

MULTIPLEX HOUSING TOPIC SUMMARY

Date Scheduled	Date Discussed	Topic	Baseline Document Location	Legislation	Washington Building Code	Comments
12/2/2025	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
12/2/2025		Means of Egress: Individual or common	AX 103.1.1	NA	Individual	
12/2/2025		Egress Configuration	AX 103.1.1	NA	Individual to exterior from dwelling units.	Angela Jon and Rich working on interior exits Language.
12/2/2025		Means of Egress: pathway (protection)	AX 103.1.2	NA		
12/2/2025		Egress Wall Separation	AX 103.1.2	NA		
12/2/2025		Egress Width	AX 103.1.3	NA		
12/2/2025		Egress Illumination	AX 103.1.4	NA		
12/2/2025		Egress Slip-resistant Surfaces	AX 103.1.5	NA		
12/2/2025		Egress Balconies	AX 103.1.6	NA		
12/2/2025		Egress Open ended Corridors	AX 103.1.7	NA		not allowed per above??
12/2/2025		Egress Exterior Stairways	AX 103.1.8	NA		
12/2/2025		Egress Maintenance	AX 103.1.9	NA		
12/2/2025	9/23/2025, 11/18/2025 & 12/02/2025	EV Charging Reqs	AX 104.2 through AX 104.4	NA	IBC 429	Revisit: Should it point to IBC or IRC Reqs? Patrick H volunteer to draft language for consideration. 12/2/25 added patrick proposed language to baseline doc.
12/2/2025		Exterior Porches				
12/2/2025		Code Correlation		NA		needed?
	8/26/2025	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 & 11/18/2025	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.	<u>RBJ MULTIPLEX. A building of up to three stories, containing three to six dwelling units consolidated into a single structure with common walls and floors.</u>	Roger H proposal. Difference in Leg Definition addressed in means of egress section. still highlighted to note in case of impact from means of egress discussion on 10/21/25
	8/26/2025	Number of Units	R202 Definition	RCW 19.27.800(4) up to 6	up to 6	
	8/26/2025	Number of Stories	R202 Definition / AX 101.1 #4	RCW 19.27.800(4) up to 3	up to 3	
10/21/2025	8/26/2025, 9/23/2025, 11/18/2025	Common Use Spaces	AX 101.1 #2	NA	Yes, Laundry Room, Trash Room, Bucycle Parking and Mail Room with 1 HR enclosure around space and a 1 Hr door.	Motion on October 21 to allow specific uses.
	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	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 paragraph	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	
10/21/2025	8/26/2025 & 11/18/2025	Dwelling Unit Separation	AX 102.1	NA		Separation from common use areas needs to be inserted in 102.1 Section or subsection. Markus J. volunteer to working to draft into baseline doc.
	8/26/2025	Fire Separation: Units	AX 102.1	NA	1 Hr	
	8/26/2025	Fire Separation Buildings	NA	NA	Per IRC	

	8/26/2025 & 9/23/2025	Number allowed to be Attached	NA	RCW 19.27.800(4) Legislation indicates the need is six not another number attached via Fire Walls.	Cannot Connect	
	8/26/25 & 9/23/2025	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.
10/21/2025	8/26/2025	Sprinklers Type	AX 102.2	NA	13R	Motion on 10/21/25 to require NFPA 13R systems in Multiplex structures.
	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.
		Fire Separation Distances if not Attached.	AX 102.5	NA	AX102.5	Raised but not discussed 9/23/25. Per IRC T 302.1(1) Motion on 11/18/25
	9/23/2025	Parking Requirements	AX 104	NA	Not Required but requirements if provided	
	9/23/2025	Accessibility	AX 105	NA	If four or more units, R2 Reqs from IBC	RCW 19.27.800 must consider the life safety systems and accessibility requirements for multiplex housing from the Washington state building code.
	9/23/2025	Elevators: Voluntary	AX 106	NA	Voluntary	Motion Passed 11/18/25

10/21/2025	9/23/2025	Elevators: Size	AX 106	NA	IRC 323	Stretcher Car not required. Elevators not required in R-2 per IBC Section XXXXX Motion Passed 11/18/25
10/21/2025	9/23/2025	Elevators: Standard	AX 106	NA	ASME A17.1/CSA B44	Stretcher Cas not required. Elevators not required in R-2 per IBC Section XXXXX Motion Passed 11/18/25
	9/23/2025	Habitable attics	AX 107	NA	Not Allowed	
10/21/2025		Structural Limits	AX 108	NA	Base IRC + XX108	Prescriptive Lateral not allowed for Multiplex Buildings Motion Passed 11/18/25
10/21/2025	9/23/2025	Braced Wall Panels	AX 108	NA	Base IRC + XX108	Motion Passed 11/18/25
	9/23/2025	Energy Code		NA	24-RE-048	Proposal to include multiplex housing in WSEC- R Scope