



RULE-MAKING ORDER

CR-103 (June 2004) (Implements RCW 34.05.360)

Agency: State Building Code Council

- Permanent Rule
- Emergency Rule

Effective date of rule:

Permanent Rules

- 31 days after filing.
- Other (specify) July 1, 2007 (If less than 31 days after filing, a specific finding under RCW 34.05.380(3) is required and should be stated below)

Effective date of rule:

Emergency Rules

- Immediately upon filing.
- Later (specify) _____

Any other findings required by other provisions of law as precondition to adoption or effectiveness of rule?

- Yes
 - No
- If Yes, explain:

Purpose: To adopt and amend the 2006 International Building Code, WAC 51-50

Citation of existing rules affected by this order:

Repealed: 16
 Amended: 57
 Suspended:

Statutory authority for adoption: RCW 19.27.074 and RCW 19.27.020 and RCW 70.92

Other authority RCW 19.27 and RCW 34.05

PERMANENT RULE ONLY (Including Expedited Rule Making)

Adopted under notice filed as WSR 06-16-113 on August 1, 2006 (date).
 Describe any changes other than editing from proposed to adopted version: See Attachment

If a preliminary cost-benefit analysis was prepared under RCW 34.05.328, a final cost-benefit analysis is available by contacting: N/A

Name: _____ phone () _____
 Address: _____ fax () _____
 e-mail _____

EMERGENCY RULE ONLY

- Under RCW 34.05.350 the agency for good cause finds:
- That immediate adoption, amendment, or repeal of a rule is necessary for the preservation of the public health, safety, or general welfare, and that observing the time requirements of notice and opportunity to comment upon adoption of a permanent rule would be contrary to the public interest.
 - That state or federal law or federal rule or a federal deadline for state receipt of federal funds requires immediate adoption of a rule.

Reasons for this finding:

Date adopted: November 17, 2006

NAME (TYPE OR PRINT)
John Neff

SIGNATURE

 TITLE
 Council Chair

CODE REVISER USE ONLY


 1016
 07-01-0911

**Note: If any category is left blank, it will be calculated as zero.
No descriptive text.**

Count by whole WAC sections only, from the WAC number through the history note.
A section may be counted in more than one category.

The number of sections adopted in order to comply with:

Federal statute:	New	_____	Amended	_____	Repealed	_____
Federal rules or standards:	New	_____	Amended	_____	Repealed	_____
Recently enacted state statutes:	New	_____	Amended	_____	Repealed	_____

The number of sections adopted at the request of a nongovernmental entity:

New	12	Amended	15	Repealed	
-----	----	---------	----	----------	--

The number of sections adopted in the agency's own initiative:

New	<u>19</u>	Amended	11	Repealed	<u>16</u>
-----	-----------	---------	----	----------	-----------

The number of sections adopted in order to clarify, streamline, or reform agency procedures:

New	_____	Amended	_____	Repealed	_____
-----	-------	---------	-------	----------	-------

The number of sections adopted using:

Negotiated rule making:	New	_____	Amended	_____	Repealed	_____
Pilot rule making:	New	_____	Amended	_____	Repealed	_____
Other alternative rule making:	New	<u>31</u>	Amended	26	Repealed	16

CR-103 Attachment.
Chapter 51-50 WAC, International Building Code, 2006 Edition.

Section changes other than editing from proposed to adopted version:

Table 503 Allowable Heights and Areas—The proposed amendment is not adopted; Table 503 in the 2006 IBC takes effect without amendment.

506.1.1 Area Modifications, Basements— Exception is rewritten into the body of the text; effect remains the same.

1014.2.2 Exit Access, Group I-2—Language is revised, exceptions deleted and subsections reorganized to clarify; effect remains the same.

707.14.2.1 Pressurization Requirements—The minimum positive pressure for pressurized elevator hoistways is raised to 0.10 inches of water column and the maximum pressure is determined by elevator door closing force.

1101.2.1 Landings for walking surfaces—The proposed amendments are not adopted; the section as previously amended remains in effect.

1107.6.2.1.1 Type A units – The proposed amendment to delete the current state amendment is not adopted; the current state amendment requiring 5 per cent Type A units will remain in effect.

1205.1 Lighting—The proposed amendment is not adopted; Section 1205 in the 2006 IBC takes effect without amendment.

1405.5.2 Seismic Requirements—The last sentence is deleted for clarity.

Table 2902.1 Minimum Plumbing Fixtures—A row is added to the table for required fixtures in boarding homes licensed by the Department of Social and Health Services.

480202 Work Area--- The proposed amendment is not adopted; the definition of “work area” as published in the 2006 International Existing Building Code is not amended.

480704.1 Fire Protection, Scope--- The exception is modified to clarify the intent.

Chapter 51-50 WAC

STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE ((2003)) 2006
EDITION OF THE INTERNATIONAL BUILDING CODE

AMENDATORY SECTION (Amending WSR 05-01-014, filed 12/2/04,
effective 7/1/05)

WAC 51-50-003 International Building Code. The ((2003)) 2006 edition of the *International Building Code*, including ((f107)) Appendix E, published by the International Code Council is hereby adopted by reference with the exceptions noted in this chapter of the Washington Administrative Code.

AMENDATORY SECTION (Amending WSR 05-01-014, filed 12/2/04,
effective 7/1/05)

WAC 51-50-005 International Building Code requirements for barrier-free accessibility. Chapter 11 and other International Building Code requirements for barrier-free access, including ICC A117.1-2003 and Appendix E ((f107)), are adopted pursuant to chapters 70.92 and 19.27 RCW.

Pursuant to RCW 19.27.040, Chapter 11 and requirements affecting barrier-free access shall not be amended by local governments.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03,
effective 7/1/04)

WAC 51-50-007 Exceptions. The exceptions and amendments to the International Building 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 2006 International Existing Building Code is referenced in this code as Appendix Chapter M and may be adopted by the authority having jurisdiction in accordance with Section 101.2.1.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-008 Implementation. The International Building Code adopted under chapter 51-50 WAC shall become effective in all counties and cities of this state on July 1, (~~2004~~) 2007.

NEW SECTION

WAC 51-50-0107 Temporary structures and uses.

107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

EXCEPTION: The building official may authorize unheated tents and yurts under 500 square feet accommodating an R-1 Occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

WAC 51-50-0200 Chapter 2--Definitions.

SECTION 202--DEFINITIONS.

ADULT FAMILY HOME. See Section 310.2.

CHILD DAY CARE. See Section 310.2.

CHILD DAY CARE HOME, FAMILY. See Section 310.2.

NIGHTCLUB. An establishment, other than a theater with fixed seating, which includes all of the following:

1. Provides live entertainment by paid performing artists or by way of recorded music conducted by a person employed or engaged to do so;
2. Has as its primary source of revenue the sale of beverages of any kind for consumption on the premises and/or cover charges;
3. Has an occupant load of 100 or more as determined by the fire code official; and
4. Includes assembly space without fixed seats considered concentrated or standing space per Table 1004.1.2.

Paid performing artists are those entertainers engaged to perform in a for-profit business establishment.

PORTABLE SCHOOL CLASSROOM. See Section 902.1.

RESIDENTIAL CARE/ASSISTED LIVING FACILITIES. See Section 310.2. This definition is not adopted.

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, including basements (also see "Mezzanine" and Section 502.1). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor or roof next above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or
2. More than 12 feet (3658 mm) above the finished ground level at any point.

WAC 51-50-0308 Section 308--Institutional Group I.

308.2 Group I-1. This occupancy shall include buildings, structures or parts thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following:

Residential board and care facilities

Assisted living facilities

Halfway houses

Group homes

Congregate care facilities

Social rehabilitation facilities

Alcohol and drug centers

Convalescent facilities

A facility such as the above with five or fewer persons and adult family homes licensed by the Washington state department of social and health services shall be classified as a Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2. (~~(A facility such as above, housing at least six and not more than 16 persons, shall be classified as Group R-4.)~~)

A facility such as the above providing licensed care to clients in one of the categories listed in Section (~~(313.1)~~) 310.1 regulated by either the Washington department of health or the department of social and health services shall be classified as (~~(Licensed Care Group I-E)~~) Group R-2.

308.3 Group I-2. This occupancy shall include buildings and structures used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

Hospitals

Nursing homes (both intermediate-care facilities and skilled nursing facilities)

Mental hospitals

Detoxification facilities

A facility such as the above with five or fewer persons shall be classified as Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2.

A facility such as the above providing licensed care to clients in one of the categories listed in Section (~~(313.1)~~) 310.1 regulated by either the Washington department of health or the department of social and health services shall be classified as (~~(Licensed Care Group I-E)~~) Group R-2.

308.5.2 Child care facility. A facility that provides supervision and personal care on a less than 24-hour basis for more than five

children 2 1/2 years of age or less shall be classified as Group I-4.

EXCEPTIONS:

1. A child day care facility that provides care for more than five but no more than 100 children 2 1/2 years or less of age, when the rooms where such children are cared for are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.
2. Family child day care homes licensed by the Washington state department of social and health services for the care of twelve or fewer children shall be classified as Group R-3.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-0310 Section 310--Residential Group R.

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or ((Licensed Care Group LC)) when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following:

R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Boarding houses (transient)
- Hotels (transient)
- Motels (transient)

R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

- Apartment houses
- Boarding houses (not transient)
- Boarding homes as licensed by department of social and health services under chapter 388-78A WAC
- Convents
- Dormitories
- Fraternities and sororities
- Hotels (nontransient)
- Monasteries
- Motels (nontransient)
- Residential treatment facilities as licensed by department of health under chapter 246-337 WAC
- Vacation timeshare properties
- ~~((Hotels (nontransient)~~
- ~~Motels (nontransient))~~

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section 101.2, including adult family homes and family child day care homes for the care of twelve or fewer

children, licensed by the Washington state department of social and health services, or adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Adult family homes and family child day care homes, or adult and child care facilities that are within a single-family home are permitted to comply with the International Residential Code in accordance with Section 101.2.

Foster family care homes licensed by the Washington state department of social and health services shall be permitted, as an accessory use to a dwelling, for six or fewer children including those of the resident family.

~~((R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.~~

EXCEPTIONS: 1. A facility such as the above providing licensed care to clients in one of the categories listed in Section 313.1 regulated by either the Washington department of health or the department of social and health services shall be classified as Licensed Care Group LC.
2. Adult family homes, family child day care homes and foster family care homes shall be classified as Group R-3.

~~Group R-4 Occupancies shall meet the requirements for construction as defined for Group R-3 except as otherwise provided for in this code or shall comply with the International Residential Code in accordance with Section 101.2.)~~ R-4 classification is not adopted. Any reference in this code to R-4 does not apply.

310.2 Definitions.

ADULT FAMILY HOME means a dwelling 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.

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

CHILD DAY CARE HOME, FAMILY is a child day care facility, licensed by the 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.

RESIDENTIAL CARE/ASSISTED LIVING FACILITIES. ~~((A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services that is not classified as Licensed Care Group LC. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: Residential board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.))~~ This definition is not adopted.

NEW SECTION

WAC 51-50-0406 Section 406--Motor-vehicle-related occupancies.

406.2.6 Floor surface. Parking surfaces shall be of concrete or similar noncombustible and nonabsorbent materials.

EXCEPTION: Asphalt parking surfaces are permitted at ground level.

AMENDATORY SECTION (Amending WSR 05-01-014, filed 12/2/04, effective 7/1/05)

WAC 51-50-0407 Section 407--Group I-2.

407.8 Locks on exit doors. Approved, listed locks without delayed egress shall be permitted in nursing homes or portions of nursing homes, provided that:

1. The clinical needs of one or more patients require specialized security measures for their safety.

2. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

3. The doors unlock upon loss of electrical power controlling the lock or lock mechanism.

4. The lock shall be capable of being deactivated by a signal from a switch located in an approved location.

5. There is a system, such as a keypad and code, in place ((to inform)) that allows visitors, staff persons and appropriate residents ((~~how they can~~)) to exit. Instructions for exiting shall be posted within six feet of the door.

NEW SECTION

WAC 51-50-0502 Section 502--Definitions.

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

BASEMENT. A story that is partly or completely below grade plane (see "Story above grade plane" in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor or roof next above the basement is:

1. More than 6 feet (1829 mm) above grade plane; or

2. More than 12 feet (3658 mm) above the finished ground level at any point.

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above, including basements (also see "Basement" and "Mezzanine").

NEW SECTION

WAC 51-50-0506 Area modifications.

506.1.1 Basements. Basements below the first story above grade plane need not be included in the total allowable area provided each such basement does not exceed the area permitted for a building with no more than one story above grade plane.

NEW SECTION

WAC 51-50-0509 Section 509--Special provisions.

509.2 Group S-2 enclosed or open parking garage with Group A, B, M, R or S above. A building shall be considered as two separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction, where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a minimum 3-hour fire-resistance rating.
2. The building below the horizontal assembly is no more than one story above grade plane.
3. The building below the horizontal assembly is of Type IA construction.
4. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Table 715.4.

