



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- | | |
|---|---|
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Existing Building Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> Wildland Urban Interface Code |
| <input type="checkbox"/> Uniform Plumbing Code | |

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s): (new) 1208.3, (revise) 1208.4, 1208.5

Title: Dwelling unit size

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

Proponent: Washington Association of Building Officials, Technical Code Development

Title: WABO TCD Committee Chair

Date: May 24, 2021

3. Designated Contact Person:

Name: Micah Chappell

Title: Technical Code Development Manager, Seattle Department of Construction and Inspections

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4. Proposed Code Amendment.

Code(s) IBC Section(s) (new) 1208.3, (revise) 1208.4, 1208.5

[BG] DWELLING UNIT, EFFICIENCY. A *dwelling unit* where all permanent provisions for living, sleeping, eating and cooking are contained in a single room.

Add new text as follows:

1208.3 Dwelling unit size.

Dwelling units shall have a minimum of 190 square feet (17.7 m²) of habitable space.

Revise as follows:

1208.4 ~~1208.3~~ Room area.

Every *dwelling unit* shall have not less than one room that shall have not less than 120 square feet (11.2 m²) of *net floor area*. *Sleeping units* and other habitable rooms of a *dwelling unit* shall have a *net floor area* of not less than 70 square feet (6.5 m²).

Exception: Kitchens are not required to be of a minimum floor area.

1208.5 ~~1208.4~~ Efficiency dwelling units.

Efficiency dwelling units shall conform to the requirements of the code except as modified herein:

1. The ~~unit~~ unit's habitable space shall ~~have a living room of not less than 190 square feet (17.7 m²) of floor area~~ comply with Sections 1208.1 through 1208.4.
2. The unit shall be provided with a separate closet.
3. For other than *Accessible*, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and *ventilation* conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.

This proposal standardizes the minimum size requirements for all dwelling units. The code, as currently written, can be interpreted to allow a one-bedroom unit to be smaller than an efficiency dwelling unit. This change makes it clear that a dwelling unit and efficiency dwelling unit are subject to the same size limitations. It also clarifies that sleeping units are subject to the same minimum size requirements as habitable rooms in dwelling units.

Note: ICC Committee Action: As Submitted. Committee Reason: The proposal was approved as it coordinated the requirements for area in dwelling units and efficiency dwelling units. (Vote: 13-0)

Note: Text from the 2021 IBC is being marked up with strike outs and underlines in this proposal.

6. 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 clarifies the intent or application of the code.
- 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.

The amendment corrects errors and omissions.

7. **Is there an economic impact:** Yes No

This code change would decrease the cost of developing a one-bedroom unit because it will not be treated differently from an EDU as far as size is concerned. It would also allow developers more choices of unit type.