STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

1500 Jefferson Street SE • P.O. Box 41449 • Olympia, Washington 98504

(360) 407-9277 • e-mail sbcc@des.wa.gov • www.sbcc.wa.gov

STATE BUILDING CODE COUNCIL
SPECIAL COMMITTEE FOR SIDE YARD SETBACKS
MEETING SUMMARY MINUTES

LOCATION: ON-LINE ONLY

MEETING DATE: Friday, October 24, 2025

Members in Attendance: Committee Chair Dan Young, Todd Beyreuther, Tom Young, Kjell Anderson, Jay Arnold

Staff In Attendance: Managing Director Dustin Curb, Brandin Groat

Visitors Present: Ken Brouillette, Erin Curtis, Spencer Gardner, John Goldsmith, Patrick Hanks, Darin Homchick, Shawn Shepherd

Agenda Items	Council Actions/Discussion
1. Welcome and Introductions	The meeting was called to order at 3:01 p.m. by Committee Chair Dan Young. Roll was taken and a quorum was present. Anyone from the public, who wished to, introduced themselves.
2. Review & Approve Agenda	Kjell Anderson moved to approve the agenda, Todd Beyreuther seconded, the motion passed.
3. Side Yard Setbacks Discussion	Dan Young provided a brief background on what led to the creation of this committee. The proposal that was not approved for emergency rulemaking, along with Section 504 of the 2021 Washington State Fire Code were presented for review and discussion. Todd Beyreuther provided additional information about the Emergency Petition that was submitted and the process that was followed. Background on discussions held by the State Fire Marshalls Association regarding safety issues with the use of ladders, side entrances in relation to gurneys, and performing lifesaving operations was provided which led to further discussion on exterior doors and openings, side yard clearance at the primary residence on a lot with turn radiuses for gurneys. It was noted some jurisdictions addressed the middle housing requirements before they were required, so the petition would set standards for those jurisdictions that don't already have them set. Patrick Hanks noted there are many issues with the proposed code language, and he has mentioned them before, and they have been

	mentioned again today by others. He expressed his concern and frustration with all of the meetings and discussion for months, with no resolution. It was agreed the Committee needs to define what problem needs addressed and how to proceed. Ken Brouillette said the main issue is the gurney when talking about the means of egress referring to the door opening into a public way, especially when relating to ADUs. He said the IRC needs to be updated to reflect "when a means of egress doesn't face a public way" it needs to have a clear width of 5 feet. Ken Brouillette indicated the language for Seattle is in the Municipal Code and not in the Fire Code but would love to have it in the Residential Code in the egress section. Discussion on inside the dwelling unit, yard setbacks, pre-approved ADU designs, and existing requirements in the IRC was held. Darin Homchick said he found the Seattle Tip Sheet 303a which was updated December 8, 2021, and a new edition that was updated July 28, 2022, but the newer version doesn't contain dimensions and neither show 5 feet. Consensus was to meet on Friday, November 21, from 1:00 p.m. to 3:00 p.m. and Dustin Curb recapped items needed for the next meeting; Seattle Tip Sheet, Municipal Code excerpts, and other jurisdictions with existing setbacks – Vancouver and Tacoma.
4. Other Business	No other business was discussed.
5. Adjourn	The meeting was adjourned at 4:11 p.m.