



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- International Building Code
- ICC ANSI A117.1 Accessibility Code
- International Existing Building Code
- International Residential Code
- International Fire Code
- Uniform Plumbing Code

- International Mechanical Code
- International Fuel Gas Code
- NFPA 54 National Fuel Gas Code
- NFPA 58 Liquefied Petroleum Gas Code
- Wildland Urban Interface Code

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

Section(s): IBC Appendix Q
(e.g.: Section: R403.2)

Title: Visitability
(e.g: Footings for wood foundations)

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

Proponent: City of Tacoma
Title: Building Official – Chris Seaman, PE
Date: 7/5/2024

3. Designated Contact Person:

Name: Lucas Shadduck
Title: Principal Plans Examiner, CBO
Address: 747 Market Street – Suite 345
Tacoma, WA 98402

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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.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code(s) IBC _____ Section(s) Appendix Q _____

Enforceable code language must be used.

Amend section to read as follows: Addition of new optional appendix Q

Appendix Q Supplemental Visitability Requirements

Section Q101 Administrative

Q101.1 Purpose.

Providing the minimum levels of accessibility that the Type C provisions require will lead to dwelling units being constructed that people who use mobility devices or have difficulty climbing stairs are able to continue to live in their own homes or visit the homes of others. Primarily the requirements establish that portions of a dwelling unit are accessed by a circulation path that does not include any stairways or abrupt level changes. Once inside, the interior path should connect to a toilet room, a habitable space, and, if provided on the entry level, a food-preparation area. When these few access features are provided, people with mobility impairments can visit the homes of friends or family. Furthermore, these features may permit residents who are injured, who develop a disability, or who are recovering from an operation to remain living in their homes for a short time, even if lacking a full bathroom and a separate designated sleeping space, while they plan and make any additional renovations they may need or while seeking a different place to reside.

Q101.2 Scope.

The provisions of this appendix shall control the supplementary requirements for the design and construction of Type C VISIBLE Dwelling and Sleeping Units.

Q101.3 Applicability.

In addition to the other requirements of this code, occupancies having dwelling units or sleeping units where no Accessible units, Type A units, or Type B units have been provided, the provisions of this appendix shall apply.

Section Q102 Definitions.

The following term shall, for the purposes of this appendix, have the meaning shown herein. Refer to Chapter 2 of this code for general definitions.

Type C Unit. A dwelling unit or sleeping unit designed and constructed in accordance with this code and the provisions for Type C units in ICC A117.1.

Section Q103 Type C VISIBLE Units.

For developments with three or more new dwelling or sleeping units; five percent of new dwelling units and sleeping units provided in a development but not less than one Type C Visitable unit shall be provided. All dwelling and sleeping units on a site shall be considered to determine the total number of Type C units.

- 5. 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 purpose of the proposed amendment is to provide local authorities the option of adopting visitability standards already established in ANSI/ICC A117.1 – Type C (Visitable) Units. Visitability standards are intended to ensure that some housing units are configured to be lived in, or visited by, people who have trouble with steps or who use wheelchairs or walkers. Visitability is a growing trend nationwide that refers to building housing units that can be lived in, or visited by, people with temporary or permanent physical disabilities. Since it adds little to the cost of construction, visitability is a very cost-effective approach to increasing access, diversifying housing choice, supporting aging in place, and enhancing marketability of housing units.

This proposal address unintended impacts caused by HB 1110, which encourages housing density through promoting middle housing. Middle housing is often not subject to any accessibility requirements. Infill under HB 1110 will shift new housing units to be part of smaller developments (less 10 units) where accessible features will not be required under current code for many projects. This creates inequitable housing opportunities for the 12.1% of Americans that have a mobility disability that makes it difficult to walk and climb stairs.

- 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

If no, state reason:

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

Cost impacts will be \$0-\$1,500 per visitable dwelling unit based on the assumption that a housing unit has three stairs into the front door and no effort has been made to redesign. The cost assumed is the difference between the construction of three stairs and a ramp meeting the Type C (Visitable) Unit

standards. Not every unit under this proposal will be required to meet the visitable criteria. Additional blocking is required in the bathroom as well as a minimum floor space around the toilet fixture which are assumed to have negligible impacts to cost. Other items such as minimum width door frames and switch locations will have no cost impact. Projects with thoughtful design will not see impacts to cost.

(For residential projects, also provide \$Click here to enter text./ dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

- d. **Small Business Impact.** Describe economic impacts to small businesses:

- e. **Housing Affordability.** Describe economic impacts on housing affordability:

- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

Please send your completed proposal to: sbcc@des.wa.gov

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