

SECTION R322

ACCESSIBILITY

R322.1 Dwelling units or sleeping units.

Where there are four or more dwelling *units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply.

Exception: Owner-occupied *lodging houses* with five or fewer *guestrooms* are not required to be accessible.

R322.2 Live/work units.

In *live/work units*, the nonresidential portion shall be accessible in accordance with Sections 508.5.9 and 508.5.11 of the *International Building Code*. In a *building* where there are four or more *live/work units*, the *residential* portion of the *live/work unit* shall comply with Section 1108.6.2.1 of the *International Building Code*.

R322.3 Adult Family Home and Care facilities.

Where an adult family home, a care facility, or a day care facility is facilities are permitted to be constructed in accordance with Section R101.2, the portions of the *dwelling* used to operate a business providing care shall be accessible in accordance with Chapter 11 of the *International Building Code*.

Reason

The 2024 IRC code language change (in blue) were to align the IRC with the ADA. Per the proposal and associated testimony on RB134-22, all care facilities (as businesses open to the public), even in homes, are required to comply with the ADA. There was no opposition and this was approved unanimously at the committee action hearing and had no public comment.

Proposal RB5-22 changed the R101.2 scoping language for one of the “care facilities” in the list to be changed to “day care facility”, but this wasn’t carried forward to the accessibility section. In addition, Washington adds Adult Family Homes under R101.2.

The language in R322, since it references care facilities only, seems to exclude Adult Family Homes and Day Care facilities from compliance, which I do not believe aligns with the intent of the original proposal.