STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

1. State Building Code to be Amended:

- ☒ International Building Code
- ☐ ICC ANSI A117.1 Accessibility Code
- ☐ International Existing Building Code
- ☐ International Residential Code
- ☐ International Fire Code
- ☐ Uniform Plumbing Code
- ☐ International Mechanical Code
- ☐ International Fuel Gas Code
- ☐ NFPA 54 National Fuel Gas Code
- ☐ NFPA 58 Liquefied Petroleum Gas Code
- ☐ Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized energy code forms

Section: IBC 1208

Title: Dwelling Unit Size

2. Proponent Name:

Proponent: Washington State Building Code Council
Title: International Building Code TAG
Date: March 19, 2026

3. Designated Contact Person:

Name: Dustin Curb
Title: SBCC Managing Director
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Cell:
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4. Proposed Code Amendment. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

   Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an existing amendment, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the model code by underlining all added language and striking through all deleted language.

   Code(s) __IBC_____ **Section(s)** 1208_____

   Enforceable code language must be used.
   Amend section to read as follows:

   Black Text _____Model Code Language
   Red Text_____Existing WA Amendment Language
   ~~Strike Through Text~~ _____Proposed Deletions
   Underline Text _____Proposed Additions
   Highlighted Text _____Emphasis

2024 IBC SECTION 202
DEFINITIONS

DWELLING UNIT.
A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EFFICIENCY DWELLING UNIT. A dwelling unit where all permanent provisions for living, sleeping, eating and cooking are contained in a single room.

HABITABLE SPACE.
A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces*.

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2024 IBC SECTION 1208
INTERIOR SPACE DIMENSIONS

1208.1 Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 30 inches ~~3 feet~~ (~~914~~ 762 mm) between counter fronts and appliances or counter fronts and walls.

1208.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center shall be permitted to project not more than 6 inches (152 mm) below the required ceiling height.

2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

3. The height of mezzanines and spaces below mezzanines shall be in accordance with Section 505.2.

4. Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

1208.2.1 Furred ceiling. Any room with a furred ceiling shall be required to have the minimum ceiling height in two-thirds of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

1208.3 Dwelling Unit size. Not adopted. ~~Dwelling units shall have a minimum of 190 square feet (17.7 m2) of habitable space.~~

1208.4 Room Area. Every dwelling unit shall have not less than one room that shall have not less than 120 square feet (11.2 m2) of net floor area. *Sleeping units* ~~and other habitable rooms of a dwelling unit~~ shall have a net floor area of not less than 70 square feet (6.5 m2).

Exception: Kitchens are not required to be of a minimum floor area.

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1208.5 Efficiency dwelling units. Not Adopted. ~~Efficiency dwelling units shall conform to the requirements of the code except as modified herein:~~

~~1. The unit's habitable space shall comply with Sections 1208.1 through 1208.4.~~

