**15-19**

**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

 [ ]  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):**

2012 IBCSection 202 Definitions

 **Title:**

 Add definition of Efficiency dwelling unit so the provisions of Section 1208.4 may be enforced.

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

 **Proponent:** Lee J. Kranz

 **Title:** Plan Review Supervisor

 **Date:** September 18, 2014

**3. Designated Contact Person:**

 **Name:** Lee J. Kranz

 **Title:** Plan Review Supervisor

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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:** **2012 IBC** **Section** **202**

 Enforceable code language must be used; see an example [by clicking here](https://fortress.wa.gov/ga/apps/SBCC/File.ashx?cid=1803).

 Amend section to read as follows:

 EFFICIENCY DWELLING UNIT is a dwelling unit containing only one habitable room.

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.

Absent a clear definition of what an Efficiency Dwelling Unit is in the building code there is no way to enforce the efficiency dwelling unit provisions found in IBC Section 1208.4. Currently the provisions of Section 1208.4 have no purpose in the building code because the scoping of these provisions depends on a definition. Currently, single family dwelling units may consist of a single room of 120 square feet (ref. IBC Section 1208.3). For example, this could be a single 10’ X 12’ room. This is not an acceptable amount of space for a dwelling unit.

This code change will require that at least one room of not less than 220 square feet be provided in dwelling units containing only a single habitable room. It will also require a separate closet, bathroom, kitchen sink, a cooking appliance, & a refrigerator as well as the application of light and ventilation regulations.

The following article, written in July of 2013, provides some logic for minimum dwelling unit size being considered in Melbourne, Australia. Their City Council is considering what the minimum floor size should be for city's shrinking apartments.



Melbourne Uni student Harris Shuen in his Carlton apartment. *Photo: Eddie Jim*

The City of Melbourne is considering introducing minimum apartment sizes despite the inner-city population soaring and space getting scarcer.

With an additional 80,000 people expected to move into the city by 2031, some councillors are concerned that apartments, particularly for students, are becoming as small as 40 square metres (431 SF). The cities of Sydney and London have set a minimum size of 50 square metres (538 SF) for one-bedroom apartments

Seeking to strike a balance between amenity and affordability, the council is inviting public submissions on affordable and well-designed housing.

The city has released a discussion paper, ''identifying issues and options for housing our community'', called *Future Living*.

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Renters, owners, developers, investors, educational institutions and body-corporate managers are invited to make submissions until July 31.

Among issues the paper explores are: How to ensure housing affordability for the vulnerable and those on low incomes; and how to provide diverse housing, for example for investors, students and families.

It says ''good-quality amenity'', or aspects that make an apartment comfortable to live in, might include good levels of natural light, good ventilation, and separate spaces in which to sleep, work, cook and wash.

Research by Oliver Hume shows that among 58 apartment buildings being marketed across the City of Melbourne, one-bedroom apartments are starting, in floor space, at 46 square metres (495 SF). In 2010, the average size of a one-bedroom apartment was 44 square metres (474 SF), having dropped from 52 square metres (560 SF) in 2008.

City of Melbourne planning committee deputy chairman Stephen Mayne said there needed to be an ''open debate'' about apartment size before any changes are made to the regulations.

He said the ''quality and amenity of increasingly reducing apartments is not great'' and it was worth exploring whether to set a minimum of 50 square metres (538 SF).

Against this, said Cr Mayne, was ''the fact that international students are the single most important driver of the City of Melbourne economy. There are 11,000 international students at the Parkville campus - it's the largest of any campus in the world and that is predicted to rise to 20,000 by 2020.

''The strongest argument for not having a minimum of 50 square metres (538 SF) is literally how do we accommodate the growing number of international students, which is so important for our economy.''

Classical musician Harris Shuen, 24, said setting a minimum apartment size would safeguard tenants' quality of life.

One risk would be rent rises.

''Obviously, size and price are related. The bigger the apartment is, the higher the price is,'' Mr Shuen said.

''But we still have to consider the living quality of our students. We can't just say, 'Because we want to give them a cheaper option, we put them into a cage.' It's treating them as an animal.''

Mr Shuen, from Macau, reckons the cosy high-rise flat in Swanston Street, Carlton, he has rented for six years is about 39 square metres (420 SF). He says his friends in other Swanston Street blocks have even smaller flats.

Mr Shuen's entry hall doubles as the kitchen. In the two-metre-wide living area, the small television is just a metre from his couch, and he eats dinner off his computer desk. The bed is squeezed into a space partitioned off the living area.

But Mr Shuen, a freelance violinist who is studying for a master of arts and cultural management at the University of Melbourne, says the flat also has a great view of North Carlton, plenty of natural light and a decent bathroom.

''It's a bit small, obviously, as you can see, and there's nowhere to put a lot of my things,'' he says, pointing to concert suits he has to hang in the living area.

''I would like to have more storage space to put stuff.''

Ref to: <http://www.theage.com.au/victoria/council-considers-minimum-floor-size-for-citys-shrinking-apartments-20130727-2qrhi.html#ixzz3E3h4Qwmo>

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

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

[x]  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: This proposal is for clarification purposes and will not impact the cost to construct an efficiency dwelling unit.

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 | Cost/DU | Costs | Benefits4 | Costs | Benefits4 |
| Residential |  |  |  |  |  |  |
|  Single family | No difference | No difference | No difference | No difference | No difference | No difference |
|  Multi-family | No difference | No difference | No difference | No difference | No difference | No difference |
| Commercial/Retail |  |  |  |  |  |  |
| Industrial |  |  |  |  |  |  |
| Institutional |  |  |  |  |  |  |

Please send your completed proposal to: 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)