EXCEPTION:

Where the enclosure walls below the horizontal assembly have not less than a 3-hour fire-resistance rating with opening protectives in accordance with Table 715.4, the enclosure walls extending above the horizontal assembly shall be permitted to have a 1-hour fire-resistance rating, provided:

1. The building above the horizontal assembly is not required to be of Type I construction.
2. The enclosure connects less than four stories, and
3. The enclosure opening protectives above the horizontal assembly have a minimum 1-hour fire-protection rating.

5. The building above the horizontal assembly shall be permitted to have multiple Group A uses each with an occupant load of less than 300, or Group B, M, R or S uses;

6. The building below the horizontal assembly is a Group S-2 enclosed or open parking garage, used for the parking and storage of private motor vehicles.

EXCEPTIONS:

1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.
2. Multiple Group A uses, each with an occupant load of less than 300, or Group B or M uses shall be permitted in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the

horizontal assembly is protected throughout by an approved automatic sprinkler system.

7. The maximum building height in feet shall not exceed the limits set forth in Section 503 for the building having the smaller allowable height as measured from grade plane.

509.3 Group S-2 enclosed parking garage with Group S-2 open parking garage above. A Group S-2 enclosed parking garage with no more than one story above grade plane and located below a Group S-2 open parking garage shall be classified as a separate and distinct building for the purpose of determining the type of construction where the following conditions are met:

1. The allowable area of the building shall be such that the sum of the ratios of the actual area divided by the allowable area for each separate occupancy shall not exceed 1.0.

2. The Group S-2 enclosed parking garage is of Type I or II construction and is at least equal to the fire-resistance requirements of the Group S-2 open parking garage.

3. The height and number of tiers of the Group S-2 open parking garage shall be limited as specified in Table 406.3.5.

4. The floor assembly separating the Group S-2 enclosed parking garage and Group S-2 open parking garage shall be protected as required for the floor assembly of the Group S-2 enclosed parking garage. Openings between the Group S-2 enclosed parking garage and Group S-2 open parking garage, except exit openings, shall not be required to be protected.

5. The Group S-2 enclosed parking garage is used exclusively for the parking or storage of private motor vehicles, but shall be permitted to contain an office, waiting room and toilet room having a total area of not more than 1,000 square feet (93 m²), and mechanical equipment rooms incidental to the operation of the building.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-0707 Section 707--Shaft enclosures.

~~((707.14.1 Elevator lobby. Elevators opening into a fire-resistance-rated corridor as required by Section 1016.1 shall be provided with an elevator lobby at each floor containing such a corridor. The lobby shall separate the elevators from the corridor by fire partitions and the required opening protection. Elevator lobbies shall have at least one means of egress complying with Chapter 10 and other provisions within this code.~~

EXCEPTIONS:

- 1. In office buildings, separations are not required from a street floor elevator lobby provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
- 2. Elevators not required to be located in a shaft in accordance with Section 707.2.
- 3. Where additional doors are provided in accordance with Section 3002.6. Such doors shall be tested in accordance with UL 1784 without an artificial bottom seal.
- 4. In other than Group I-3, and buildings more than four stories above the lowest level of fire department vehicle access, lobby separation is not required where the building, including the lobby and corridors leading to the lobby, is protected by an

automatic sprinkler system installed throughout in accordance with Section 903.3.1.1 or 903.3.1.2.

5. In fully sprinklered buildings where elevator and stair shafts are pressurized in accordance with Section 909, elevator lobbies need not be provided. The pressurized stair shafts shall comply with the standards for elevator shaft pressurization in Section 909.6.3.))

707.14.2 Enclosed elevator lobby pressurization alternative. Where elevator hoistway pressurization is provided in lieu of required enclosed elevator lobbies, the pressurization system shall comply with this section.

707.14.2.1 Pressurization requirements. Elevator hoistways shall be pressurized to maintain a minimum positive pressure of 0.10 inches of water column with respect to adjacent occupied space on all floors and a maximum pressure so as to not prevent the automatic operation of the elevator doors, as well as accounting for the stack and wind effect expected on the mean low temperature January day. This pressure shall be measured at the midpoint of each hoistway door, with all hoistway doors open at the designated primary recall level and all other hoistway doors closed. The supply air intake shall be from an outside, uncontaminated source located a minimum distance of 20 feet from any air exhaust system or outlet.