~~2. The unit shall be provided with a separate closet.~~

~~3. For other than accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.~~

~~4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.~~

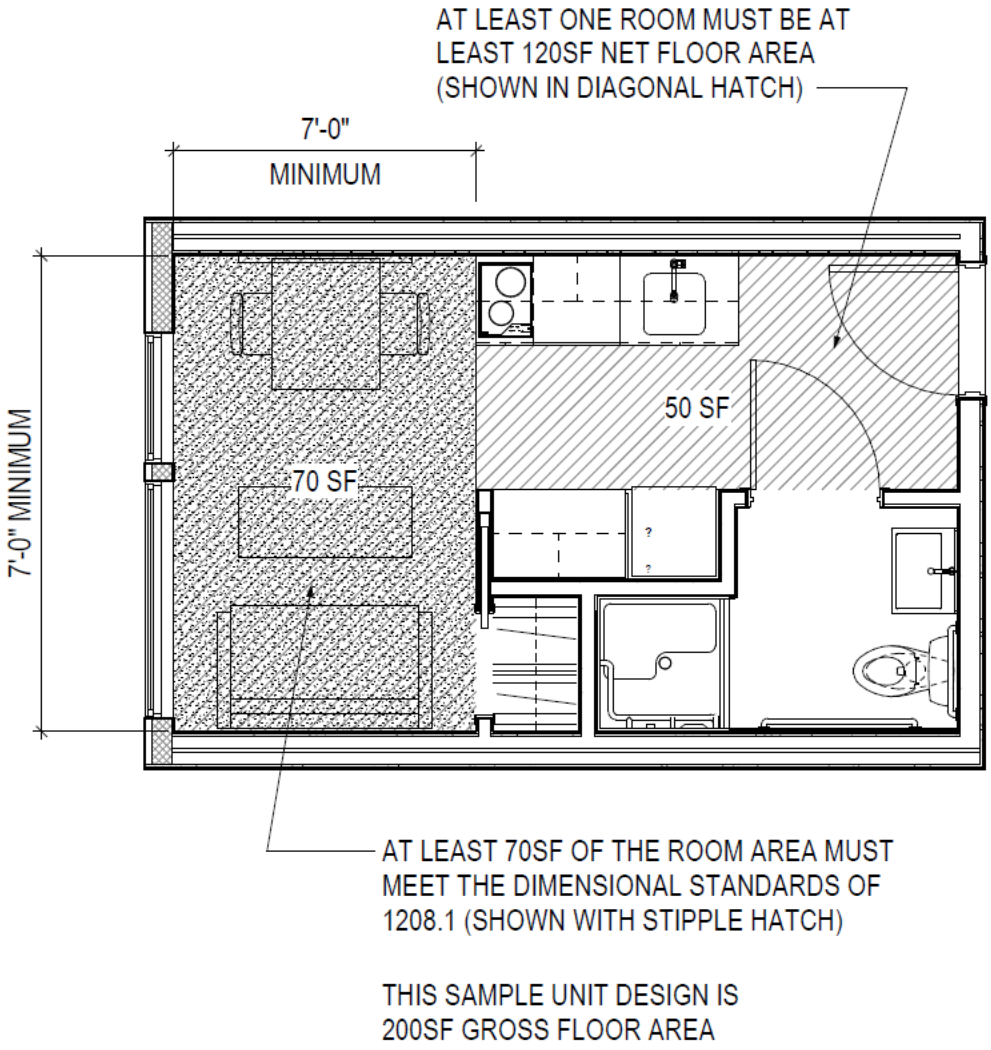

Figure 1208.4

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5. **Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.** Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

The Washington State Building Code Council via RCW 19.27.801 has been directed to adopt, by rule, amendments to the international building code that would allow for a minimum dwelling unit size that is less than the requirements for an efficiency dwelling unit in the international building code. The 2024 International Building Code Technical Advisory Group has developed this proposed language to achieve the goal of RCW 19.27.801.

6. **Specify what criteria this proposal meets.** You may select more than one.
   - ☐ The amendment is needed to address a critical life/safety need.
   - ☐ The amendment clarifies the intent or application of the code.
   - ☒ The amendment is needed to address a specific state policy or statute.
     19.27.801
   - ☐ The amendment is needed for consistency with state or federal regulations.
   - ☐ The amendment is needed to address a unique character of the state.
   - ☐ The amendment corrects errors and omissions.

7. **Is there an economic impact:** ☒ Yes ☐ No

   If no, state reason:

   If yes, provide economic impact, costs and benefits as noted below in items a – f.

   a. ***Life Cycle Cost.*** Use the OFM Life Cycle Cost **Analysis tool** to estimate the life cycle cost of the proposal using one or more typical examples. Reference these **Instructions;** use these **Inputs.** Webinars on the tool can be found **Here** and **Here**). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.

   b. ***Construction Cost.*** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

      $Click here to enter text./square foot

      (For residential projects, also provide $Click here to enter text./ dwelling unit)

      Show calculations here, and list sources for costs/savings, or attach backup data pages

c. ***Code Enforcement.*** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

d. ***Small Business Impact.*** Describe economic impacts to small businesses:

e. ***Housing Affordability.*** Describe economic impacts on housing affordability:

This proposal offers a design option that would allow for smaller dwelling unit sizes than is currently allowed (190sqft). The benefits of the smaller design allowance will reduce overall cost to develop housing units.

f. ***Other.*** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed: