

**Chapter 51-51 WAC**  
**STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2018 EDITION OF THE**  
**INTERNATIONAL RESIDENTIAL CODE**

Last Update: 7/22/21

**WAC**

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**DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER**

51-51-0101 Section R101—Title, scope and purpose. [Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0101, filed 12/17/03, effective 7/1/04.] Repealed by WSR 07-01-090, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW.

51-51-0310 Section R310—Emergency escape and rescue openings. [Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0310, filed 1/11/16, effective 7/1/16.] Repealed by stipulated order 16-2-00594-34 of Thurston County Superior Court, WSR 16-11-018, filed 5/6/16, effective 6/30/16.

51-51-0324 Section R324—Adult family homes. [Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0324, filed 12/17/03, effective 7/1/04.] Repealed by WSR 07-01-090, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW.

51-51-0613 Section R613—Exterior windows and glass doors. [Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0613, filed 12/19/06, effective 7/1/07.] Amended and decodified by WSR 10-03-098, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.031 and 19.27.074. Recodified as § 51-51-0612.

51-51-2401 Section G2401 (101)—General. [Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-2401, filed 12/17/03, effective 7/1/04.] Repealed by WSR 07-01-090, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW.

51-51-2415 Section G2415 (404)—Piping system installation. [Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-2415, filed 12/17/03, effective 7/1/04.] Repealed by WSR 07-01-090, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW.

51-51-4300 Chapter 43—Referenced standards. [Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-4300, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-4300, filed 12/17/03, effective 7/1/04.] Amended and decodified by WSR 10-03-098, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.031 and 19.27.074. Recodified as § 51-51-4400.

**WAC 51-51-001 Authority.** These rules are adopted under the authority of chapter 19.27 RCW.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-001, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-002 Purpose.** The purpose of these rules is to implement the provisions of chapter 19.27 RCW, which provides that the state building code council shall maintain the State Building Code in a status which is consistent with the purpose as set forth in RCW 19.27.020. In maintaining the codes the council shall regularly review updated versions of the codes adopted under the act, and other pertinent information, and shall amend the codes as deemed appropriate by the council.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-002, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-003 International Residential Code.** The 2018 edition of the *International Residential Code* as published by the International Code Council is hereby adopted by reference with the following additions, deletions, and exceptions: Provided that chapters 11 and 25 through 43 of this code are not adopted. Energy Code is regulated by chapter 51-11R WAC; Plumbing Code is regulated by chapter 51-56 WAC; Electrical Code is regulated by chapter 296-46B WAC or Electrical Code as adopted by the local jurisdiction. Appendix F, Radon Control Meth-

ods, Appendix Q, Tiny Homes, and Appendix U, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-003, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-003, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-003, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-003, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-003, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-003, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-007 Exceptions.** The exceptions and amendments to the International Residential Code contained in the provisions of chapter 19.27 RCW shall apply in case of conflict with any of the provisions of these rules.

The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under chapter 70.114A RCW or chapter 37, Laws of 1998 (SB 6168). "Temporary worker housing" means a place, area, or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" under RCW 70.54.110.

Codes referenced which are not adopted through RCW 19.27.031 or chapter 19.27A RCW shall not apply unless specifically adopted by the authority having jurisdiction.

The standards for liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and NFPA 54 (National Fuel Gas Code). All other fuel gas installations shall be regulated by the International Mechanical Code and International Fuel Gas Code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-007, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-008 Implementation.** The International Residential Code adopted by chapter 51-51 WAC shall become effective in all counties and cities of this state on February 1, 2021.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 21-11-066, § 51-51-008, filed 5/14/21, effective 6/14/21; WSR 20-03-023, § 51-51-008, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-008, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031

and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-008, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-008, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-008, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-008, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-01010 Scope.** The provisions of the *International Residential Code for One- and Two-Family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings, adult family homes, and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

EXCEPTIONS:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-Family Dwellings*. Fire suppression required by Section 419.5 of the *International Building Code* where constructed under the *International Residential Code for One- and Two-Family Dwellings* shall conform to Appendix U.
2. Owner-occupied lodging houses with one or two guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-Family Dwellings*.
3. Owner-occupied lodging homes with three to five guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-Family Dwellings* where equipped with a fire sprinkler system in accordance with Appendix U.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-01010, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-01010, filed 1/11/16, effective 7/1/16.]

### **WAC 51-51-0102 Section R102—Applicability.**

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. An appendix adopted by a local jurisdiction shall not be effective unless approved by the state building code council pursuant to RCW 19.27.060 (1)(a).

EXCEPTIONS:

1. The state building code council has determined that a local ordinance providing specifications for light straw-clay or strawbale construction, or requiring a solar-ready zone or requiring fire sprinklers in accordance with Appendix R, S, U or V of this chapter may be adopted by any local government upon notification of the council.
2. Appendix F, Radon Control Methods, and Appendix Q, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the *International Residential Code*.

**R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations or repairs and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

EXCEPTIONS:

1. Additions with less than 500 square feet of conditioned floor area are exempt from the requirements for Whole House Ventilation Systems, Section M1505.4.
2. Additions or alterations to existing buildings which do not require the construction of foundations, crawlspaces, slabs or basements shall not be required to meet the requirements for radon protection in Section R332.1 and Appendix F.

**R102.7.2 Moved buildings.** Buildings or structures moved into or within a jurisdiction shall comply with the provisions of this code, the *International Building Code* (chapter 51-50 WAC), the *International Mechanical Code* (chapter 51-52 WAC), the *International Fire Code* (chapter 51-54A WAC), the *Uniform Plumbing Code and Standards* (chapter 51-56 WAC), and the *Washington State Energy Code* (chapter 51-11R WAC) for new buildings or structures.

EXCEPTION:

Group R-3 buildings or structures are not required to comply if:

1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0102, filed 10/13/20, effective 11/13/20; WSR 16-03-025, § 51-51-0102, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0102, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0102, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0102, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0102, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-0106 Section 106—Construction documents.**

**R106.1 Submittal documents.** Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a *permit*. The *construction documents* shall be prepared by a registered *design professional* where required by the statutes of the *jurisdiction* in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.

EXCEPTION:

The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0106, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0202 Section R202—Definitions.**

**ADULT FAMILY HOME.** A dwelling, licensed by the state of Washington department of social and health services, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing adult family home may provide services to up to eight adults upon approval from the department of social and health services in accordance with RCW 70.128.066.

**BALANCED WHOLE HOUSE VENTILATION.** Balanced whole house ventilation is defined as any combination of concurrently operating residential unit mechanical exhaust and mechanical supply whereby the total mechanical exhaust airflow rate is within 10 percent or 5 cfm, whichever is greater, of the total mechanical supply airflow rate. Intermittent dryer exhaust, intermittent range hood exhaust, and intermittent toilet room exhaust airflow rates above the residential dwelling or sleeping unit minimum ventilation rate are exempt from the balanced airflow calculation.

**BATTERY SYSTEM, STATIONARY STORAGE.** This definition is not adopted.

**BUILDING, EXISTING.** A building or structure erected prior to the adoption of this code, or one that has passed a final inspection.

**BUILDING.** Any one- or two-family dwelling or *townhouse*, or portion thereof used or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, or any accessory structure.

**CHILD CARE, FAMILY HOME.** A child care facility, licensed by Washington state, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.

**CHILD DAY CARE,** shall, for the purposes of these regulations, mean the care of children during any period of a 24 hour day.

**CONDITIONED SPACE.** An area, room or space that is enclosed within the building thermal envelope and that is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from conditioned spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated ducts, piping or other sources of heating or cooling.

**DISTRIBUTED WHOLE HOUSE VENTILATION.** A whole house ventilation system shall be considered distributed when it supplies outdoor air directly (not transfer air) to each dwelling or sleeping unit habitable space (living room, den, office, interior adjoining spaces or bedroom), and exhausts air from all kitchens and bathrooms directly outside.

**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. Dwelling units may also include the following uses:

1. Adult family homes, foster family care homes and family day care homes licensed by the Washington state department of social and health services.

2. Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed 500 square feet (46.4 m<sup>2</sup>).

**EGRESS ROOF ACCESS WINDOW.** A skylight or roof window designed and installed to satisfy the *Emergency Escape and Rescue Opening* requirements of Section R310.2.

**ENERGY STORAGE SYSTEMS (ESS).** One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time.

**FIRE SEPARATION DISTANCE.** The distance measured from the foundation wall or face of the wall framing, whichever is closer, to one of the following:

1. To the closest interior lot line; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at a right angle from the wall.

**FLOOR AREA.** The area within the inside perimeter of exterior walls of the building. The floor area of a building, or portion thereof, not provi-

ded with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**LANDING PLATFORM.** A landing provided as the top step of a stairway accessing a *Sleeping Loft*.

**LOCAL EXHAUST.** An exhaust system that uses one or more fans to exhaust air from a specific room or rooms within a residential dwelling or sleeping unit.

**LOT.** A measured portion or parcel of land considered as a unit having fixed boundaries.

**LOT LINE.** The line which bounds a plot of ground described as a *lot* in the title to the property.

**MIXED VENTILATION ZONE.** This definition is not adopted.

**SALT WATER COASTAL AREA.** Those areas designated as salt water coastal areas by the local jurisdiction.

**SLEEPING LOFT.** A sleeping space on a floor level located more than 30 inches (726 mm) above the main floor and open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm).

**SMALL BUSINESS.** Any business entity (including a sole proprietorship, corporation, partnership or other legal entity) which is owned and operated independently from all other businesses, which has the purpose of making a profit, and which has fifty or fewer employees.

**TOWNHOUSE.** A building that contains three or more attached *townhouse units*.

**TOWNHOUSE UNIT.** A single-family *dwelling unit* in a *townhouse* that extends from foundation to roof and that has a yard or public way on not less than two sides that extends at least 50 percent of the length of each of these two sides.

**WHOLE HOUSE VENTILATION SYSTEM.** A mechanical ventilation system, including fans, controls, and ducts, which replaces, by direct means, air from the habitable rooms with outdoor air.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 21-12-102, § 51-51-0202, filed 6/2/21, effective 7/3/21; WSR 20-21-041, § 51-51-0202, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0202, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0202, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0202, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0202, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 09-04-023, § 51-51-0202, filed 1/27/09, effective 7/1/09; WSR 08-01-102, § 51-51-0202, filed 12/18/07, effective 4/1/08. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0202, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0202, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-0301 Design criteria.**

**R301.2 Climatic and geographic design criteria.** Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1). The local jurisdiction shall designate the salt water coastal areas within their jurisdiction.

**R301.5 Live load.** The minimum uniformly distributed live load shall be as provided in Table R301.5.

**TABLE R301.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(in pounds per square foot)**

Use	Live Load
Uninhabitable attics without storage <sup>b</sup>	10
Uninhabitable attics with limited storage <sup>b, g</sup>	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks <sup>e</sup>	60 <sup>i</sup>
Fire escapes	40
Guards and handrails <sup>d</sup>	200 <sup>h</sup>
Guard in-fill components <sup>f</sup>	50 <sup>h</sup>
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>c</sup>

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm, 1 pound = 4.45 N

- a. Elevated garage floors shall be capable of supporting a 2,000 pound load applied over a 20 square-inch area.
- b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. See Section R507.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
  - g.1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
  - g.2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
  - g.3. Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.



- h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.
- i. Where structural tables in Section R507 only specify snow loads, the values corresponding to 70 psf snow loads shall be used.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0301, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0301, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0301, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0301, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-0301, filed 12/18/07, effective 4/1/08.]

**WAC 51-51-0302 Section R302—Fire-resistant construction.**

**R302.2.1 Double walls.** When used, each *townhouse unit* shall be separated from other *townhouse units* by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

**R302.2.2 Common walls.** Common walls separating *townhouse units* shall be assigned a fire resistance rating in accordance with Item 1 or 2. The common wall shared by two *townhouse units* shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with chapter 296-46B WAC, Electrical safety standards, administration, and installation. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

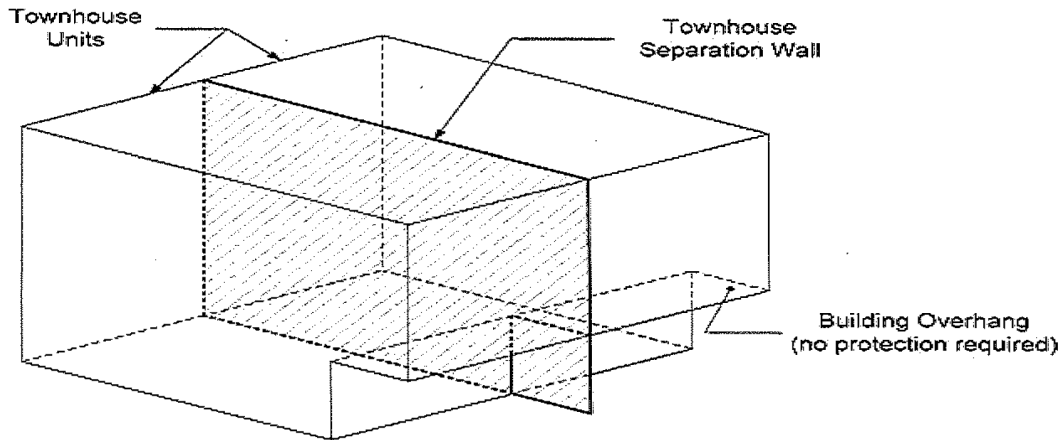
EXCEPTION: Common walls are permitted to extend to and be tight against the interior side of the exterior walls where voids in the exterior wall at the end of the common wall are *fireblocked*.

**R302.2.3 Continuity.** The fire-resistance-rated wall or assembly separating *townhouse units* shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

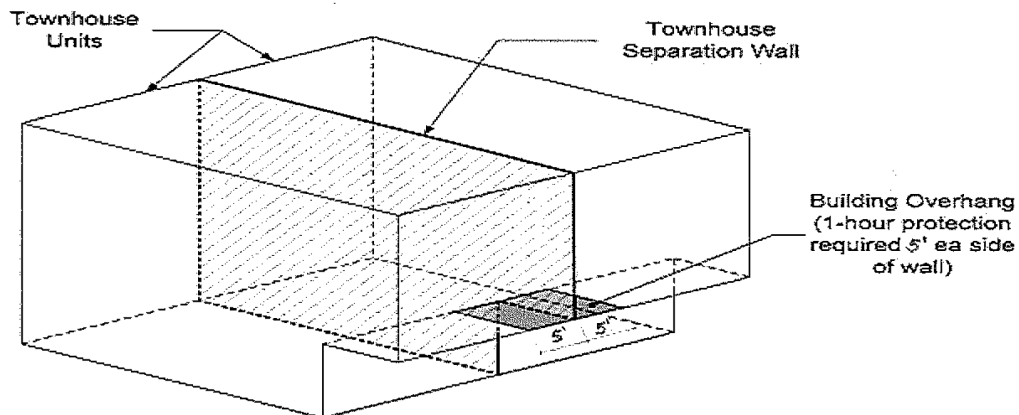
Where a story extends beyond the exterior wall of a story below:

1. The fire-resistance-rated wall or assembly shall extend to the outside edge of the upper story (see Figure R302.2(1)); or

2. The underside of the exposed floor-ceiling assembly shall be protected as required for projections in Section R302 (see Figure R302.2(2)).



**FIGURE R302.2(1)**  
**EXTENDED TOWNHOUSE SEPARATION WALL**



**FIGURE R302.2(2)**  
**TOWNHOUSE SEPARATION OVERHANG PROTECTION**

**R302.2.4 Parapets for townhouses.** Parapets constructed in accordance with Section R302.2.5 shall be constructed for *townhouses* as an extension of exterior walls or common walls separating *townhouse units* in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.

2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762

mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

EXCEPTION: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or fire retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls. Fire retardant-treated wood shall meet the requirements of Sections R802.1.5 and R803.2.1.2.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

**TABLE R302.1(1)**  
**EXTERIOR WALLS**

No Change to the Table

- a The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where ventilation openings are not installed in the rake overhang or in walls that are common to attic areas.

