



## Washington State Building Code Council

*Improving the built environment by promoting health, safety and welfare*

1500 Jefferson Street SE • P.O. Box 41449 • Olympia, Washington 98504  
(360) 407-9277 • e-mail [sbcc@des.wa.gov](mailto:sbcc@des.wa.gov) • [www.sbcc.wa.gov](http://www.sbcc.wa.gov)

### STATE BUILDING CODE OPINION 23-07

**CODE:** 2021 Washington State Energy Code-Residential & Commercial

**SECTION:** Definition, *Residential building*

**QUESTION 1:** Is a single family home or townhouse (as defined in the IBC) that is four stories above grade regulated by the residential or commercial provisions of the Washington State Energy Code?

**ANSWER:** **One- and two-family homes and townhouses of any size are regulated under the residential provisions of the Washington State Energy Code.**

**QUESTION 2:** Is the answer to question one a change from the intent of the previous version(s) of the WSEC?

**ANSWER:** **No. There may be some difference in the way some jurisdictions have interpreted this section, but the intent was that the residential provisions would apply to all single family, duplex and townhouse applications.**

**SUPERSEDES:** None

**REQUESTED BY:** City of Bellevue