707.14.2.2 Ducts for system. Any duct system that is part of the pressurization system shall be protected with the same fire-resistance rating as required for the elevator shaft enclosure.

707.14.2.3 Fan system. The fan system provided for the pressurization system shall be as required by this section.

707.14.2.3.1 Fire resistance. When located within the building, the fan system that provides the pressurization shall be protected with the same fire-resistance rating required for the elevator shaft enclosure.

707.14.2.3.2 Smoke detection. The fan system shall be equipped with a smoke detector that will automatically shut down the fan system when smoke is detected within the system.

707.14.2.3.3 Separate systems. A separate fan system shall be used for each bank of elevators.

707.14.2.3.4 Fan capacity. The supply fan shall either be adjustable with a capacity of at least 1000-cfm (.4719 m³/s) per door, or that specified by a registered design professional to meet the requirements of a designed pressurization system.

707.14.2.4 Standby power. The pressurization system shall be provided with standby power from the same source as other required emergency systems for the building.

707.14.2.5 Activation of pressurization system. The elevator pressurization system shall be activated upon activation of the building fire alarm system or upon activation of the elevator lobby smoke detectors.

707.14.2.6 Elevator doors. Each elevator door shall operate properly when hoistway pressurization is in effect.

707.14.2.7 Hoistway venting. Hoistway venting required by Section 3004 need not be provided for pressurized elevator shafts.

707.14.2.8 Machine rooms. Elevator machine rooms shall be pressurized in accordance with this section unless separated from the hoistway shaft by construction in accordance with Section 707.

707.14.2.9 Special inspection. Special inspection for performance shall be required in accordance with Section 909.18.8. System acceptance shall be in accordance with Section 909.19.

AMENDATORY SECTION (Amending WSR 05-24-070, filed 12/5/05, effective 7/1/06)

WAC 51-50-0903 Section 903--Automatic sprinkler systems.

~~((903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 Occupancies where one of the following conditions exists:~~

- ~~1. The fire area exceeds 5,000 square feet (464.5 m²).~~
- ~~2. The fire area has an occupant load of 100 or more.~~
- ~~3. The fire area is located on a floor other than the level of exit discharge.))~~

903.2.1.6 Nightclub. An automatic sprinkler system shall be provided throughout an occupancy with a nightclub. Existing nightclubs constructed prior to July 1, 2006, shall be provided with automatic sprinklers not later than December 1, 2007. The fire code official, for the application of this rule, may establish an occupant load based on the observed use of the occupancy in accordance with Table 1004.1.2.

903.2.2 Group E. An automatic sprinkler system shall be provided for Group E Occupancies ((as follows:

- ~~1. Throughout all Group E fire areas greater than 20,000 square feet (1858 m²) in area.~~
- ~~2. Throughout every portion of educational buildings below the level of exit discharge.~~

EXCEPTION: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

~~3. Throughout all newly constructed Group E Occupancies having an occupant load of 50 or more for more than 12 hours per week or four hours in any one day. A minimum water supply meeting the requirements of NFPA 13 shall be required. The fire code official may reduce fire flow requirements for buildings protected by an approved automatic sprinkler system.~~

~~For the purpose of this section, additions exceeding 60 percent of the value of such building or structure, or alterations and repairs to any portion of a building or structure within a twelve-month period that exceeds 100 percent of the value of such~~

~~building or structure shall be considered new construction. In the case of additions, fire walls shall define separate buildings).~~

EXCEPTIONS: 1. Portable school classrooms, provided aggregate area of any cluster or portion of a cluster(s) of portable school classrooms does not exceed 5,000 square feet (1465 m²); and clusters of portable school classrooms shall be separated as required in Chapter 5 of the building code.
2. Group E (~~day care~~) occupancies with an occupant load of 50 or less.

~~((When not required by other provisions of this chapter, a fire-extinguishing system installed in accordance with NFPA 13 may be used for increases and substitutions allowed in Section 504.2, 506.3, and Table 601 of the building code.))~~ 903.2.7 Group R. An automatic fire sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

EXCEPTION: Group R-1 if all of the following conditions apply:
1. The Group R fire area is no more than 500 square feet and is used for recreational use only.
2. The Group R fire area is only one story.
3. The Group R fire area does not include a basement.
4. The Group R fire area is no closer than 30 feet from another structure.
5. Cooking is not allowed within the Group R fire area.
6. The Group R fire area has an occupant load of no more than 8.
7. A hand held (portable) fire extinguisher is in every Group R fire area.