**TABLE R302.1(2)**  
**EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS**

No Change to the Table

- a For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for exterior walls not fire-resistance-rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
- b The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where ventilation openings are not installed in the rake overhang or in walls that are common to attic areas.

**R302.3 Two-family dwellings.** Wall and floor/ceiling assemblies separating *dwelling units* in two-family dwellings shall be constructed in accordance with Section R302.3.1 or R302.3.3. One accessory dwelling unit constructed within an existing *dwelling unit* need not be considered a separated dwelling unit in a two-family dwelling where all required smoke alarms, in the accessory dwelling unit and the primary dwelling unit, are interconnected in such a manner that the actuation of one alarm will activate all alarms in both the primary dwelling unit and the accessory dwelling unit.

**R302.3.1** *Dwelling units* in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

EXCEPTION: A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13D.

**R302.3.2** Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

EXCEPTION: Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

**R302.3.3 Supporting construction.** Where floor/ceiling assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

**R302.4.1 Through penetrations.** Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2.

EXCEPTION: Where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, or fire sprinkler piping, the annular space shall be protected as follows:

1. In concrete or masonry wall or floor assemblies, concrete, grout or mortar shall be permitted where installed to the full thickness of the wall or floor assembly or the thickness required to maintain the fire-resistance rating, provided that both of the following are complied with:
  - 1.1. The nominal diameter of the penetrating item is not more than 6 inches (152 mm).
  - 1.2. The area of the opening through the wall does not exceed 144 square inches (92900 mm<sup>2</sup>).
2. The material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste where subjected to ASTM E119 or UL 263 time temperature fire conditions under a positive pressure differential of not less than 0.01 inch of water (3 Pa) at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrated.

**R302.13 Fire protection of floors.** Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

EXCEPTIONS:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Appendix U, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected when complying with the following:
  - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story.
  - 3.2. Fire blocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimensional lumber or *structural composite lumber* with a cross sectional area equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0302, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0302, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.074, 19.27.020, and 19.27.031. WSR 14-24-088, § 51-51-0302, filed 12/1/14, effective 5/1/15. Statutory Authority: Chapters 19.27A and 34.05 RCW. WSR 13-23-084, § 51-51-0302, filed 11/19/13, effective 4/1/14. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0302, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0302, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 09-04-023, § 51-51-0302, filed 1/27/09, effective 7/1/09; WSR 08-01-102, § 51-51-0302, filed 12/18/07, effective 4/1/08.]

### **WAC 51-51-0303 Section R303—Light, ventilation and heating.**

**R303.1 Natural light.** All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms.

EXCEPTION: The glazed areas need not be installed in rooms where artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

**R303.2 Adjoining rooms.** For the purpose of determining light requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m<sup>2</sup>).

EXCEPTION: Openings required for light shall be permitted to open into a sunroom with thermal isolation or a patio cover, provided there is an openable area between the adjoining room and the sunroom or a patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet (2 m<sup>2</sup>).

**R303.3 Bathrooms.** This section is not adopted.

**R303.4 Minimum ventilation performance.** Dwelling units shall be equipped with local exhaust and whole house ventilation systems designed and installed as specified in Section M1507.

EXCEPTION: Additions with less than 500 square feet of conditioned floor area are exempt from the requirements in this Code for Whole House Ventilation Systems.

**R303.5 Opening location.** Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.

**R303.5.1 Intake openings.** Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code.

For the purpose of this section, the exhaust from *dwelling unit* toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

EXCEPTIONS:

1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914 mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section 1502.3.

**R303.5.2 Exhaust openings.** Exhaust air shall not be directed onto walkways. All exhaust ducts shall terminate outside the building. Terminal elements shall have at least the equivalent net free area of the duct work.

**R303.5.2.1 Exhaust ducts.** Exhaust ducts shall be equipped with back-draft dampers. All exhaust ducts in unconditioned spaces shall be insulated to a minimum of R-4.

**R303.7 Interior stairway illumination.** Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. Stairway illumination shall receive primary power from the building wiring. The light source shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.

EXCEPTION: A switch is not required where remote, central or automatic control of lighting is provided.

**R303.8 Exterior stairway illumination.** Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Stairway illumination shall receive primary power from the building wiring. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

**R303.9 Required glazed openings.** Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

EXCEPTIONS:

1. Required glazed openings that face into a roofed porch where the porch abuts a street, yard or court are permitted where the longer side of the porch is not less than 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm).
2. Eave projections shall not be considered as obstructing the clear open space of a yard or court.
3. Required glazed openings that face into the area under a deck, balcony, bay or floor cantilever are permitted where an unobstructed pathway of not less than 36 inches (914 mm) in height, 36 inches (914 mm) in width, and no greater than 60 inches (1524 mm) in length is provided and opens to a yard or court. The pathway shall be measured from the exterior face of the glazed opening, or if the glazed opening is in a window well, at the window well wall furthest from the exterior face of the glazed opening.

**R303.10 Required heating.** When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every *dwelling unit* shall be provided

with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at design temperature. The installation of one or more portable heaters shall not be used to achieve compliance with this section.

EXCEPTION: Unheated recreational tents or yurts not exceeding 500 square feet provided it is not occupied as a permanent dwelling.

**R303.10.1 Definitions.** For the purposes of this section only, the following definitions apply.

**DESIGNATED AREAS** are those areas designated by a county to be an urban growth area in chapter 36.70A RCW and those areas designated by the U.S. Environmental Protection Agency as being in nonattainment for particulate matter.

**SUBSTANTIALLY REMODELED** means any alteration or restoration of a building exceeding 60 percent of the appraised value of such building within a 12 month period. For the purpose of this section, the appraised value is the estimated cost to replace the building and structure in kind, based on current replacement costs.

**R303.10.2 Primary heating source.** Primary heating sources in all new and substantially remodeled buildings in designated areas shall not be dependent upon wood stoves.

**R303.10.3 Solid fuel burning devices.** No new or used solid fuel burning device shall be installed in new or existing buildings unless such device is U.S. Environmental Protection Agency certified or exempt from certification by the United States Environmental Protection Agency and conforms with RCW 70.94.011, 70.94.450, 70.94.453, and 70.94.457.

EXCEPTIONS: 1. Wood cook stoves.  
2. Antique wood heaters manufactured prior to 1940.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0303, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0303, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0303, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0303, filed 1/20/10, effective 7/1/10; WSR 04-01-109, § 51-51-0303, filed 12/17/03, effective 7/1/04.]

#### **WAC 51-51-0307 Section R307—Toilet, bath and shower spaces.**

**R307.1 Space required.** Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of the state plumbing code Section 402.5.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0307, filed 1/11/16, effective 7/1/16.]

#### **WAC 51-51-0308 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0308, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0308, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-03100 Section 310—Emergency escape and rescue openings.**

**R310.1 Emergency escape and rescue opening required.** Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court providing an unobstructed path with a width of not less than 36 inches (914 mm) that opens to a public way.

EXCEPTIONS: 1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m).  
2. Where the *dwelling unit* or *townhouse unit* is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:  
2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.  
2.2. Two means of egress complying with Section R311.

**R310.1.1 Operational constraints and opening control devices.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall be not more than 70 inches (177.8 cm) above the finished floor and shall comply with ASTM F2090.

**R310.2.4 Emergency escape and rescue openings under decks and porches.** Emergency escape and rescue openings installed under decks and porches shall be fully openable and provided with an unobstructed pathway of not less than 36 inches (914 mm) in height, 36 inches (914 mm) in width, and no greater than 60 inches (1524 mm) in length that opens to a yard or court. The pathway shall be measured from the exterior face of the glazed opening, or if the glazed opening is in a window well, at the window well wall furthest from the exterior face of the glazed opening.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-03100, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-03100, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0311 Section R311—Means of egress.**

**R311.4 Vertical egress.** Egress from habitable levels including habitable attics and basements not provided with an egress door in accordance with Section R311.2 shall be by ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

EXCEPTION: Stairs or ladders within an individual dwelling unit used for access to areas of 200 square feet (18.6 m<sup>2</sup>) or less, and not containing the primary bathroom or kitchen.

**R311.7.3 Vertical rise.** A flight of stairs shall not have a vertical rise larger than 12 feet 7 inches (3835 mm) between floor levels or landings.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0311, filed 1/6/20, effective 7/1/20; WSR 10-03-098, § 51-51-0311, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0311, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0311, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-0313 Section R313—Automatic fire sprinkler systems.**

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in a townhouse unit.

EXCEPTIONS: 1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to an existing *townhouse unit* that does not have an automatic residential fire sprinkler system installed.  
2. *Townhouse* buildings containing no more than four *townhouse units*.

**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for a townhouse unit shall be designed and installed in accordance with Section P2904 or NFPA 13D.

**R313.2 One- and two-family dwellings automatic fire sprinkler system.** This section is not adopted.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0313, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0313, filed 1/11/16, effective 7/1/16. Statutory Authority: Chapter 19.27 RCW. WSR 10-18-036, § 51-51-0313, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0313, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0313, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0313, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-0314 Section R314—Smoke alarms and heat detection.**

**R314.1 General.** Smoke alarms, heat detectors, and heat alarms shall comply with NFPA 72 and this section.

**R314.1.1 Listings.** Smoke alarms shall be listed in accordance with UL 217. Heat detectors and heat alarms shall be listed for the intended application. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

**R314.2 Where required.** Smoke alarms, heat detectors, and heat alarms shall be provided in accordance with this section.

**R314.2.1 New construction.** Smoke alarms shall be provided in *dwelling units*. A heat detector or heat alarm shall be provided in new attached garages.

**R314.2.2 Alterations, repairs and additions.** Where *alterations, repairs* or *additions* requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, or where an accessory dwelling unit is created within an existing *dwelling unit*, each *dwelling unit* shall be equipped with smoke alarms as required for new dwellings.

EXCEPTIONS: 1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck are exempt from the requirements of this section.  
2. Installation, *alteration* or repairs of plumbing, electrical or mechanical systems are exempt from the requirements of this section.

**R314.2.3 New attached garages.** A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

EXCEPTION: Heat detectors and heat alarms shall not be required in dwellings without commercial power.



**R314.3 Location.** Smoke alarms shall be installed in the following locations:

1. In each sleeping room or sleeping loft.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.
5. In napping areas in a family home child care.

**R314.4 Interconnection.** Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in accordance with Section R314.2, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Where an accessory *dwelling unit* is created within an existing *dwelling unit* all required smoke alarms, in the accessory *dwelling unit* and the primary *dwelling unit*, shall be interconnected in such a manner that the actuation of one alarm will activate all alarms in both the primary *dwelling unit* and the accessory *dwelling unit*. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

EXCEPTION: Smoke alarms and alarms installed to satisfy Section R314.4.1 shall not be required to be interconnected to existing smoke alarms where such existing smoke alarms are not interconnected or where such new smoke alarm or alarm is not capable of being interconnected to the existing smoke alarms.

**R314.4.1 Heat detection interconnection.** Heat detectors and heat alarms shall be connected to an alarm or a smoke alarm that is installed in the *dwelling*. Alarms and smoke alarms that are installed for this purpose shall be located in a hallway, room, or other location that will provide occupant notification.

**R314.6 Power source.** Smoke alarms, heat alarms, and heat detectors shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

EXCEPTIONS: 1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.  
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0314, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0314, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0314, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0314, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0314, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-0315 Section R315—Carbon monoxide alarms.**

**R315.2 Where required.** Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

**R315.2.1 New construction.** For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling in accordance with the manufacturer's recommendation.

**R315.2.2 Alterations, repairs, and additions.** Existing dwellings shall be equipped with carbon monoxide alarms in accordance with Section R315.2.1. An inspection will occur where alterations, repairs, or additions requiring a permit occur, or where one or more sleeping rooms are added or created.

EXCEPTIONS:     1. Work involving only the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the inspection requirements of this section.  
                  2. Installation, alteration or repairs of nonfuel burning plumbing or mechanical systems or electrical systems are exempt from the inspection requirements of this section.  
                  3. Owner-occupied single-family residences legally occupied before July 26, 2009. RCW 19.27.530 (2)(b).

**R315.3 Location.** Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each level of the dwelling and in accordance with the manufacturer's recommendations. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0315, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0315, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0315, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0315, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.074 and 19.27.530. WSR 12-01-099, § 51-51-0315, filed 12/20/11, effective 4/1/12. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0315, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-0317 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0317, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-0317, filed 12/18/07, effective 4/1/08. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0317, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0322 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0322, filed 1/11/16, effective 7/1/16; WSR 10-03-098, § 51-51-0322, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-03240 Section R324—Solar energy systems.**

**R324.3 Photovoltaic systems.** Installation, modification, or alteration of solar photovoltaic power systems shall comply with this section and the *International Fire Code*. Section R104.11 alternate materials and methods of this code shall be considered when approving the installation of solar photovoltaic power systems. Photovoltaic systems shall be designed and installed in accordance with Sections R324.3.1 through R324.6 and chapter 19.28 RCW. Inverters shall be listed and labeled in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

EXCEPTION: Detached, nonhabitable Group U structures shall not be subject to the requirements of this section for structural and fire safety.

**R324.4 Rooftop-mounted photovoltaic systems.** Rooftop-mounted photovoltaic panel systems installed on or above the roof covering shall be designed and installed in accordance with Section R907.

EXCEPTION: The roof structure shall be deemed adequate to support the load of the rooftop solar photovoltaic system if all of the following requirements are met:

1. The solar photovoltaic panel system shall be designed for the wind speed of the local area, and shall be installed per the manufacturer's specifications.
2. The ground snow load does not exceed 70 pounds per square foot.
3. The total dead load of modules, supports, mountings, raceways, and all other appurtenances weigh no more than 4 pounds per square foot.
4. Photovoltaic modules are not mounted higher than 18 inches above the surface of the roofing to which they are affixed.
5. Supports for solar modules are to be installed to spread the dead load across as many roof-framing members as needed, so that no point load exceeds 50 pounds.

**R324.7.1** This section is not adopted.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-03240, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-03240, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-03240, filed 1/11/16, effective 7/1/16.]

#### **WAC 51-51-0325 Section R325—Mezzanines.**

**R325.1 General.** Mezzanines shall comply with Sections R325 through R325.5. *Habitable attics* shall comply with Section R326.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0325, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0325, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0325, filed 1/11/16, effective 7/1/16; WSR 14-04-049, § 51-51-0325, filed 1/27/14, effective 2/27/14. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0325, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-18-036, § 51-51-0325, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 09-04-023, § 51-51-0325, filed 1/27/09, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0325, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0325, filed 12/17/03, effective 7/1/04.]

#### **WAC 51-51-0326 Section R326—Habitable attic.**

**R326.1 General.** *Habitable attics* shall comply with Sections R326 through R326.4.

**R326.2 Minimum dimensions.** A *habitable attic* shall have a minimum floor area in accordance with Section R304 and a ceiling height in accordance with Section R305.

**R326.3 Story above grade plane.** A *habitable attic* shall be considered a story above grade plane.

EXCEPTION: A *habitable attic* shall not be considered a story above grade plane provided that the *habitable attic* meets all the following requirements:

1. The aggregate area of the *habitable attic* is not greater than one-half of the floor area of the story below.
2. The *habitable attic* is located within a dwelling unit equipped with a fire sprinkler system in accordance with Section P2904 or NFPA 13D.
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.
4. The floor of the *habitable attic* shall not extend beyond the exterior walls of the story below.

**R326.4 Means of egress.** The means of egress for *habitable attics* shall comply with the applicable provisions of Section R311.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0326, filed 1/6/20, effective 7/1/20. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0326, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0326, filed 12/19/06, effective 7/1/07.]

#### **WAC 51-51-0327 Section R327—Sleeping lofts.**

**R327.1 General.** *Sleeping lofts* shall comply with Sections R327 through R327.5.

**R327.2 Sleeping loft area and dimensions.** *Sleeping lofts* shall meet the minimum area and dimension requirements of Sections R327.2.1 through R327.2.3.

**R327.2.1 Area.** *Sleeping lofts* shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>) and less than 70 square feet (6.5 m<sup>2</sup>).

**R327.2.2 Minimum horizontal dimensions.** *Sleeping lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

**R327.2.3 Height effect on sleeping loft area.** Portions of a *sleeping loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft but shall contribute to the maximum allowable area.

