analysis.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Building Type | Construction[[1]](#footnote-1) | | Enforcement[[2]](#footnote-2) | | Operations & Maintenance[[3]](#footnote-3) | |
| Costs | Benefits[[4]](#footnote-4) | Costs | Benefits4 | Costs | Benefits4 |
| Residential |  |  |  |  |  |  |
| Single family |  |  |  |  |  |  |
| Multi-family |  |  |  |  |  |  |
| Commercial/Retail |  |  |  |  |  |  |
| Industrial |  |  |  |  |  |  |
| Institutional |  |  |  |  |  |  |

Please send your completed proposal to: [sbcc@ga.wa.gov](mailto:sbcc@ga.wa.gov)

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.

1. $ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs

   that impact the total cost of the construction to the owner/consumer. [↑](#footnote-ref-1)
2. Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and other action required for enforcement. [↑](#footnote-ref-2)
3. Cost to building owner/tenants over the life of the project. [↑](#footnote-ref-3)
4. Measurable benefit. [↑](#footnote-ref-4)