

MULTIPLEX HOUSING TOPIC SUMMARY

Date Scheduled	Date Discussed	Topic	Baseline Document Location	Legislation	Washington Building Code	Comments
		IRC Scope	R101.2	RCW 19.27.800(2) recommending the additions or amendments to rules or codes that are necessary for the council to apply the Washington state residential code to multiplex housing.	Adds Multiplex per appendix to IRC Scope	
	8/26/2025	Number of Units	Definition	RCW 19.27.800(4) up to 6	up to 6	
	8/26/2025	Definition of "Multiplex"	R202	RCW 19.27.800(4) For the purposes of this section, "multiplex housing" means a building with up to six dwelling units consolidated into a single structure with common walls and floors and a functional primary street entrance, or a building of up to three stories containing up to six dwelling units consolidated into a single structure.	PROPOSED: For the purposes of this section, "multiplex housing" means a building with up to six dwelling units consolidated into a single structure with common walls and floors and a functional primary street entrance, or a building of up to three stories containing up to six dwelling units consolidated into a single structure.	Roger H proposal. Difference in Leg Definition addressed in means of egress section.
	8/26/2025	Number of Stories	Definition/101.1 #4	RCW 19.27.800(4) up to 3	up to 3	
	8/26/2025	interior stairs or corridors	AX 101.1 #1	NA	Not Allowed	What are construction Reqs? Not allow unprotected exit paths. Discuss further with Language drafts. Jon angela Rich
	8/26/2025	Uses?	AX 101.1 #2	NA	Residential Apartment Only	* IRC allows 5 "special uses." See Section R101.2, exceptions 1-5. WAC 51-51 adds a 6th special use not contained in the IRC (WAC 51-51 Section R101.2, Exception 3).
	8/26/2025	Common Use Spaces	AX 101.1 #2	NA	Not Allowed	Discuss Further Allowed/Not Allowed. If Allowed Limits?
	8/26/2025	3 stories and 60'	AX 101.1 #4	RCW 19.27.800(4) 3 stories	3 stories and 60'	Legislation silent on height in feet.

	8/26/2025	IFC for Group R-2 (apartment)	AX 101.1 Second Section	NA	Unless otherwise specified, <i>multiplex</i> buildings designed using this appendix shall comply with the provisions of the <i>International Fire Code</i> for Group R-2 apartment occupancies	
	8/26/2025	Modifications?	AX 101.2	NA	Allowed with SBCC Approval	
	8/26/2025	Dwelling Unit Separation	AX 102.1	NA		Separation from common use areas may need to be inserted in 102.1 Section or subsection.
	8/26/2025	Fire Separation: Units	AX 102.1	NA	1 Hr	
	8/26/2025	Fire Separation Buildings		NA	Per IRC	
	8/26/2025	Number allowed to be Attached		RCW 19.27.800(4) Legislation indicates the need is six not another number attached via Fire Walls.		Need to discuss further. Potentially add Markus J Language to Draft.
	8/26/2025	Sprinklers Required	AX 102.2	NA	Yes	Markus J Draft has exception Discuss Further RCW 19.27.800(2) must consider the life safety systems and accessibility requirements for multiplex housing from the Washington state building code.
	8/26/2025	Sprinklers Type	AX 102.2	NA	13R	13R
	8/26/2025	Fire Extinguisher	AX 102.3	NA	2A:10B:C in each dwelling	2A:10B:C is appropriate for the application. See NFPA 10.
		Means of Egress: Individual or common	AX 103.1.1	NA	Individual	
		Egress Configuration	AX 103.1.1	NA	Individual to exterior from dwelling units.	Angela Jon and Rich working on interior exits Language.
		Means of Egress: pathway (protecton)	AX 103.1.2	NA		
		Egress Wall Separation	AX 103.1.2	NA		
		Egress Width	AX 103.1.3	NA		

		Egress Illumination	AX 103.1.4	NA		
		Egress Slip-resistant Surfaces	AX 103.1.5	NA		
		Egress Balconies	AX 103.1.6	NA		
		Egress Open ended Corridors	AX 103.1.7	NA		not allowed per above??
		Egress Exterior Stairways	AX 103.1.8	NA		
		Egress Maintenance	AX 103.1.9	NA		
		Parking Requirements	AX 104	NA		Should not be included as this is a zoning requirement??
		Accessibility	AX 105	NA		RCW 19.27.800 must consider the life safety systems and accessibility requirements for multiplex housing from the Washington state building code.
		Elevators: Size	AX 106	NA		
		Elevators: Standard	AX 106	NA		
		Elevators: Voluntary (in spoce)	AX 106	NA		
		Habitable attics	AX 107	NA		
		Structural Limits		NA		
		Energy Code		NA		
		Code Correlation		NA		