EXCEPTION: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a *sleeping loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *sleeping loft* but shall contribute to the maximum allowable area.

**R327.3 Sleeping loft access and egress.** The access to and primary egress from *sleeping lofts* shall be of any type described in Sections R327.3.1 through R327.3.5 and shall meet the *sleeping loft* where the *sleeping loft's* ceiling height is not less than 3 feet (914 mm) along the entire width of the access and egress component.

**R327.3.1 Stairways.** Stairways accessing *sleeping lofts* shall comply with Sections R327.3.1.1 through R327.3.1.7.

**R327.3.1.1 Headroom.** The headroom above the *sleeping loft* access and egress shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread, landing, or landing platform nosing's in the center of their width, and vertically from the landing or landing platform along the center of its width.

**R327.3.1.2 Width.** Stairways accessing a *sleeping loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

**R327.3.1.3 Treads and risers.** Risers for stairs accessing a *sleeping loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a *sleeping loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *sleeping loft* but shall contribute to the maximum allowable area.

2. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.

**R327.3.1.4 Landings.** Intermediate landings and landings at the bottom of stairways shall comply with Section R311.7.6, except that the depth in the direction of travel shall be not less than 24 inches (508 mm).

**R327.3.1.5 Landing platforms.** The top tread and riser of stairways accessing *sleeping lofts* shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the *sleeping loft*. The landing platform shall be not less than 18 inches (508 mm) in width and in depth measured horizontally from and perpendicular to the nosing of the landing platform. The landing platform riser height to the edge of the *sleeping loft* floor, shall not be greater than 18 inches (406 to 457 mm) in height.

**R327.3.1.6 Handrails.** Handrails shall comply with Section R311.7.8.

**R327.3.1.7 Stairway guards.** Guards at open sides of stairways, landings, and landing platforms shall comply with Section R312.1.

**R327.3.2 Ladders.** Ladders accessing *sleeping lofts* shall comply with Sections R326.3.2.1 and R326.3.2.2.

**R327.3.2.1 Size and capacity.** Ladders accessing *sleeping lofts* shall have a rung width of not less than 12 inches (305 mm), and 10 inch (254 mm) to 14 inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 300 pound (136 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).

**R327.3.2.2 Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal.

**R327.3.3 Alternating tread devices.** Alternating tread devices accessing *sleeping lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

**R327.3.4 Ships ladders.** Ships ladders accessing *sleeping lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

**R327.4 Sleeping loft guards.** *Sleeping loft* guards shall be located along the open side(s) of *sleeping lofts*. *Sleeping loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear

height to the ceiling, whichever is less. *Sleeping loft* guards shall comply with Section R312.1.3 and Table R301.5 for their components.

**R327.5 Emergency escape and rescue openings.** An *egress roof access window* shall be installed in each *sleeping loft* and shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *sleeping loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0327, filed 1/6/20, effective 7/1/20. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0327, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0328 Section R328—Swimming pools, spas, and hot tubs.**

**R328.1 General.** The design and construction of swimming pools, spas, and other aquatic recreation facilities shall comply with the 2018 *International Swimming Pool and Spa Code*, if the facility is one of the following:

1. For the sole use of residents and invited guests at a single-family dwelling;
2. For the sole use of residents and invited guests of a duplex owned by the residents; or
3. Operated exclusively for physical therapy or rehabilitation and under the supervision of a licensed medical practitioner.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0328, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0328, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0328, filed 2/1/13, effective 7/1/13.]

**WAC 51-51-0329 Section R329—Energy storage systems.**

**R329.1 General.** *Energy storage systems* (ESS) shall comply with the provisions of this section.

**R329.2 Equipment listings.** ESS shall be *listed* and *labeled* for residential use in accordance with UL 9540.

EXCEPTIONS:

1. Where approved, repurposed unlisted battery systems from electric vehicles are allowed to be installed outdoors or in detached sheds located not less than 5 feet (1524 mm) from exterior walls, property lines and public ways.
2. Battery systems that are an integral part of an electric vehicle are allowed provided that the installation complies with Section 625.48 of NFPA 70.
3. Battery systems less than 1 kWh (3.6 megajoules).

**R329.3 Installation.** ESS shall be installed in accordance with the manufacturer's instructions and their listing, if applicable, and shall not be installed within the habitable space of a *dwelling unit*.

**R329.4 Electrical installation.** ESS shall be installed in accordance with NFPA 70. Inverters shall be *listed* and *labeled* in accordance with UL 1741 or provided as part of the UL 9540 listing. Systems connected to the utility grid shall use inverters listed for utility interaction.

**R329.5 Ventilation.** Indoor installations of ESS that include batteries that produce hydrogen or other flammable gases during charging shall be provided with ventilation in accordance with Section M1307.4.

**R329.6 Commissioning.** ESS shall be commissioned as follows:

1. Verify that the system is installed in accordance with the approved plans and manufacturer's instructions and is operating properly.

2. Provide a copy of the manufacturer's installation, operation, maintenance, and decommissioning instructions provided with the *listed* system.

3. Provide a label on the installed system containing the contact information for the qualified maintenance and service providers.

**R329.6.1 Installation prior to closing.** Where the system is installed in a one- or two-family dwelling or townhouse unit that is owned by the builder and has yet to be sold, commissioning shall be conducted as outlined in Section R329.6, and the builder shall then transfer the required information in Section R329.6 to the homeowner when the property is transferred to the owner at the closing.

**R329.7 Protection from impact.** ESS installed in a location subject to vehicle damage shall be protected by approved barriers.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0329, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0329, filed 1/11/16, effective 7/1/16.]

#### **WAC 51-51-0330 Section R330—Adult family homes.**

**R330.1 General.** This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

**R330.2 Reserved.**

**R330.3 Sleeping room classification.** Each sleeping room in an adult family home shall be classified as:

1. Type S - Where the means of egress contains stairs, elevators, or platform lifts.

2. Type NS1 - Where one means of egress is at grade level or a ramp constructed in accordance with R330.9 is provided.

3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with R330.9 are provided.

**R330.4 Types of locking devices and door activation.** All bedroom and bathroom doors shall be openable from the outside when locked.

Every closet shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks, and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. Pocket doors shall have graspable hardware available when in the closed or open position.

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit doors shall have no additional locking devices.

Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

**R330.5 Smoke and carbon monoxide alarm requirements.** All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Sections R314 and R315.1. Alarms shall be installed in such a manner so that the detection device warning is audible from all areas of the dwelling upon activation of a single alarm.

**R330.6 Escape windows and doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

**R330.7 Fire apparatus access roads and water supply for fire protection.** Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

**R330.8 Grab bar general requirements.** Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs, and shower stalls shall be installed according to this section.

**R330.8.1 Grab bar cross section.** Grab bars with a circular cross section shall have an outside diameter of 1 1/4 inch minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4 5/8 inches maximum.

**R330.8.2 Grab bar installation.** Grab bars shall have a spacing of 1 1/2 inch between the wall and the bar. Projecting objects, control valves and bathtub or shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1 1/2 inch to the grab bar.

EXCEPTION: Swing-up grab bars shall not be required to meet the 1 1/2 inch spacing requirement.

Grab bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. Grab bars shall not be supported directly by any residential grade fiberglass bathing or showering unit. Acrylic bars found in bathing units shall be removed.

Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.

**R330.8.3 Grab bars at water closets.** Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of Section R330.8. Grab bars shall mount between 33 inches and 36 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.

**R330.8.3.1 Fixed position grab bars.** Fixed position grab bars shall be a minimum of 36 inches in length and start 12 inches from the rear wall.

**R330.8.3.2 Swing-up grab bars.** Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall.



**R330.8.4 Grab bars at bathtubs.** Horizontal and vertical grab bars shall meet the requirements of Section R330.8.

**R330.8.4.1 Vertical grab bars.** Vertical grab bars shall be a minimum of 18 inches long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the bathtub edge or within 4 inches within the bathtub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.

EXCEPTION: The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of Section R325.8 at the control end and head end entry points.

**R330.8.4.2 Horizontal grab bars.** Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area. Grab bars shall be mounted between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches minimum in length. Back wall grab bar shall be 36 inches minimum in length.

**R330.8.5 Grab bars at shower stalls.** Where shower stalls are provided to meet the requirements for bathing facilities, grab bars shall meet the requirements of Section R330.8.

EXCEPTION: Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches of the exterior of the shower aligned with the nose of the built-in seat.

**R330.8.5.1 Vertical grab bars.** Vertical grab bars shall be 18 inches minimum in length and installed at the control end wall and head end wall. Vertical bars shall be mounted within 4 inches of the exterior of the shower stall or within 4 inches inside the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.

**R330.8.5.2 Horizontal grab bars.** Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.

**R330.9 Ramps.** All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.8 with a maximum slope of 1 vertical to 12 horizontal. The exception to Section R311.8.1 is not allowed for adult family homes. Handrails shall be installed in accordance with Section R330.9.1.

**R330.9.1 Handrails for ramps.** Handrails shall be installed on both sides of ramps between the slope of 1 vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with Sections R311.8.3.1 through R311.8.3.3.

**R330.10 Stair treads and risers.** Stair treads and risers shall be constructed in accordance with Section R311.7.5. Handrails shall be installed in accordance with Section R330.10.1.

**R330.10.1 Handrails for treads and risers.** Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with Sections R311.7.8.1 through R311.7.8.4.

**R330.11 Shower stalls.** Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0330, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0331 Section R331—Family home child care.**

**R331 Family home child care.** For family home child care with more than six children, each floor level used for family child care purposes shall be served by two remote means of egress. Exterior exit doors shall be operable from the inside without the use of keys or any special knowledge or effort.

Basements located more than 4 feet below grade level shall not be used for family home child care unless one of following conditions exist:

1. Stairways from the basement open directly to the exterior of the building without entering the first floor;
2. One of the two required means of egress discharges directly to the exterior from the basement level, and a self-closing door is installed at the top or bottom of the interior stair leading to the floor above;
3. One of the two required means of egress is an operable window or door, approved for emergency escape or rescue, that opens directly to a public street, public alley, yard or exit court; or
4. A residential sprinkler system is provided throughout the entire building in accordance with NFPA 13d.

Floors located more than 4 feet above grade level shall not be occupied by children in family home child care.

- EXCEPTIONS:
1. Use of toilet facilities while under supervision of an adult staff person;
  2. Family home child care may be allowed on the second story if one of the following conditions exists:
    - 2.1. Stairways from the second story open directly to the exterior of the building without entering the first floor;
    - 2.2. One of the two required means of egress discharges directly to the exterior from the second story level, and a self-closing door is installed at the top or bottom of the interior stair leading to the floor below; or
    - 2.3. A residential sprinkler system is provided throughout the entire building in accordance with NFPA 13d.

Every sleeping or napping room in a family home child care shall have at least one operable window for emergency rescue.

- EXCEPTION: Sleeping or napping rooms having doors leading to two separate means of egress, or a door leading directly to the exterior of the building.

Rooms or spaces containing a commercial-type cooking kitchen, boiler, maintenance shop, janitor closet, laundry, woodworking shop, flammable or combustible storage, or painting operation shall be separated from the family home child care area by at least 1-hour fire-resistive construction.

- EXCEPTION: A fire-resistive separation shall not be required where the food preparation kitchen contains only a domestic cooking range, and the preparation of food does not result in the production of smoke or grease laden vapors.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0331, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0332 Section R332—Protection against radon.**

**R332.1 Protection against radon.** The radon control provisions of Appendix F of this code shall apply to buildings constructed in high radon potential counties (zone 1) designated in Table AF101(1). The radon control provisions of Appendix F of this code shall also apply to all buildings constructed using the provisions of Section R408.3 Unvented crawl space compliance method.

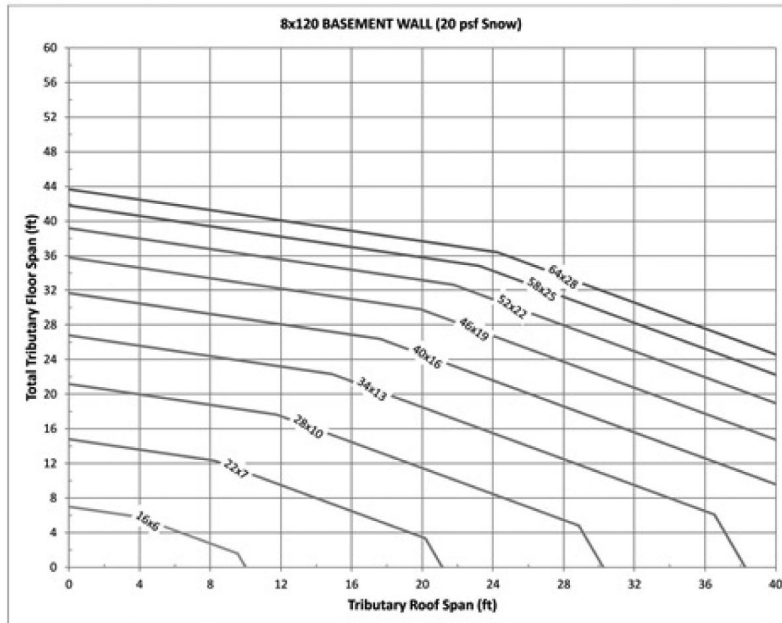
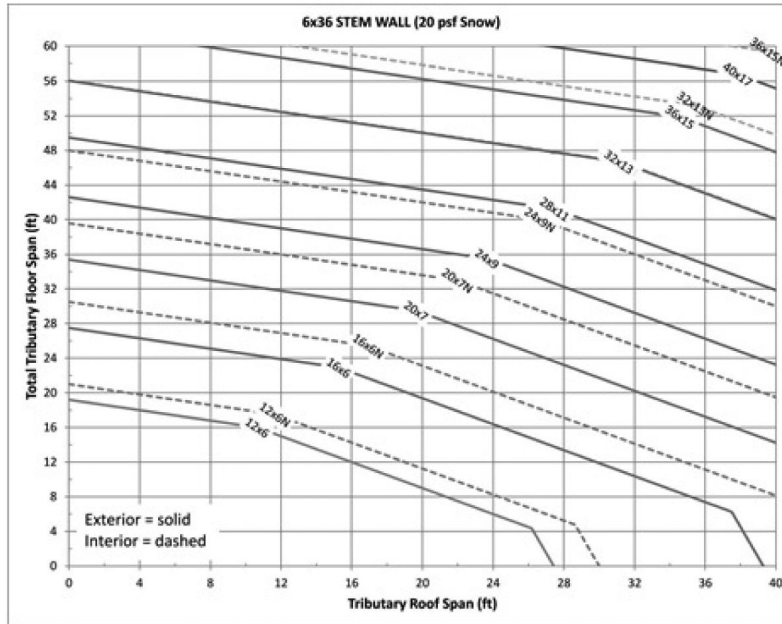
[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0332, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0403 Section R403—Footings.**

**R403.1.1 Minimum size.** The minimum width, *W*, and thickness, *T*, for concrete footings shall be in accordance with Tables R403.1(1) through R403.1(3) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, *P*, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

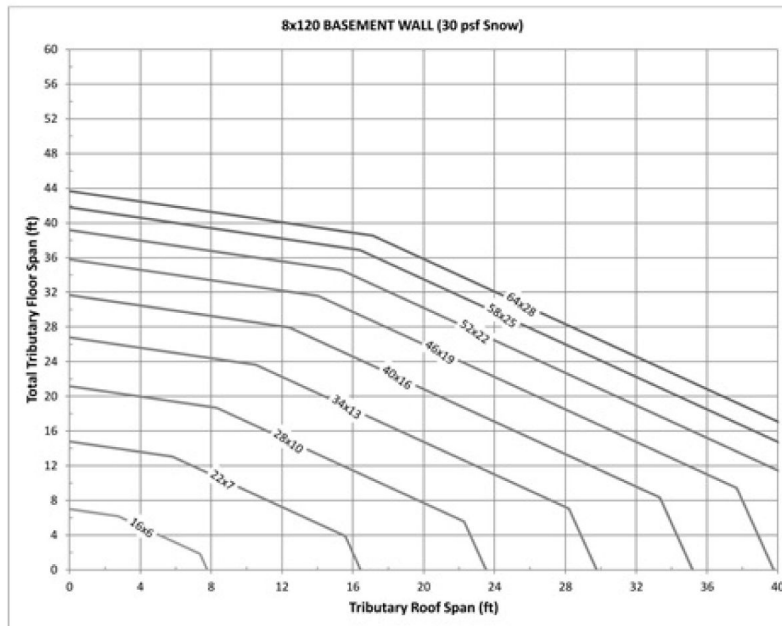
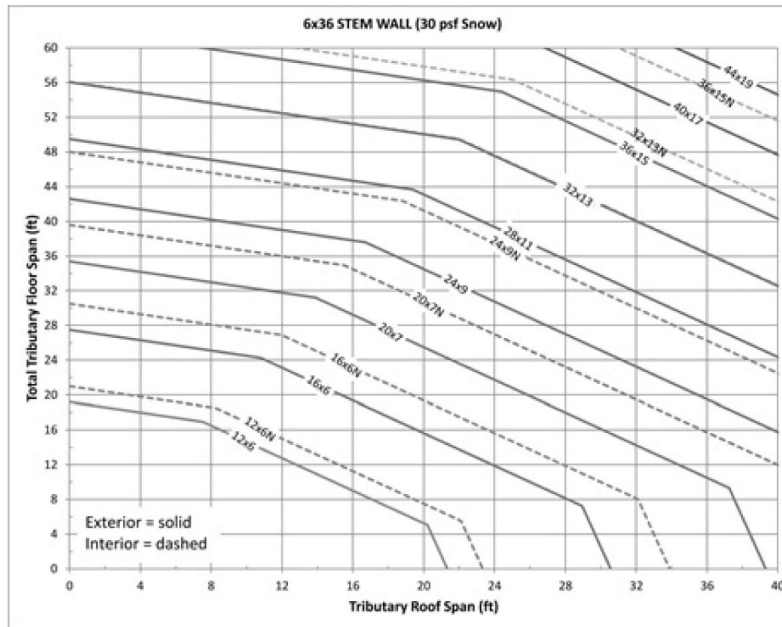
EXCEPTION: Light-frame construction shall be permitted to have minimum footing size in accordance with Figures R403.1.1(1) through R403.1.1(4) in lieu of that determined by Table R403.1(1).

