

STATE BUILDING CODE OPINION 23-Sept01

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

DRAFT

Information for reference purposes only:

Definition in the 2021 IECC:

RESIDENTIAL BUILDING. For this code, includes detached one- and two-family dwellings and townhouses as well as *Group R-2, R-3 and R-4* buildings three stories or less in height above grade plane.

Definition in the 2018 Washington State Energy Code, Residential:

RESIDENTIAL BUILDING. For this code, includes detached one- and two-family dwellings, multiple single-family dwellings (townhouses) and *Group R-2, R-3 and R-4* buildings three stories or less in height above grade plane, as well as accessory structures thereto.

Definition in the 2021 Washington State Energy Code, Residential:

RESIDENTIAL BUILDING. For this code, the following building types are residential buildings:

1. Detached one- and two-family dwellings.
2. Multiple single-family dwellings (townhouses).
3. *Group R-3* occupancy areas in buildings three stories or less in height above grade plane whose *dwelling units* are accessed directly from the exterior.
4. *Group R-2* occupancy areas in buildings three stories or less in height above grade plane whose *dwelling units* are accessed directly from the exterior.
5. Accessory structures to residential buildings.

Group R-2 buildings with *dwelling units* accessed from interior corridors or other interior spaces are not *residential buildings*.