



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
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STATE BUILDING CODE OPINION NOV-07

CODE: 2021 International residential Code / 2021 Washington State Energy Code- Residential

SECTION: IRC: 302.3 & 311.2 / WSEC-R 501.1.2

BACKGROUND: IRC R302.3 allows one accessory *dwelling unit* constructed within an existing *dwelling unit* to not be considered a separated *dwelling unit* in a two-family *dwelling* where all required smoke alarms are interconnected. R311.2 requires an egress door to be provided for each *dwelling unit*. WSEC R501.1.2 requires a separate programmable thermostat for control of heating and cooling for accessory *dwelling units*.

QUESTION 1: Is an accessory *dwelling unit* constructed within an existing *dwelling unit* with smoke alarms interconnected per R302.3 considered a separate *dwelling unit* or part of the primary *dwelling unit*?

ANSWER: The Washington amendment for Section R302.3 states that one accessory *dwelling* is not considered a separate *dwelling unit* where all required smoke alarms are interconnected.

QUESTION 2: Do both the primary *dwelling unit* and accessory *dwelling* need separate egress doors?

ANSWER: No, Where the accessory *dwelling* has all required smoke alarms interconnected, it is not considered a separate *dwelling unit*. Section R311.2 requires only one egress door per *dwelling unit*.

QUESTION 3: Does the accessory *dwelling unit* require a heating a cooling system controlled with a separate thermostat even if they are not a separated *dwelling unit* in a two-family *dwelling*?

ANSWER: No, Separate thermostats are only required for separated *dwelling units*.



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SUPERSEDES: None

REQUESTED BY: City of Bellevue