Figure R403.1.1(1)  
 Alternative Minimum Footing Size for Light-Frame Construction  
 a, b, c, d, e, f, g, h, i  
 20 PSF Snow Load



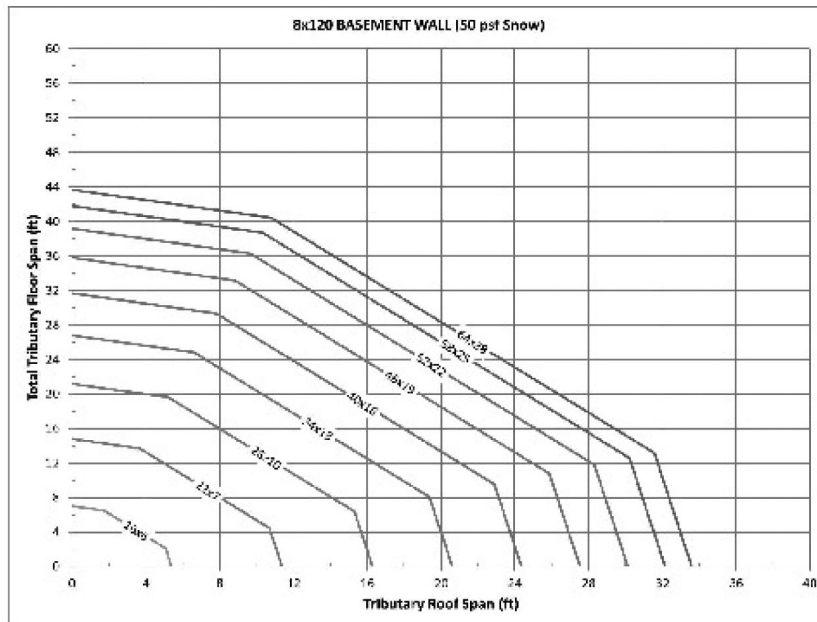
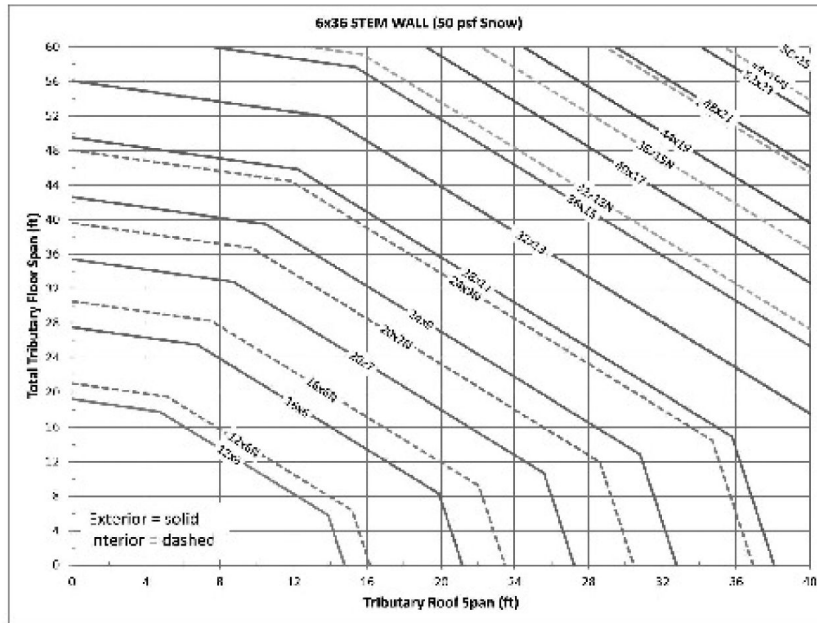
- Notes:
- a The minimum footing size is based on the following assumptions: Material weights per Section R301.2.2.1 and soil density = 120 pcf. Wood framed walls = 10 foot; crawlspace stem wall = 6 inches × 36 inches; basement wall = 8 inches × 120 inches. Total load (TL) equal to the maximum of three load combinations: LC1=D+L, LC2=D+S and LC3=D+0.75(L+S), where D=dead load, L=live load, S=snow load. TL=max(LC1, LC2, LC3).
  - b Use tributary span of floor and roof. Figure may be used to size exterior and interior footings.
  - c Add 4 feet to tributary floor span for each wood framed wall above first level (i.e., 4' for 2-story, 8' for 3-story).
  - d Multiply floor span by 1.25 for interior footings supporting continuous joists.
  - e Multiply footing width by (1500 psf/capacity) for soil capacity other than 1500 psf. See Section R403.1.1 for thickness.
  - f Dashed line may be used for interior footing size only.
  - g Use footing size indicated on line above the span combination used.
  - h For span combinations above the upper line, a design professional is required.
  - i Interpolation between footing sizes is allowed. Extrapolation is not allowed.

Figure R403.1.1(2)  
 Alternative Minimum Footing Size for Light-Frame Construction  
 a, b, c, d, e, f, g, h, i  
 30 PSF Snow Load



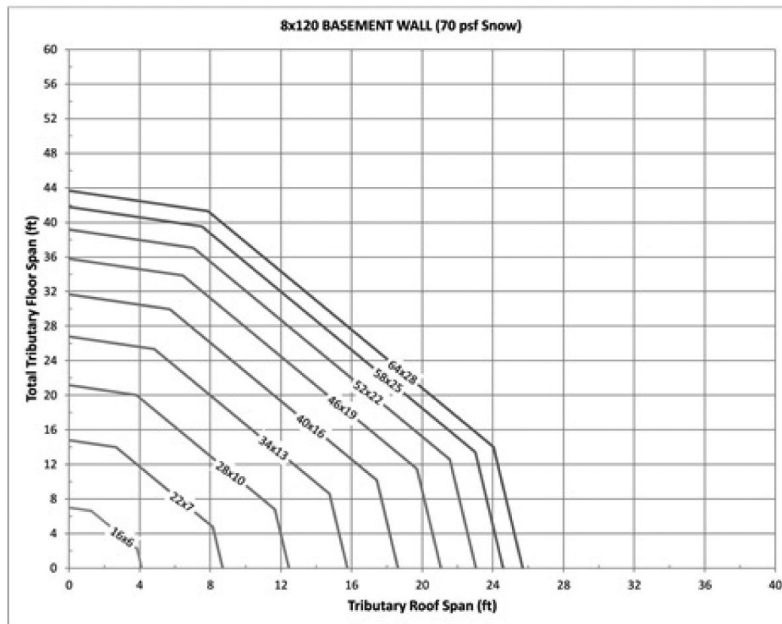
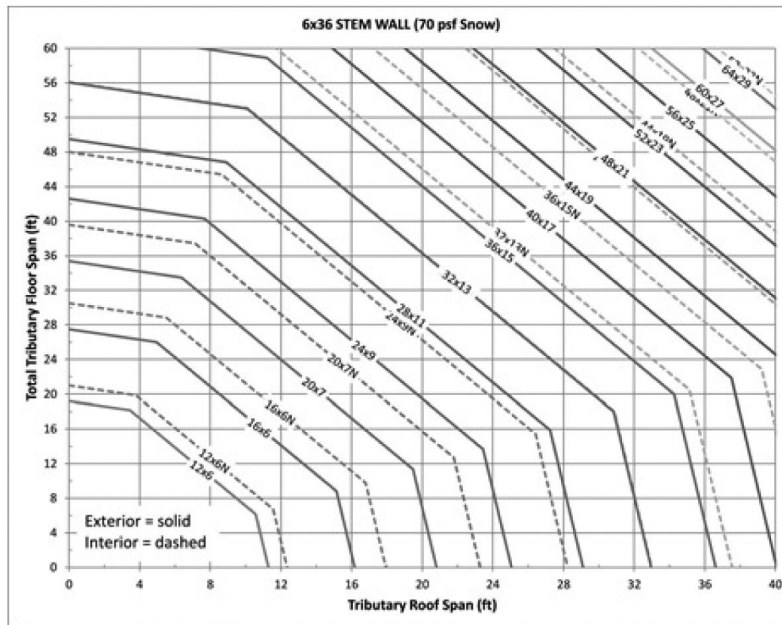
- Notes:
- a The minimum footing size is based on the following assumptions: Material weights per Section R301.2.2.1 and soil density = 120 pcf. Wood framed walls = 10 foot; crawlspace stem wall = 6 inches × 36 inches; basement wall = 8 inches × 120 inches. Total load (TL) equal to the maximum of three load combinations: LC1=D+L, LC2=D+S and LC3=D+0.75(L+S), where D=dead load, L=live load, S=snow load. TL=max(LC1, LC2, LC3).
  - b Use tributary span of floor and roof. Figure may be used to size exterior and interior footings.
  - c Add 4 feet to tributary floor span for each wood framed wall above first level (i.e., 4' for 2-story, 8' for 3-story).
  - d Multiply floor span by 1.25 for interior footings supporting continuous joists.
  - e Multiply footing width by (1500 psf/capacity) for soil capacity other than 1500 psf. See Section R403.1.1 for thickness.
  - f Dashed line may be used for interior footing size only.
  - g Use footing size indicated on line above the span combination used.
  - h For span combinations above the upper line, a design professional is required.
  - i Interpolation between footing sizes is allowed. Extrapolation is not allowed.

Figure R403.1.1(3)  
 Alternative Minimum Footing Size for Light-Frame Construction  
 a, b, c, d, e, f, g, h, i  
 50 PSF Snow Load



- Notes:
- a The minimum footing size is based on the following assumptions: Material weights per Section R301.2.2.1 and soil density = 120 pcf. Wood framed walls = 10 foot; crawspace stem wall = 6 inches × 36 inches; basement wall = 8 inches × 120 inches. Total load (TL) equal to the maximum of three load combinations: LC1=D+L, LC2=D+S and LC3=D+0.75(L+S), where D=dead load, L=live load, S=snow load. TL=max(LC1, LC2, LC3).
  - b Use tributary span of floor and roof. Figure may be used to size exterior and interior footings.
  - c Add 4 feet to tributary floor span for each wood framed wall above first level (i.e., 4' for 2-story, 8' for 3-story).
  - d Multiply floor span by 1.25 for interior footings supporting continuous joists.
  - e Multiply footing width by (1500 psf/capacity) for soil capacity other than 1500 psf. See Section R403.1.1 for thickness.
  - f Dashed line may be used for interior footing size only.
  - g Use footing size indicated on line above the span combination used.
  - h For span combinations above the upper line, a design professional is required.
  - i Interpolation between footing sizes is allowed. Extrapolation is not allowed.

Figure R403.1.1(4)  
 Alternative Minimum Footing Size for Light-Frame Construction  
 a, b, c, d, e, f, g, h, i  
 70 PSF Snow Load



- Notes:
- a The minimum footing size is based on the following assumptions: Material weights per Section R301.2.2.2.1 and soil density = 120 pcf. Wood framed walls = 10 foot; crawlspace stem wall = 6 inches × 36 inches; basement wall = 8 inches × 120 inches. Total load (TL) equal to the maximum of three load combinations: LC1=D+L, LC2=D+S and LC3=D+0.75(L+S), where D=dead load, L=live load, S=snow load. TL=max(LC1, LC2, LC3).
  - b Use tributary span of floor and roof. Figure may be used to size exterior and interior footings.
  - c Add 4 feet to tributary floor span for each wood framed wall above first level (i.e., 4' for 2-story, 8' for 3-story).
  - d Multiply floor span by 1.25 for interior footings supporting continuous joists.
  - e Multiply footing width by (1500 psf/capacity) for soil capacity other than 1500 psf. See Section R403.1.1 for thickness.
  - f Dashed line may be used for interior footing size only.
  - g Use footing size indicated on line above the span combination used.
  - h For span combinations above the upper line, a design professional is required.
  - i Interpolation between footing sizes is allowed. Extrapolation is not allowed.

**R403.1.6 Foundation anchorage.** Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

Cold-formed steel framing shall be anchored directly to the foundation or fastened to wood sill plates in accordance with Section R505.3.1 or R603.3.1, as applicable. Wood sill plates supporting cold-formed steel framing shall be anchored to the foundation in accordance with this section.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch-diameter (12.7 mm) anchor bolts spaced not greater than 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend not less than 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be not fewer than two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Anchor bolts shall be permitted to be located while concrete is still plastic and before it has set. Where anchor bolts resist placement or the consolidation of concrete around anchor bolts is impeded, the concrete shall be vibrated to ensure full contact between the anchor bolts and concrete.

EXCEPTIONS: 1. Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with not fewer than one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).  
2. Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in Item 9 of Table R602.3(1).

**R404.1.3.3.6 Form materials and form ties.** Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other approved material suitable for supporting and containing concrete. Forms shall be positioned and secured before placing concrete and shall provide sufficient strength to contain concrete during the concrete placement operation. Form ties shall be steel, solid plastic, foam plastic, a composite of cement and wood chips, a composite of cement and foam plastic, or other suitable material capable of resisting the forces created by fluid pressure of fresh concrete.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0403, filed 1/6/20, effective 7/1/20. Statutory Authority: RCW 19.27.031, 19.27.074 and chapter 19.27 RCW. WSR 19-03-036, § 51-51-0403, filed 1/7/19, effective 7/1/19. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0403, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0403, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-24-061, § 51-51-0403, filed 11/29/10, effective 7/1/11. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0403, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-103, § 51-51-0403, filed



12/18/07, effective 4/1/08. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0403, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0404 Section R404—Foundation and retaining walls.**

**R404.1.3.3.6 Form materials and form ties.** Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other approved material suitable for supporting and containing concrete. Forms shall be positioned and secured before placing concrete and shall provide sufficient strength to contain concrete during the concrete placement operation.

Form ties shall be steel, solid plastic, foam plastic, a composite of cement and wood chips, a composite of cement and foam plastic, or other suitable material capable of resisting the forces created by fluid pressure of fresh concrete.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0404, filed 10/13/20, effective 11/13/20; WSR 16-03-025, § 51-51-0404, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0404, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-24-061, § 51-51-0404, filed 11/29/10, effective 7/1/11. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0404, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-0404, filed 12/18/07, effective 4/1/08. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0404, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0408 Section R408—Under-floor space.**

**R408.1 Ventilation.** The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. A ground cover of six mil (0.006 inch thick) black polyethylene or approved equal shall be laid over the ground within crawl spaces. The ground cover shall be overlapped six inches minimum at the joints and shall extend to the foundation wall.

EXCEPTION: The ground cover may be omitted in crawl spaces if the crawl space has a concrete slab floor with a minimum thickness of two inches.

**R408.2 Openings for under-floor ventilation.** The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m<sup>2</sup>) for each 300 square feet (28 m<sup>2</sup>) of under-floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.

4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm).

EXCEPTION: The total area of ventilation openings shall be permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is covered with an approved Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited. If the installed ventilation is less than 1/300, or if operable louvers are installed, a radon vent shall be installed to originate from a point between the ground cover and soil. The radon vent shall be installed in accordance with the requirements of Appendix F (Radon) of this code.

**R408.3 Unvented crawl space.** Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall; and a radon system shall be installed that meets the requirements of Appendix F (Radon) of this code.

2. Continuously operated mechanical exhaust ventilation is provided at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m<sup>2</sup>) of crawlspace floor area. Exhaust ventilation shall terminate to the exterior.

EXCEPTION: Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

[Statutory Authority: RCW 19.27.074, 19.27.020, and 19.27.031. WSR 14-24-055, § 51-51-0408, filed 11/25/14, effective 5/1/15. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0408, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-18-036, § 51-51-0408, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0408, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0408, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0501 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0501, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0501, filed 2/1/13, effective 7/1/13.]

**WAC 51-51-0502 Section R502—Reserved.**

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0502, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0502, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-0507 Section R507—Decks.**

**R507.1 Decks.** Wood-framed decks shall be in accordance with this section. Decks shall be designed for the live load required in Section

R301.5 or the ground snow load indicated in Table R301.2(1), whichever is greater. For decks using materials and conditions not prescribed in this section, refer to Section R301.

**TABLE R507.3.1  
MINIMUM FOOTING SIZE FOR DECKS**

LIVE OR GROUND SNOW LOAD <sup>b</sup> (psf)	TRIBUTARY AREA <sup>c</sup> (sq.ft.)	SOIL BEARING CAPACITY <sup>acd</sup>								
		1500 psf			2000 psf			≥ 3000 psf		
		Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness <sup>f</sup> (inches)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness <sup>f</sup> (inches)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness <sup>f</sup> (inches)
60 Live or 70 Ground Snow Load	5	7	8	6	7	8	6	7	8	6
	20	12	14	6	11	13	6	9	10	6
	40	18	20	6	15	17	6	12	14	6
	60	21	24	8	19	21	6	15	17	6
	80	25	28	9	21	24	8	18	20	6
	100	28	31	11	24	27	9	20	22	7
	120	30	34	12	26	30	10	21	24	8
	140	33	37	13	28	32	11	23	26	9
	160	35	40	15	30	34	12	25	28	9

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square foot = 0.0479 kPa.

- a. Interpolation permitted, extrapolation not permitted.
- b. Reserved.
- c. Footing dimensions shall allow complete bearing of the post.
- d. If the support is a brick or CMU pier, the footing shall have a minimum 2-inch projection on all sides.
- e. Area, in square feet, of deck surface supported by post and footings.
- f. Minimum thickness shall only apply to plain concrete footings.

**R507.4 Deck posts.** For single-level decks, wood post size shall be in accordance with Table R507.4.

**TABLE R507.4  
DECK POST HEIGHT**

LOADS <sup>b</sup> (psf)	POST SPECIES <sup>c</sup>	POST SIZE <sup>d</sup>	MAXIMUM DECK POST HEIGHT <sup>a</sup> (feet-inches)							
			Tributary Area <sup>g,h</sup> (sq. ft.)							
			20	40	60	80	100	120	140	160
60 Live Load, ≤60 Ground Snow Load	Douglas Fir <sup>e</sup> , Hem-fir <sup>e</sup> , SPF <sup>e</sup>	4 x 4	14-0	10-10	8-7	7-0	5-8	4-1	NP	NP
		4 x 6	14-0	13-10	11-1	9-5	8-2	7-3	6-4	5-4
		6 x 6	14-0	14-0	14-0	14-0	14-0	13-3	10-9	6-11
		8 x 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
	Redwood <sup>f</sup> , Western Cedars <sup>f</sup> , Ponderosa Pine <sup>f</sup> , Red Pine <sup>f</sup>	4 x 4	14-0	10-3	7-0	NP	NP	NP	NP	NP
		4 x 6	14-0	13-6	10-6	8-4	5-10	NP	NP	NP
		6 x 6	14-0	14-0	14-0	14-0	11-11	NP	NP	NP
		8 x 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
70 Ground Snow Load	Douglas Fir <sup>e</sup> , Hem-fir <sup>e</sup> , SPF <sup>e</sup>	4 x 4	14-0	10-1	7-11	6-6	5-3	3-7	NP	NP
		4 x 6	14-0	12-10	10-3	8-9	7-7	6-8	5-10	4-11
		6 x 6	14-0	14-0	14-0	14-0	14-0	12-2	9-9	5-9
		8 x 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0
	Redwood <sup>f</sup> , Western Cedars <sup>f</sup> , Ponderosa Pine <sup>f</sup> , Red Pine <sup>f</sup>	4 x 4	14-0	9-5	6-5	NP	NP	NP	NP	NP
		4 x 6	14-0	12-6	9-8	7-7	5-3	NP	NP	NP
		6 x 6	14-0	14-0	14-0	14-0	10-8	NP	NP	NP
		8 x 8	14-0	14-0	14-0	14-0	14-0	14-0	14-0	14-0

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 pound per square foot = 0.0479 kPa, NP = Not permitted.

- a. Measured from the underside of the beam to top of footing or pier.
- b. 10 psf dead load. Snow load not assumed to be concurrent with live load.
- c. No. 2 grade, wet service factor included.
- d. Notched deck posts shall be sized to accommodate beam size per in accordance with Section R507.5.2.
- e. Includes incising factor.

- f. Incising factor not included.
- g. Area, in square feet, of deck surface supported by post and footing.
- h. Interpolation permitted. Extrapolation not permitted.

**R507.5 Deck beams.** Maximum allowable spans for wood deck beams, as shown in Figure R507.5, shall be in accordance with Table R507.5. Beam plies shall be fastened with two rows of 10d (3-inch × 0.128-inch) nails minimum at 16 inches (406 mm) on center along each edge. Beams shall be permitted to cantilever at each end up to one-fourth of the allowable beam span. Deck beams of other materials shall be permitted where designed in accordance with accepted engineering practices.

**TABLE R507.5  
MAXIMUM DECK BEAM SPAN - 60 PSF LIVE LOAD or  
70 PSF GROUND SNOW LOAD<sup>c</sup>**

BEAM SPECIES <sup>d</sup>	BEAM SIZE <sup>e</sup>	DECK JOIST SPAN <sup>a,i</sup> (feet)						
		6	8	10	12	14	16	18
		MAXIMUM BEAM SPAN <sup>a,b,f</sup> (feet-inches)						
Douglas fir-larch <sup>g</sup> , Hem-fir <sup>g</sup> , Spruce-pine-fir <sup>g</sup>	1-2×6	3-5	2-10	2-5	2-2	2-0	1-10	1-9
	1-2×8	4-7	3-8	3-2	2-10	2-7	2-5	2-4
	1-2×10	5-8	4-9	4-1	3-8	3-4	3-1	2-11
	1-2×12	6-7	5-8	5-0	4-6	4-1	3-10	3-7
	2-2×6	5-2	4-6	4-0	3-5	3-1	2-10	2-7
	2-2×8	6-11	6-0	5-3	4-7	4-1	3-8	3-5
	2-2×10	8-5	7-4	6-6	5-10	5-2	4-9	4-5
	2-2×12	9-10	8-6	7-7	6-11	6-4	5-9	5-4
	3-2×6	6-6	5-7	5-0	4-7	4-2	3-9	3-5
	3-2×8	8-8	7-6	6-8	6-1	5-6	5-0	4-7
3-2×10	10-7	9-2	8-2	7-6	6-11	6-4	5-10	
3-2×12	12-4	10-8	9-7	8-9	8-1	7-7	7-1	
Redwood <sup>h</sup> , Western Cedars <sup>h</sup> , Ponderosa Pine <sup>h</sup> , Red Pine <sup>h</sup>	1-2×6	3-6	2-11	2-6	2-3	2-0	1-11	1-9
	1-2×8	4-6	3-10	3-3	2-11	2-8	2-6	2-4
	1-2×10	5-6	4-9	4-2	3-9	3-5	3-2	3-0
	1-2×12	6-4	5-6	4-11	4-6	4-2	3-11	3-8
	2-2×6	5-3	4-7	4-1	3-6	3-2	2-11	2-8
	2-2×8	6-8	5-9	5-2	4-8	4-2	3-10	3-6
	2-2×10	8-2	7-1	6-4	5-9	5-4	4-10	4-6
	2-2×12	9-5	8-2	7-4	6-8	6-2	5-9	5-5
	3-2×6	6-4	5-8	5-1	4-8	4-3	3-10	3-6
	3-2×8	8-4	7-3	6-5	5-11	5-5	5-1	4-8
	3-2×10	10-2	8-10	7-11	7-2	6-8	6-3	5-11
	3-2×12	11-10	10-3	9-2	8-4	7-9	7-3	6-10

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg.

- a. Interpolation allowed. Extrapolation is not allowed.
- b. Beams supporting a single span of joists with or without cantilever.
- c. Dead load = 10 psf, L/Δ = 360 at mainspan, L/Δ = 180 at cantilever. Snow load not assumed to be concurrent with live load.
- d. No. 2 grade, wet service factor included.
- e. Beam depth shall be equal to or greater than the depth of intersecting joist for a flush beam connection.
- f. Beam cantilevers are limited to the adjacent beam's span divided by 4.
- g. Includes incising factor.
- h. Incising factor not included.
- i. Deck joist span as shown in Figure R507.5.

**R507.6 Deck joists.** Maximum allowable spans for wood deck joists, as shown in Figure R507.6, shall be in accordance with Table R507.6. The maximum joist spacing shall be limited by the decking materials in accordance with Table R507.7.

**TABLE R507.6  
MAXIMUM DECK JOIST SPANS**

LOAD <sup>a</sup> (psf)	JOIST SPECIES <sup>b</sup>	JOIST SIZE	ALLOWABLE JOIST SPAN <sup>b,c</sup> (feet-inches)			MAXIMUM CANTILEVER <sup>d,g</sup> (feet-inches)							
			Joist Spacing (inches)			Adjacent Joist Back Span <sup>g</sup> (feet)							
			12	16	24	4	6	8	10	12	14	16	18
60 Live Load or 70 Ground Snow Load	Douglas fir-larch <sup>e</sup> , Hem-fir <sup>e</sup> , Spruce-pine-fir <sup>e</sup>	2×6	7-11	7-1	5-9	1-0	1-6	NP	NP	NP	NP	NP	NP
		2×8	10-5	9-5	7-8	1-0	1-6	2-0	2-1	NP	NP	NP	NP
		2×10	13-3	11-6	9-5	1-0	1-6	2-0	2-6	2-8	NP	NP	NP
		2×12	15-5	13-4	10-11	1-0	1-6	2-0	2-6	3-0	3-3	NP	NP
	Redwood <sup>f</sup> , Western Cedars <sup>f</sup> , Ponderosa Pine <sup>f</sup> , Red Pine <sup>f</sup>	2×6	7-4	6-8	5-10	1-0	1-4	NP	NP	NP	NP	NP	NP
		2×8	9-8	8-10	7-4	1-0	1-6	1-11	NP	NP	NP	NP	NP
		2×10	12-4	11-0	9-0	1-0	1-6	2-0	2-6	2-6	NP	NP	NP
		2×12	14-9	12-9	10-5	1-0	1-6	2-0	2-6	3-0	3-0	NP	NP

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 pound = 0.454 kg, NP = Not permitted.

- a. Dead load = 10 psf dead load. Snow load not assumed to be concurrent with live load.
- b. No. 2 grade, wet service factor included.
- c. L/Δ = 360 at main span.
- d. L/Δ = 180 at cantilever with 220-pound point load applied to end.
- e. Includes incising factor.
- f. Incising factor not included.
- g. Interpolation permitted. Extrapolation not permitted.

**R507.9.1.2 Band joist details.** Band joists supporting a ledger shall be a minimum 2-inch-nominal (51 mm), solid-sawn, spruce-pine-fir or better lumber or minimum 1-inch (25 mm) nominal engineered wood rim boards in accordance with Section R502.1.7. Band joists shall bear fully on the primary structure capable of supporting all required loads.

**TABLE R507.9.1.3(1)  
DECK LEDGER CONNECTION TO BAND JOIST**

LOAD <sup>c</sup> (psf)	JOIST SPAN <sup>a</sup> (feet)	On-CENTER SPACING OF FASTENERS <sup>b</sup> (inches)		
		1/2-inch diameter lag screw with 1/2-inch maximum sheathing <sup>d,e</sup>	1/2-inch diameter bolt with 1/2-inch maximum sheathing <sup>e</sup>	1/2-inch diameter bolt with 1-inch maximum sheathing <sup>f</sup>
60 Live Load or 70 Ground Snow Load	6	22	36	35
	8	16	31	26
	10	13	25	21
	12	11	20	17
	14	9	17	15
	16	8	15	13
	18	7	13	11

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- a. Interpolation permitted. Extrapolation is not permitted.
- b. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
- c. Dead load = 10 psf. Snow load shall not be assumed to act concurrently with live load.
- d. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- e. Sheathing shall be wood structural panel or solid sawn lumber.
- f. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

**R507.9.2 Deck lateral load connections.** Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.9.2(2),

the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).

EXCEPTION: Decks not more than 30 inches above grade at any point may be unattached.

**TABLE R507.9.1  
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND  
BAND JOISTS**

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger <sup>a</sup>	2 inches <sup>d</sup>	3/4 inch	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>
Band joist <sup>c</sup>	3/4 inch	2 inches <sup>e</sup>	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>

For SI: 1 inch = 25.4 mm.

- a Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
- b Maximum 5 inches.
- c For engineered rim joists, the manufacturer's recommendations shall govern.
- d The minimum distance from bottom row of lag screws to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).
- e The 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, a header or by double top wall plates.

**TABLE R507.9.3(1)  
DECK LAGER CONNECTION TO BAND JOIST**

LOAD <sup>c</sup> (psf)	JOIST SPAN <sup>a</sup> (feet)	1/2-inch diameter leg screw with 1/2-inch maximum sheathing <sup>d,e</sup>	1/2-inch diameter bolt with 1/2-inch maximum sheathing <sup>e</sup>	1/2-inch diameter bolt with 1-inch maximum sheathing <sup>f</sup>
		ON-CENTER SPACING OF FASTENERS <sup>b</sup> (inches)		
60 Ground Snow Load	6	25	36	36
	8	18	35	30
	10	15	28	24
	12	12	23	20
	14	10	20	17
	16	9	17	15
70 Ground Snow Load	6	22	36	35
	8	16	31	26
	10	13	25	21
	12	11	20	17
	14	9	17	15
	16	8	15	13
	18	7	13	11

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- a. Interpolation permitted. Extrapolation not permitted.
- b. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
- c. Dead Load = 10 psf. Snow load shall not be assumed to act concurrently with live load.
- d. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- e. Sheathing shall be wood structural panel or solid sawn lumber.
- f. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2 inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 21-16-006, § 51-51-0507, filed 7/22/21, effective 8/22/21; WSR 20-21-041, § 51-51-0507, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0507, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0507, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0507, filed 2/1/13, effective 7/1/13.]

**WAC 51-51-0602 Section R602—Wood wall framing.**

**R602.1.1.1 Used sawn lumber.** Used sawn lumber identified with a grade mark, in good condition and devoid of areas of decay shall be assumed to meet the requirements of Section 602.1.1 or shall comply with the following:

1. Dimensional lumber not identified with a grade mark that has a nominal thickness of 2 inches with a nominal width of 6 inches, or less, shall be assumed to be spruce-pine-fir stud grade and shall have structural properties assigned in accordance with current adopted standards. All other dimensional lumber shall be assumed to be hem-fir No. 2 grade and shall have structural properties assigned in accordance with current adopted standards.

**R602.9 Cripple walls.** Foundation cripple walls shall be framed of studs not smaller than the studding above. When exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional story.

Cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Sections R403.1.2 and R602.10.9.1 with a stud height less than 14 inches (356 mm) shall be continuously sheathed on one side with wood structural panels fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. All cripple walls shall be supported on continuous footings or foundations.

**EXCEPTION:** Footings supporting cripple walls used to support interior braced wall panels as required in Sections R403.1.2 and R602.10.9.1 shall be continuous for the required length of the cripple wall and constructed beyond the cripple wall for a minimum distance of 4 inches and a maximum distance of the footing thickness. The footings extension is not required at intersections with other footings.

**R602.10.10 Cripple wall bracing.** Cripple walls shall be constructed in accordance with Section R602.9 and braced in accordance with this section. Cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Section R403.1.2 shall be braced with the length and method of bracing used for the wall above in accordance with Tables R602.10.3(1) and R602.10.3(3), and the applicable adjustment factors in Table R602.10.3(2) or R602.10.3(4), respectively, except the length of the cripple wall bracing shall be multiplied by a factor of 1.15.

Where gypsum wall board is not used on the inside of the cripple wall bracing, the length adjustments for the elimination of the gypsum wallboard, or equivalent, shall be applied as directed in Tables R602.10.3(2) and R602.10.3(4) to the length of cripple wall bracing required. This adjustment shall be taken in addition to the 1.15 increase.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0602, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0602, filed 1/6/20, effective 7/1/20; WSR 16-03-025, §

51-51-0602, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0602, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-18-036, § 51-51-0602, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0602, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-0602, filed 12/18/07, effective 4/1/08. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0602, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0608 Section 608—Exterior concrete wall construction.**

**R608.1 General.** Exterior concrete walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of PCA 100, ACI 318, or ACI 332. Where PCA 100, ACI 318, or ACI 332, or the provisions of this section are used to design concrete walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

**R608.5.1 Concrete and materials for concrete.** Materials used in concrete, and the concrete itself, shall conform to requirements of this section, PCA 100, ACI 318, or ACI 332.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0608, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-0609 Section R609—Exterior windows and doors.**

**R609.3 Testing and labeling.** Exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or AMD 100, or comply with Section R609.5.

EXCEPTIONS:     1. Decorative glazed openings.  
                  2. Custom exterior windows and doors manufactured by a small business shall be exempt from all testing requirements in Section R609 provided they meet the applicable provisions of Chapter 24 of the International Building Code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0609, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-0612 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0612, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0612, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. WSR 10-18-036, § 51-51-0612, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, amended and recodified as § 51-51-0612, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and



chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0613, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0702 Section R702—Interior covering.**

**R702.5 Other finishes.** Wood veneer paneling and hardboard paneling shall be placed on wood or cold-formed steel framing spaced not more than 16 inches (406 mm) on center. Wood veneer and hardboard paneling less than 1/4-inch (6 mm) nominal thickness shall not have less than a 3/8-inch (10 mm) gypsum board or gypsum panel product backer. Wood veneer paneling not less than 1/4-inch (6 mm) nominal thickness shall conform to ANSI/HPVA HP-1. Hardboard paneling shall conform to CPA/ANSI A135.5. All structural panel components within the conditioned space such as plywood, particle board, wafer board and oriented strand board shall be identified as "EXPOSURE 1," "EXTERIOR" or "HUD-APPROVED."

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0702, filed 1/11/16, effective 7/1/16; WSR 10-03-098, § 51-51-0702, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-0703 Section R703—Exterior covering.**

**R703.1.1 Water resistance.** The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with Section R702.7 of this code.

EXCEPTIONS:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R703.4 or R703.8.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections R703.2 and R703.4, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
  - 2.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
  - 2.2. Exterior wall envelope test assemblies shall be at least 4 feet (1219 mm) by 8 feet (2438 mm) in size.
  - 2.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot (299Pa).
  - 2.4. Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate control joints in the exterior wall envelope; joints at the perimeter of opening penetration; or intersections of terminations with dissimilar materials.
3. The requirement for a means of drainage shall not be construed to mean an air space cavity under the exterior cladding for an exterior wall clad with panel or lapped siding made of plywood, engineered wood, hardboard, or fiber cement. A water-resistive barrier as required by Section R703.2 will be required on exterior walls.

**R703.2 Water-resistive barrier.** Not fewer than one layer of water-resistive barrier shall be applied over studs or sheathing with flashing as indicated in Section R703.4, in such a manner as to provide a continuous water resistive barrier behind the exterior wall veneer. Water-resistive barrier materials shall comply with one of the following:

1. No. 15 felt complying with ASTM D226, Type 1.
2. ASTM E2556, Type 1 or 2.
3. ASTM E331 in accordance with Section R703.1.1; or
4. Other approved materials in accordance with the manufacturer's installation instructions.

**R703.4 Flashing.** Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the

wall cavity or penetration of water to the building structure framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

**R703.10.2 Lap siding.** Fiber-cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding shall be installed in accordance with the manufacturer's installation instructions or shall be designed to comply with Section R703.1. Lap siding courses shall be installed with the fastener heads exposed or concealed, in accordance with Table R703.3(1) or approved manufacturer's instructions.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-0703, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-0703, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-0703, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0703, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0703, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-0703, filed 12/18/07, effective 4/1/08.]

**WAC 51-51-0806 Section R806—Reserved.**

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0806, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0806, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0806, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-0903 Section R903—Weather protection.**

**R903.4.1 Secondary (emergency overflow) drains or scuppers.** Where roof drains are required, secondary emergency overflow drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) shall be installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the roof served. The installation and sizing of overflow drains, leaders and conductors shall comply with Sections 1101 and 1103 of the state plumbing code. Overflow drains shall discharge to an approved location.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-0903, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0903, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0903, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-1001 Section R1001—Masonry fireplaces.**

**R1001.7.1 Damper.** Masonry fireplaces shall be equipped with a ferrous metal damper located at least 8 inches (203 mm) above the top of the fireplace opening. Dampers shall be installed in the fireplace or the chimney venting the fireplace, and shall be operable from the room containing the fireplace.

Fireplaces shall be provided with each of the following:

1. Tightly fitting flue dampers, operated by a readily accessible manual or approved automatic control.

EXCEPTION: Fireplaces with gas logs shall be installed in accordance with the International Mechanical Code Section 901, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and NFPA 54 (National Fuel Gas Code).

2. An outside source for combustion air ducted into the firebox. The duct shall be at least 6 square inches, and shall be provided with an operable outside air duct damper.

3. Site built fireplaces shall have tight fitting glass or metal doors, or a flue draft induction fan or as approved for minimizing back-drafting. Factory built fireplaces shall use doors listed for the installed appliance.

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1001, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1001, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-1002 Section R1002—Masonry heaters.**

**R1002.2 Installation.** Masonry heaters shall be installed in accordance with this section and shall be a masonry heater type approved by the department of ecology. Masonry heaters shall comply with one of the following:

1. Masonry heaters shall comply with the requirements of ASTM E 1602; or
2. Masonry heaters shall be *listed* and *labeled* in accordance with UL 1482 or CEN 15250 and installed in accordance with the manufacturer's installation instructions.

**R1002.2.1 Combustion air and doors.** Masonry heaters shall be provided with both of the following:

1. Primary combustion air ducted from the outside of the structure to the appliance.
2. Tight fitting ceramic glass or metal doors. Flue dampers, when provided, shall have an external control and when in the closed position shall have a net free area of not less than 5% of the flue cross sectional area.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-1002, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1002, filed 2/1/13, effective 7/1/13.]

**WAC 51-51-1004 Section R1004—Factory-built fireplaces.**

**R1004.1.1 Emission standards for factory-built fireplaces.** No new or used factory-built fireplace shall be installed in Washington state unless it is certified and labeled in accordance with procedures and criteria specified in ASTM E2558 Standard Test Method for determining particulate matter emission from fires in wood burning fireplaces.

To certify an entire fireplace model line, the internal assembly shall be tested to determine its particulate matter emission performance. Retesting and recertifying is required if the design and construction specifications of the fireplace model line internal assembly change. Testing for certification shall be performed by a Washington state department of ecology (DOE) approved and U.S. Environmental Protection Agency (EPA) accredited laboratory.

**R1004.1.2 Emission standards for certified masonry and concrete fireplaces.** Masonry and concrete fireplace model lines certified to Washington State Building Code Standard 31-2 prior to July 1, 2013, may retain certification provided the design and construction specifications of the fireplace model line internal assembly do not change.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-1004, filed 10/13/20, effective 11/13/20. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1004, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-1004, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-1006 Section R1006—Exterior air supply.**

**R1006.4 Passageway.** This section is not adopted.

**R1006.6 Solid fuel burning appliances and fireplaces.** Solid fuel burning appliances and fireplaces shall be provided with tight fitting metal or ceramic glass doors, and:

1. A source from outside the structure of primary combustion air, connected to the appliance as per manufacturer's specification. The

air inlet shall originate at a point below the fire box. The duct shall be 4 inches or greater in diameter, not exceed 20 feet in length, and be installed as per manufacturer's instructions; or

2. The appliance and manufacturer's recommended combustion air supply, as an installed unit, shall be certified by an independent testing laboratory to have passed Test No. 11-Negative Pressure Test, Section 12.3, of ULC S627-M1984 "Space Heaters for Use with Solid Fuels," modified as follows:

Negative pressure of 8 Pascal shall be initially established with the chamber sealed and the air supply, if not directly connected to the appliance, closed off.

The air supply if not directly connected to the appliance, shall then be opened.

The maximum allowable air exchange rate from chamber leakage and intentional air supply for the unit (appliance with combustion air supply) in the test chamber is 3.5 air changes per hour, or 28 cfm (cubic feet of air per minute), whichever is less.

EXCEPTION: Combustion air may be supplied to the room in which the solid fuel burning appliance is located in lieu of direct ducting, provided that one of the following conditions is met:

1. The solid fuel burning appliance is part of a central heating plant and installed in an unconditioned space in conformance with the International Mechanical Code; or
2. The solid fuel burning appliance is installed in existing construction directly on a concrete floor or surrounded by masonry materials as in a fireplace. The combustion air terminus shall be located as close to the solid fuel burning appliance as possible and shall be provided with a barometric damper or equivalent. The combustion air source shall be specified by the manufacturer or no less than 4 inches in diameter or the equivalent in area or as approved.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-1006, filed 1/6/20, effective 7/1/20. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1006, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1006, filed 1/20/10, effective 7/1/10.]

## **WAC 51-51-1201 Section M1201—General.**

**M1201.1 Scope.** The provisions of Chapters 12 through 24 shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within buildings. These chapters shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed in this code.

EXCEPTION: The standards for liquefied petroleum gas installations shall be the 2011 Edition of NFPA 58 (Liquefied Petroleum Gas Code) and the 2012 Edition of ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

**M1201.3 Construction documents.** The plans and specifications shall show in sufficient detail pertinent data and features of the materials, equipment and systems as herein governed including, but not limited to: Design criteria, size and type of apparatus and equipment, systems and equipment controls, provisions for combustion air to fuel burning appliances, and other pertinent data to indicate conformance with the requirements of this code.

**M1201.4 Testing.** At the discretion of the building official, flow testing may be required to verify that the mechanical system(s) satisfies the requirements of this code. Specific testing required by other sections of this code shall be performed. Flow testing may be performed using flow hoods measuring at the intake or exhaust points of the system, in-line pitot tube, or pitot-traverse type measurement

systems in the duct, short-term tracer gas measurements, or other means approved by the building official.

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1201, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-1201, filed 12/19/06, effective 7/1/07.]

**WAC 51-51-1301 Section M1301—General.**

**M1301.2 Identification.** Each length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

EXCEPTION: The manufacturer identification for fittings and pipe nipples shall be on each piece or shall be printed on the fitting or nipple packaging or provided documentation.

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1301, filed 2/1/13, effective 7/1/13.]

**WAC 51-51-1302 Section M1302—Reserved.**

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1302, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1302, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-1307 Section M1307—Appliance installation.**

**M1307.2 Anchorage of appliances.** Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. Thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one of the following:

1. Anchorage and strapping shall be designed to resist a horizontal force equal to one-third of the operating weight of the water storage tank, acting in any horizontal direction.

2. The anchorage strapping shall be in accordance with the appliance manufacturer's recommendations.

Seismic anchorage and strapping of water heaters shall be in accordance with Section 507.2 of the state plumbing code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-1307, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-1413 Section M1413—Evaporative cooling equipment.**

**M1413.1 General.** Evaporative cooling equipment and appliances shall comply with UL 1995 of UL/CSA/ANCE 60335-2-40 and shall be installed:

1. In accordance with the manufacturer's instructions.

2. On level platforms in accordance with M1305.1.4.1.

3. So that openings in exterior walls are flashed in accordance with Section R703.4.

4. So as to protect the potable water supply in accordance with Section 603 of the state plumbing code.

5. So that air intake opening locations are in accordance with Section R303.5.1.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-1413, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-1415 Section M1415—Reserved.**

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1415, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1415, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-1501 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1501, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-1501, filed 12/18/07, effective 4/1/08.]

**WAC 51-51-1503 Section M1503—Domestic cooking exhaust equipment.**

**M1503.2.1 Open-top broiler exhaust.** Domestic open-top broiler units shall be provided with a metal exhaust hood, having a minimum thickness of 0.0157 inch (0.3950 mm) (No. 28 gage). Such hoods shall be installed with a clearance of not less than 1/4 inch (6.4 mm) between the hood and the underside of combustible material or cabinets. A clearance of not less than 24 inches (610 mm) shall be maintained between the cooking surface and the combustible material or cabinets. The hood width shall not be less than the width of the broiler unit and shall extend over the entire unit.

EXCEPTIONS: 1. Broiler units that incorporate an integral exhaust system, and that are listed and labeled for use without an exhaust hood, shall not be required to have an exhaust hood.  
2. Broiler units permanently installed outside the building envelope and having the cooking surface at least 5 feet below a 1-hour fire resistance rated ceiling shall not be required to have an exhaust hood.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-1503, filed 10/13/20, effective 11/13/20.]

**WAC 51-51-1504 Section 1504—Exhaust ducts and exhaust openings.**

**M1504.3 Exhaust openings.** Air exhaust openings shall terminate as follows:

1. Not less than 3 feet (914 mm) from property lines.
2. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors.
3. Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply:
  - 3.1. The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening.
  - 3.2. The exhaust opening is part of a factory-built intake/exhaust combination termination fitting installed in accordance with

the manufacturer's instructions, and the exhaust air is drawn from a living space.

4. Openings shall comply with Sections R303.5.2 and R303.6.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-1504, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-1505 Section M1505—Mechanical ventilation.**

**M1505.4 Whole-house mechanical ventilation system.** Each dwelling unit shall be equipped with a ventilation system. The whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.

**M1505.4.1 System design.** The whole house ventilation system shall consist of one or more supply fans, one or more exhaust fans, or an ERV/HRV with integral fans, associated ducts and controls. Whole-house mechanical ventilation system with supply and exhaust fans per Sections M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, and M1505.4.1.5. Local exhaust fans are permitted to serve as part of the whole house ventilation system when provided with the proper controls per Section M1505.4.2. The systems shall be designed and installed to exhaust and/or supply the minimum outdoor airflow rates per Section M1505.4.3 as modified by whole house ventilation system coefficients in Section M1505.4.3.1 where applicable. The whole house ventilation system shall operate continuously at the minimum ventilation rate determined per Section M1505.4.2 unless configured with intermittent off controls per Section M1505.4.3.2.

**M1505.4.1.1 Whole house system component requirements.** Whole house ventilation supply and exhaust fans specified in this section shall have a minimum efficacy as prescribed in the Washington State Energy Code. Design and installation of the system or equipment shall be carried out in accordance with manufacturers' installation instructions. Whole house ventilation fans shall be rated for sound at no less than the minimum airflow rate required by Section M1505.4.3.1. Ventilation fans shall be rated for sound at a maximum of 1.0 sone. This sound rating shall be at a minimum of 0.1 in. w.c. (25 Pa) static pressure in accordance with HVI procedures specified in Sections M1505.4.1.2 and M1505.4.1.3.

EXCEPTION: HVAC air handlers, ERV/HRV units, and remote mounted fans need not meet the sound requirements. To be considered for this exception, a remote mounted fan must be mounted outside the habitable spaces, bathrooms, toilets, and hallways, and there must be at least 4 ft (1 m) of ductwork between the fan and the intake grille.

The whole house supply fan shall provide ducted outdoor ventilation air to each habitable space within the residential unit.

EXCEPTION: Interior joining spaces provided with a 30 cfm whole house transfer fan or a permanent opening with an area of not less than 8 percent of the floor area of the interior adjoining space but not less than 25 square feet do not require ducted outdoor ventilation air to be supplied directly to the space. Whole house transfer fans shall meet the sone rating of Section M1505.4.1.1 and shall have whole house ventilation controls that comply with Section M1505.4.2.

**M1505.4.1.2 Exhaust fans.** Exhaust fans required shall be ducted directly to the outside. Exhaust air outlets shall be designed to limit the pressure difference to the outside and equipped with backdraft dampers or motorized dampers in accordance with the Washington State Energy Code. Exhaust fans shall be tested and rated in accordance with the airflow and sound rating procedures of the Home Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certifi-



cation Procedure, as applicable). Exhaust fans required in this section may be used to provide local ventilation. Bathroom exhaust fans that are designed for intermittent exhaust airflow rates higher than the continuous exhaust airflow rates in Table M1505.4.3(3) shall be provided with occupancy sensors or humidity sensors to automatically override the fan to the high speed airflow rate. The exhaust fans shall be tested and the testing results shall be submitted and posted in accordance with Section M1505.4.1.6.

**M1505.4.1.3 Supply fans.** Supply fans used in meeting the requirements of this section shall supply outdoor air from intake openings in accordance with IMC Sections 401.4 and 401.5. When designed for intermittent off operation, supply systems shall be equipped with motorized dampers in accordance with the Washington State Energy Code. Supply fans shall be tested and rated in accordance with the airflow and sound rating procedures of the Home Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certification Procedure, as applicable). Where outdoor air is provided by supply fan systems the outdoor air shall be filtered. The filter shall be accessible for regular maintenance and replacement. The filter shall have a Minimum Efficiency Rating Value (MERV) of at least 8.

**M1505.4.1.4 Balanced whole house ventilation system.** A balanced whole house ventilation system shall include both supply and exhaust fans. The supply and exhaust fans shall have airflow that is within 10 percent of each other. The tested and balanced total mechanical exhaust airflow rate is within 10 percent or 5 cfm, whichever is greater, of the total mechanical supply airflow rate. The flow rate test results shall be submitted and posted in accordance with Section M1505.4.1.7. The exhaust fan shall meet the requirements of Section M1505.4.1.2. The supply fan shall meet the requirements of Section M1505.4.1.3. Balanced ventilation systems with both supply and exhaust fans in a packaged product, such as an ERV/HRV shall meet the requirements of HVI 920, as applicable. Intermittent dryer exhaust, intermittent range hood exhaust, and intermittent toilet room exhaust airflow rates above the residential dwelling or sleeping unit minimum ventilation rate are exempt from the balanced airflow calculation.

**M1505.4.1.5 Furnace integrated supply.** Systems using space heating and/or cooling air handler fans for outdoor air supply distribution are not permitted.

EXCEPTION: Air handler fans shall have multispeed or variable speed supply airflow control capability with a low speed operation not greater than 25 percent of the rated supply airflow capacity during ventilation only operation. Outdoor air intake openings must meet the provisions of Sections R303.5 and R303.6 and must include a motorized damper that is activated by the whole house ventilation system controller. The motorized damper must be controlled to maintain the outdoor airflow intake airflow within 10 percent of the whole house mechanical exhaust airflow rate. The flow rate for the outdoor air intake must be tested and verified at the minimum ventilation fan speed and the maximum heating or cooling fan speed. The results of the test shall be submitted and posted in accordance with Section M1505.4.1.7.

**M1505.4.1.6 Testing.** Whole-house mechanical ventilation systems shall be tested, balanced and verified to provide a flow rate not less than the minimum required by Sections M1505.4.3 and M1505.4.4. Testing shall be performed according to the ventilation equipment manufacturer's instructions, or by using a flow hood, flow grid, or other airflow measuring device at the mechanical ventilation fan's inlet terminals, outlet terminals or grilles or in the connected ventilation ducts. Where required by the building official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided

to the building official and be posted in the dwelling unit per Section M1505.4.1.7.

**M1505.4.1.7 Certificate.** A permanent certificate shall be completed by the mechanical contractor, test and balance contractor or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall list the flow rate determined from the delivered airflow of the whole-house mechanical ventilation system as installed and the type of mechanical whole house ventilation system used to comply with Section M1505.4.3.1.

**M1505.4.2 System controls.** The whole-house mechanical ventilation system shall be provided with controls that comply with the following:

1. The whole house ventilation system shall be controlled with manual switches, timers or other means that provide for automatic operation of the ventilation system that are readily accessible by the occupant;

2. Whole-house mechanical ventilation system shall be provided with controls that enable manual override off of the system by the occupant during periods of poor outdoor air quality. Controls shall include permanent text or a symbol indicating their function. Recommended control permanent labeling to include text similar to the following: "Leave on unless outdoor air quality is very poor." Manual controls shall be readily accessible by the occupant;

3. Whole house ventilation systems shall be configured to operate continuously except where intermittent off controls and sizing are provided per Section M1505.4.3.2.

**M1505.4.3 Mechanical ventilation rate.** The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.

**Equation 15-1**

Ventilation rate in cubic feet per minute =  $(0.01 \times \text{total square foot area of house}) + [7.5 \times (\text{number of bedrooms} + 1)]$  but not less than 30 cfm for each dwelling unit

**Table M1505.4.3(1)  
Whole-House Mechanical Ventilation Airflow Rate**

Dwelling Unit Floor Area (square feet)	Number of Bedrooms				
	0 - 1	2	3	4	5 or more
	Airflow in cfm				
< 500	30	30	35	45	50
501 - 1,000	30	35	40	50	55
1,001 - 1,500	30	40	45	55	60
1,501 - 2,000	35	45	50	60	65
2,001 - 2,500	40	50	55	65	70
2,501 - 3,000	45	55	60	70	75
3,001 - 3,500	50	60	65	75	80
3,501 - 4,000	55	65	70	80	85
4,001 - 4,500	60	70	75	85	90

Dwelling Unit Floor Area (square feet)	Number of Bedrooms				
	0 - 1	2	3	4	5 or more
	Airflow in cfm				
4,501 - 5,000	65	75	80	90	95

**M1505.4.3.1 Ventilation quality adjustment.** The minimum whole house ventilation rate from Section 1505.4.3 shall be adjusted by the system coefficient in Table M1505.4.3(2) based on the system type not meeting the definition of a *balanced whole house ventilation* system and/or not meeting the definition of a *distributed whole house ventilation* system.

$$Q_v = Q_r * C_{system}$$

**(Equation 15-2)**

Where:

$Q_v$  = Quality-adjusted ventilation airflow rate in cubic feet per minute (cfm).

$Q_r$  = Ventilation airflow rate, cubic feet per minute (cfm) from 15-1 or Table M1505.4.3(1).

$C_{system}$  = System coefficient from Table 1505.4.3(2).

**Table M1505.4.3 (2)  
System Coefficient ( $C_{system}$ )**

System Type	Distributed	Not Distributed
Balanced	1.0	1.25
Not balanced	1.25	1.5

**M1505.4.3.2 Intermittent off operation.** Whole-house mechanical ventilation systems shall be provided with advanced controls that are configured to operate the system with intermittent off operation shall operate for a least two hours in each four-hour segment. The whole house ventilation airflow rate determined in accordance with Section M1505.4.3 as corrected by Section M1505.4.3.1 is multiplied by the factor determined in accordance with Table M1505.4.3(3).

**Table M1505.4.3 (3)  
Intermittent Off Whole House-Mechanical Ventilation Rate Factors<sup>a, b</sup>**

Run-time % in Each 4-hour Segment	50%	66%	75%	100%
Factor <sup>a</sup>	2	1.5	1.3	1.0

a. For ventilation system run-time values between those given, the factors are permitted to be determined by interpolation.

b. Extrapolation beyond the table is prohibited.

**M1505.4.4 Local exhaust rates.** Local exhaust systems shall be designed to have the capacity to exhaust the minimum airflow rate determined in accordance with Table M1505.4.4(1). If the local exhaust fan is included in the whole house ventilation system, in accordance with Section 1505.4.1, then the exhaust fan shall be controlled to operate as specified in Section M1505.4.2.

**M1505.4.4.1 Local exhaust.** Bathrooms, toilet rooms, and kitchens shall include a local exhaust system. Such local exhaust systems shall have the capacity to exhaust the minimum airflow rate in accordance with Table M1505.4.4(1). Fans required by this section shall be provided with controls that enable manual override or automatic occupancy sensor, humidity sensor or pollutant sensor controls. An "on/off" switch shall meet this requirement for manual controls. Manual fan controls shall be readily accessible in the room served by the fan.

**Table M1505.4.4 (1)  
Minimum Local Exhaust Rates**

Area to Be Exhausted	Exhaust Rates	
	Intermittent	Continuous
Kitchens	100 cfm	30 cfm
Bathrooms - Toilet rooms	50 cfm	20 cfm

**M1505.4.4.2 Local exhaust fans.** Exhaust fans shall meet the following criteria:

1. Exhaust fans shall be tested and rated in accordance with the airflow and sound rating procedures of the Home Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certification Procedure).

EXCEPTION: Where a range hood or down draft exhaust fan is used for local exhaust for a kitchen, the device is not required to be rated per these standards.

2. Fan airflow rating and duct system shall be designed and installed to deliver at least the exhaust airflow required by Table M1505.4.4(1). The airflows required refer to the delivered airflow of the system as installed and tested using a flow hood, flow grid, or other airflow measurement device. Local exhaust systems shall be tested, balanced, and verified to provide a flow rate not less than the minimum required by this section.

3. Design and installation of the system or equipment shall be carried out in accordance with manufacturers' installation instructions.

4. Fan airflow rating and duct system shall be designed and installed to deliver at least the exhaust airflow required by Table M1505.4.4(1).

EXCEPTIONS: 1. An exhaust airflow rating at a pressure of 0.25 in. w.g. may be used, provided the duct sizing meets the prescriptive requirements of Table M1505.4.4(2).  
2. Where a range hood or down draft exhaust fan is used to satisfy the local ventilation requirements for kitchens, the range hood or down draft exhaust shall not be less than 100 cfm at 0.10 in. w.g.

**Table M1505.4.4 (2)  
Prescriptive Exhaust Duct Sizing**

Fan Tested cfm at 0.25 inches w.g.	Minimum Flex Diameter	Maximum Length in Feet	Minimum Smooth Diameter	Maximum Length in Feet	Maximum Elbows <sup>a</sup>
50	4 inches	25	4 inches	70	3
50	5 inches	90	5 inches	100	3
50	6 inches	No Limit	6 inches	No Limit	3
80	4 inches <sup>b</sup>	NA	4 inches	20	3
80	5 inches	15	5 inches	100	3
80	6 inches	90	6 inches	No Limit	3

Fan Tested cfm at 0.25 inches w.g.	Minimum Flex Diameter	Maximum Length in Feet	Minimum Smooth Diameter	Maximum Length in Feet	Maximum Elbows <sup>a</sup>
100	5 inches <sup>b</sup>	NA	5 inches	50	3
100	6 inches	45	6 inches	No Limit	3
125	6 inches	15	6 inches	No Limit	3
125	7 inches	70	7 inches	No Limit	3

a. For each additional elbow, subtract 10 feet from length.

b. Flex ducts of this diameter are not permitted with fans of this size.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-12-027, § 51-51-1505, filed 5/27/20, effective 7/1/20. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-1505, filed 1/11/16, effective 7/1/16.]

**Reviser's note:** The brackets and enclosed material in the text of the above section occurred in the copy filed by the agency.

**WAC 51-51-1507 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-12-027, § 51-51-1507, filed 5/27/20, effective 7/1/20; WSR 20-03-023, § 51-51-1507, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-1507, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1507, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1507, filed 1/20/10, effective 7/1/10.]

**Reviser's note:** The permanent filing 20-03-023 contained no amendments to this section.

**WAC 51-51-1508 Section M1508—Reserved.**

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1508, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031, 19.27.035, 19.27.074, and chapters 19.27 and 34.05 RCW. WSR 12-07-019, § 51-51-1508, filed 3/12/12, effective 4/12/12. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1508, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-1600 Chapter 16—Duct systems.**

**M1601.1.1 Above-ground duct systems.** Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to a maximum of 250°F (121°C).

2. Factory-made ducts shall be listed and labeled in accordance with UL 181 and installed in accordance with the manufacturer's instructions.

3. Fibrous duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.

4. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction

Standards—Metal and Flexible, except as allowed by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.

5. Use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.

6. Duct systems shall be constructed of materials having a flame spread index not greater than 200.

7. Stud wall cavities and the spaces between solid floor joists shall not be used as a duct or an air plenum in new construction. For existing systems, stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following:

7.1. These cavities or spaces shall not be used as a plenum for supply air.

7.2. These cavities or spaces shall not be part of a required fire-resistance-rated assembly.

7.3. Stud wall cavities shall not convey air from more than one floor level.

7.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fire blocking in accordance with Section R602.8.

7.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-1600, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1600, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1600, filed 1/20/10, effective 7/1/10.]

#### **WAC 51-51-1700 Chapter 17—Combustion air.**

**M1701.1 Scope.** Solid-fuel-burning appliances shall be provided with combustion air in accordance with the appliance manufacturer's installation instructions. Oil-fired appliances shall be provided with combustion air in accordance with NFPA 31. The methods of providing combustion air in this chapter do not apply to fireplaces, fireplace stoves and direct-vent appliances. The requirements for combustion and dilution air for gas-fired appliances shall be in accordance with Chapter 24.

Fireplaces shall comply with Chapter 10.

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-1700, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-1700, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-2000 Chapter 20—Boilers and water heaters.** Informational Note: Boilers, water heaters and pressure vessels are regulated by chapter 70.79 RCW and chapter 296-104 WAC in addition to the requirements of this code.

**Section M2005.1 General.** Water heaters shall be installed in accordance with Chapter 5 of the state plumbing code, the manufacturer's in-

structions and the requirements of this code. Water heaters installed in an attic shall comply with the requirements of Section M1305.1.3. Gas-fired water heaters shall comply with the requirements in Chapter 24. Domestic electric water heaters shall comply with UL 174. Oil-fired water heaters shall comply with UL 732. Thermal solar water heaters shall comply with Chapter 23 and UL 174. Solid fuel-fired water heaters shall comply with UL 2523.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-2000, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-2000, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-2000, filed 12/17/03, effective 7/1/04.]

**WAC 51-51-2101 Section M2101—Hydronic piping systems installation.**

**M2101.3 Protection of potable water.** The potable water system shall be protected from backflow in accordance with the provisions listed in Section 603 of the state plumbing code.

**M2101.7 Prohibited tee applications.** This section is not adopted.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-2101, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-2103 Section M2103—Floor heating systems.**

**M2103.3 Piping joints.** Copper and copper alloy systems shall be soldered in accordance with ASTM B 828. Fluxes for soldering shall be in accordance with ASTM B 813. Brazing fluxes shall be in accordance with AWS A5.31. Piping joints that are embedded shall be installed in accordance with the following requirements:

1. Steel pipe joints shall be welded.
2. Copper tubing shall be joined by brazing complying with Section 605.3.1 of the state plumbing code.
3. Polybutylene pipe and tubing joints shall be installed with socket-type heat-fused polybutylene fittings.
4. CPVC tubing shall be joined using solvent cement joints.
5. Polypropylene pipe and tubing joints shall be installed with socket-type heat-fused polypropylene fittings.
6. Cross-linked polyethylene (PEX) tubing shall be joined using cold expansion, insert or compression fittings.
7. Raised temperature polyethylene (PE-RT) tubing shall be joined using insert or compression fittings.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-2103, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-2105 Section M2105—Ground-source heat-pump system loop piping.**

**M2105.9 CPVC plastic pipe.** Joints between CPVC plastic pipe or fittings shall be solvent-cemented in accordance with Section 605.2.2 of

the state plumbing code. Threaded joints between fittings and CPVC plastic pipe shall be in accordance with Section M2105.9.1.

**M2105.14 PVC plastic pipe.** Joints between PVC plastic pipe or fittings shall be solvent-cemented in accordance with Section 605.12.2 of the state plumbing code. Threaded joints between fittings and PVC plastic pipe shall be in accordance with Section M2105.9.1.

**M2105.18 Protection of potable water.** Where ground-source heat-pump ground-loop systems have a connection to a potable water supply, the potable water system shall be protected from backflow in accordance with Section 603 of the state plumbing code.

**M2105.19 Pipe penetrations.** Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. Openings through concrete or masonry building elements shall be sleeved. The annular space surrounding pipe penetrations shall be protected in accordance with Section 312 of the state plumbing code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-2105, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-2300 Section M2301—Solar thermal energy systems.**

**M2301.2.3 Pressure and temperature relief valves and system components.** System components containing fluids shall be protected with temperature and pressure relief valves or pressure relief valves. Relief devices shall be installed in sections of the system so that a section cannot be valved off or isolated from a relief device. Direct systems and the potable water portion of indirect systems shall be equipped with a relief valve in accordance with Section 504 of the state plumbing code. For indirect systems, pressure relief valves in solar loops shall comply with SRCC 300. System components shall have a working pressure rating of not less than the setting of the pressure relief device.

**M2301.2.5 Piping insulation.** Piping shall be insulated in accordance with the requirements of the state energy code. Exterior insulation shall be protected from ultraviolet degradation. The entire solar loop shall be insulated. Where split-style insulation is used, the seam shall be sealed. Fittings shall be fully insulated.

**M2301.4 Heat transfer gasses or liquids and heat exchangers.** Essentially toxic transfer liquids, ethylene glycol, flammable gasses and flammable liquids shall not be used as heat transfer fluids. Heat transfer gasses and liquids shall be rated to withstand the system's maximum design temperature under operating conditions without degradation. Heat exchangers used in solar thermal systems shall comply with Section 603.5.4 of the state plumbing code and SRCC 300.

Heat transfer fluids shall be in accordance with SRCC 300. The flash point of the heat transfer fluids utilized in solar thermal systems shall be not less than 50 degrees F above the design maximum non-operating or no-flow temperature attained by the fluid in the collector.

**M2301.7 Solar thermal systems for heating potable water.** Where a solar thermal system heats potable water to supply a potable hot water distribution system, the solar thermal system shall be in accordance with Sections M2301.7.1, M2301.7.2 and the state plumbing code.



**M2301.7.1 Indirect systems.** Heat exchangers that are components of indirect solar thermal heating systems shall comply with the state plumbing code.

**M2301.7.2 Direct systems.** Where potable water is directly heated by a solar thermal system, the pipe, fittings, valves and other components that are in contact with the potable water in the solar heating system shall comply with the requirements of Chapter 6 of the state plumbing code.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 16-03-025, § 51-51-2300, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.074, 19.27.020, and 19.27.031. WSR 14-24-092, § 51-51-2300, filed 12/1/14, effective 5/1/15.]

**WAC 51-51-2439 Reserved.**

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-2439, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 08-01-102, § 51-51-2439, filed 12/18/07, effective 4/1/08.]

**WAC 51-51-2904 Section 2904—Dwelling unit fire-sprinkler systems.**

**P2904.1.1 Required sprinkler locations.** Sprinklers shall be installed to protect all areas of a *dwelling unit*.

EXCEPTIONS: 1. Uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.  
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-12-027, § 51-51-2904, filed 5/27/20, effective 7/1/20.]

**WAC 51-51-4400 Referenced standards.**

**ANCE**

**NMX-J-521/2-40-ANCE—2019/CAN/CSA-22.2 No. 60335-2-40—19/UL 60335-2-40-2019 Household and Similar Electrical Appliances - Safety-Part 2-40: Particular Requirements for Electric Heat Pumps, Air-Conditioners and Dehumidifiers.**  
M1403.1, M1412.1, M1413.1

**ANSI**

**LC 1/CSA 6.26—18: Fuel Gas Piping Systems Using Corrugated Stainless Steel Tubing (CSST)**  
G2414.5.4, G2411.3, G2415.5  
403.5.5

**ASHRAE**

**34—2019: Designation and Safety Classification of Refrigerants**  
M1411.1

**ASTM**

**E2556/E2556M-10: Standard Specification for Vapor Permeable Flexible Sheet Water-Resistive Barriers Intended for Mechanical Attachment.**

M1411.1

**E2558-2013: Standard Test Method for Determining Particulate Matter Emissions from Fires in Wood-burning Fireplaces**

R1004.1.1

**CSA**

**CAN/CSA/C22.2 No. 60335-2-40—2012 60335-2-40—2019**

**NMX-J-521/2-40-ANCE—2019/CAN/CSA-C22.2 No. 60335-2-40—19/UL 60335-2-40-2019 Household and Similar Electric Appliances, Part 2-40-Safety: Particular Requirements for Electric Heat Pumps, Air-Conditioners and Dehumidifiers.**

M2006.1

**UL**

**UL/CSA/ANCE 60335-2-40—2019 Household and Similar Electrical Appliances Safety-Part 2-40: Particular Requirements for Electrical Heat Pumps, Air Conditioners and Dehumidifiers.**

M1403.1, M1412.1, M1413.1

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-4400, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-4400, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-4400, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-4400, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, amended and recodified as § 51-51-4400, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-4300, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-4300, filed 12/17/03, effective 7/1/04.]

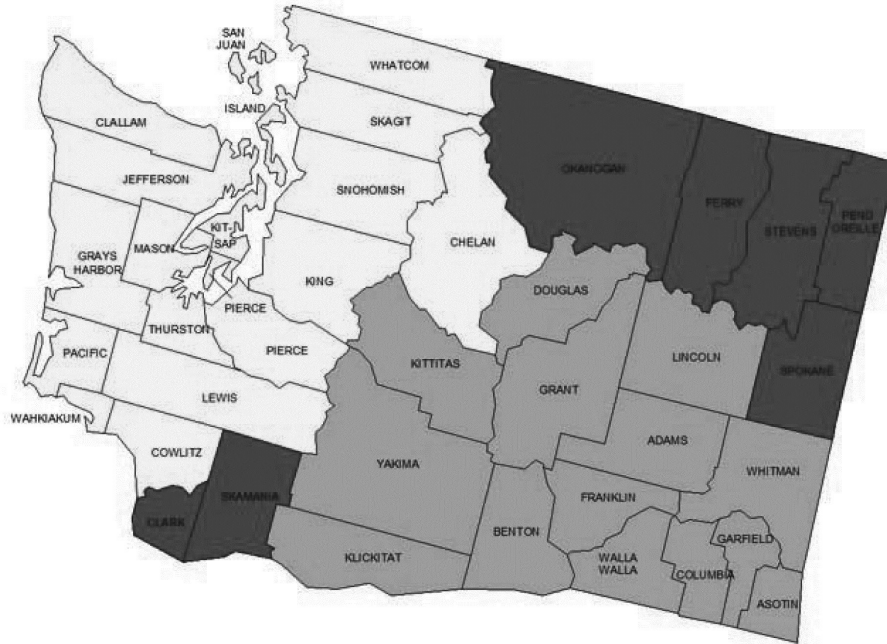
**WAC 51-51-60101 Appendix F radon control methods.**

**AF101.1 General.** This appendix contains requirements for new construction in jurisdictions where radon-resistant construction is required.

Inclusion of this appendix by jurisdictions shall be required in high radon potential counties as determined in Figure AF101 and as listed in Table AF101(1).

Unvented crawl spaces are not permitted in any high radon potential county. In other areas, requirements of this appendix apply to any structure constructed with unvented crawl spaces as specified in R408.3.

[FIGURE AF101 EPA MAP OF RADON ZONES LEGEND]



ZONE 1 HIGH POTENTIAL (GREATER THAN 4 pCi/L<sup>3</sup>)[Red/Darkest]  
 ZONE 2 MODERATE POTENTIAL (FROM 2 TO 4 pCi/L)[Orange/Midrange]  
 ZONE 3 LOW POTENTIAL (LESS THAN 2 pCi/L)[Yellow/Lightest]

a. pCi/L standard for picocuries per liter of radon gas. EPA recommends that all homes that measure 4 pCi/L and greater be mitigated.

The United States Environmental Protection Agency and the United States Geological Survey have evaluated the radon potential in the United States and have developed a map of radon zones designed to assist building officials in deciding whether radon-resistant features are applicable in new construction.

The map assigns each of the 3,141 counties in the United States to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of highest priority is Zone 1. Table 1 of this appendix lists the Zone 1 counties illustrated on the map. More detailed information can be obtained from state-specific booklets (EPA-402-R-93-021 through 070) available through State Radon Offices or from U.S. EPA Regional Offices.

**TABLE AF101(1) HIGH RADON POTENTIAL (ZONE 1) COUNTIES<sup>A</sup>**

**WASHINGTON:** Clark, Ferry, Okanogan, Pend Oreille, Skamania, Spokane, Stevens.

a. EPA recommends that this county listing be supplemented with other available state and local data to further understand the radon potential of Zone 1 areas.

[Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-60101, filed 12/19/06, effective 7/1/07.]

**Reviser's note:** The brackets and enclosed material in the text of the above section occurred in the copy filed by the agency.

**WAC 51-51-60103 Section AF103—Requirements.**

**AF103.1 General.** The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation, if necessary (see Figure AF103). These techniques are required in high radon potential counties designated in Table AF101(1).

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-60103, filed 1/6/20, effective 7/1/20. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-60103, filed 12/19/06, effective 7/1/07.]

## **WAC 51-51-60104 Appendix Q—Tiny houses.**

### **AQ102 Definitions.**

**EGRESS ROOF ACCESS WINDOW.** See Chapter 2.

**LANDING PLATFORM.** See Chapter 2.

**LOFT.** This definition is not adopted.

**SLEEPING LOFT.** See Chapter 2.

**TINY HOUSE.** A *dwelling unit* that is 400 square feet (37 m<sup>2</sup>) or less in floor area excluding *sleeping lofts*.

**AQ103.1 Minimum ceiling height.** Habitable space in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

EXCEPTION: Ceiling heights in *sleeping lofts* shall be in accordance with Section R326.

### **AQ104 Energy conservation.**

**AQ104.1 Air leakage testing.** The air leakage rate for tiny houses shall not exceed 0.30 cfm at 50 Pascals of pressure per feet of the dwelling unit enclosure area. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed after the continuous air barrier, including all penetrations, is completed and sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.

2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.

3. Interior doors, if installed at the time of the test, shall be open.

4. Exterior louvers for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.

5. Heating and cooling systems, if installed at the time of the test, shall be turned off.

6. Supply and return registers, if installed at the time of the test, shall be fully open.

**AQ104.1.1 Whole house mechanical ventilation.** Where an air leakage rate not exceeding 0.30 cfm per ft of the dwelling unit enclosure area in accordance with Section AQ106.1 is provided, the tiny house shall be provided with whole house mechanical ventilation in accordance with Section M1505.4.

**AQ105 Emergency escape and rescue openings.** This section is not adopted.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-60104, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-60104, filed 1/6/20, effective 7/1/20.]

**WAC 51-51-60105 Appendix U— Dwelling unit fire sprinkler systems.** The design and installation of residential fire sprinkler systems shall be in accordance with the 2018 International Residential Code Section P2904 Dwelling Unit Fire Sprinkler Systems.

**P2904.1.1 Required sprinkler locations.** Sprinklers shall be installed to protect all areas of a dwelling unit.

EXCEPTIONS:

1. Uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In uninhabitable attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Bathrooms not more than 55 square feet (5.1 m<sup>2</sup>) in area.
4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-60105, filed 10/13/20, effective 11/13/20; WSR 20-03-023, § 51-51-60105, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-60105, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-60105, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-60105, filed 1/20/10, effective 7/1/10.]

**WAC 51-51-60106 Appendix T—Solar-ready provisions-detached one- and two-family dwellings, multiple single-family dwellings (townhouses).** The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

**AT101 Scope.**

**AT101.1 General.** These provisions shall be applicable for new construction where solar-ready provisions are required.

**AT102 General definitions.** Solar-ready zone. A section or sections of the roof or building overhang designated and reserved for the future installation of a solar photovoltaic or solar water-heating system.

**AT103 Solar ready zone.**

**AT103.1 General.** New detached one- and two-family dwellings, and multiple single-family dwellings (townhouses) with not less than 600 square feet (55.74 m<sup>2</sup>) of roof area oriented between 90 degrees and 270 degrees of true north shall comply with Sections U103.2 through U103.10.

EXCEPTIONS:

1. New residential buildings with a permanently installed on-site renewable energy system.
2. A building where all areas of the roof that would otherwise meet the requirements of Section AT103 are in full or partial shade for more than 70 percent of daylight hours annually.

**AT103.2 Construction document requirements for solar ready zone.** Construction documents shall indicate the solar ready zone.

**AT103.3 Solar-ready zone area.** The total solar-ready zone area shall be not less than 300 square feet (27.87 m<sup>2</sup>) exclusive of mandatory access or set back areas as required by this code. New multiple single-family dwellings (townhouses) three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet (185.8 m<sup>2</sup>) per dwelling shall have a solar-ready zone area of not less than 150 square feet (13.94 m<sup>2</sup>). The solar-ready zone shall be composed of areas not less than 5 feet (1.52 m) in width and not less than 80 square feet (7.44 m<sup>2</sup>) exclusive of access or set back areas as required in this code or the applicable provisions of the *International Fire Code*. No portion of the solar zone shall be located on a roof slope greater than 2:12 that faces within 45 degrees of true north.

**AT103.4 Obstructions.** Solar-ready zones shall be free from obstructions including, but not limited to, vents, chimneys, and roof-mounted equipment.

**AT103.5 Shading.** The solar-ready zone shall be set back from any existing or new permanently affixed object on the building or site that is located south, east, or west of the solar zone a distance at least two times the object's height above the nearest point on the roof surface. Such objects include, but are not limited to, taller portions of the building itself, parapets, chimneys, antennas, signage, rooftop equipment, trees and roof plantings.

**AT103.6 Capped roof penetration sleeve.** A capped roof penetration sleeve shall be provided adjacent to a solar-ready zone when the solar-ready zone has a roof slope of 2:12 or less. The capped roof penetration sleeve shall be sized to accommodate the future photovoltaic system conduit, but shall have an inside diameter not less than 1 1/4 inches.

**AT103.7 Roof load documentation.** The structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.

**AT103.8 Interconnection pathway.** Construction documents shall indicate pathways for routing of conduit or plumbing from the solar-ready zone to the electrical service panel or service hot water system.

**AT103.9 Electrical service reserved space.** The main electrical service or feeder panel for each dwelling unit shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

**AT103.10 Construction documentation certificate.** A permanent certificate, indicating the solar-ready zone and other requirements of this section, shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or registered design professional.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-21-041, § 51-51-60106, filed 10/13/20, effective 11/13/20; WSR 16-03-025, § 51-51-60106, filed 1/11/16, effective 7/1/16.]

**WAC 51-51-60107 Appendix V—Fire sprinklers.** The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

**AV107.1 Fire sprinklers.** An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix U.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-60107, filed 1/6/20, effective 7/1/20; WSR 16-03-025, § 51-51-60107, filed 1/11/16, effective 7/1/16; WSR 10-03-098, § 51-51-60107, filed 1/20/10, effective 7/1/10.]