~~((903.2.10.3 Buildings over 75 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 75 feet (22 860 mm) or more above the lowest level of fire department vehicle access.~~

EXCEPTIONS: 1. Airport control towers.
2. Open parking structures.
3. Occupancies in Group F-2.))

AMENDATORY SECTION (Amending WSR 05-24-070, filed 12/5/05, effective 7/1/06)

WAC 51-50-0909 Section 909--Smoke control systems.

909.6.3 Elevator shaft pressurization. Where elevator shaft pressurization is required to comply with Exception ((5)) 6 of Section 707.14.1, the pressurization system shall comply with ~~((the following))~~ and be maintained in accordance with 707.14.2.

909.6.3.1 ~~((Standards and testing. Elevator shafts shall be pressurized to not less than 0.10 inch water column relative to atmospheric pressure. Elevator pressurization shall be measured with the elevator cars at the designated primary recall level with the doors in the open position. The test shall be conducted at the location of the calculated maximum positive stack effect in the elevator shaft. The measured pressure shall be sufficient to provide 0.10 inch of water column as well as accounting for the stack and wind effect expected on the mean low temperature January day.~~

~~909.6.3.2))~~ **Activation.** The elevator shaft pressurization system shall be activated by a fire alarm system which shall include smoke detectors or other approved detectors located near the elevator shaft on each floor as approved by the building official and fire ((chief)) code official. If the building has a fire alarm panel, detectors shall be connected to, with power supplied by, the fire alarm panel.

~~((909.6.3.3 Separation. Elevator shaft pressurization equipment and its ductwork located within the building shall be separated from other portions of the building by construction equal to that required for the elevator shaft.~~

~~909.6.3.4 Location of intakes. Elevator shaft pressurization air intakes shall be located in accordance with Section 909.10.3. Such intakes shall be provided with smoke detectors which upon detection of smoke, shall deactivate the pressurization fan supplied by that air intake.~~

~~909.6.3.5))~~ 909.6.3.2 Power system. The power source for the fire alarm system and the elevator shaft pressurization system shall be in accordance with Section 909.11.

~~((909.6.3.6 Hoistway venting. Hoistway venting required by Section 3004 need not be provided for pressurized elevator shafts.~~

~~909.6.3.7 Machine rooms. Elevator machine rooms required to be pressurized by Section 3006.3 need not be pressurized where separated from the hoistway shaft by construction in accordance with Section 707.~~

~~909.6.3.8 Special inspection. Special inspection for performance shall be required in accordance with Section 909.18.8. System acceptance shall be in accordance with Section 909.19.))~~

AMENDATORY SECTION (Amending WSR 05-24-070, filed 12/5/05, effective 7/1/06)

WAC 51-50-1008 Section 1008--Doors, gates and turnstiles.

1008.1.2 Door swing. Egress doors shall be side-hinged swinging.

EXCEPTIONS:

1. Private garages, office areas, factory and storage areas with an occupant load of 10 or less.
2. Group I-3 Occupancies used as a place of detention.
3. Critical or intensive care patient rooms within suites of health care facilities.
4. Doors within or serving a single dwelling unit in Groups R-2 and R-3 ~~((as applicable in Section 101.2))~~.
- ~~((4-))~~ 5. In other than Group H Occupancies, revolving doors complying with Section 1008.1.3.1.
- ~~((5-))~~ 6. In other than Group H Occupancies, horizontal sliding doors complying with Section 1008.1.3.3 are permitted as a means of egress.
- ~~((6-))~~ 7. Power-operated doors in accordance with Section ~~((1008.1.3.4))~~ 1008.1.3.2.
- ~~((7-))~~ 8. Doors serving a bathroom within an individual sleeping unit in Group R-1.
9. In other than Group H Occupancies, manually operated horizontal sliding doors are permitted in a means of egress from occupied spaces with an occupant load of 10 or less.

Doors shall swing in the direction of egress travel where

serving an occupant load of 50 or more persons or a Group H Occupancy.

The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. For other side-swinging, sliding, and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force. Forces shall be applied to the latch side. (~~Within an accessible route, at exterior doors where environmental conditions require a closing pressure greater than 8.5 pounds, power operated doors shall be used within the accessible route of travel.~~)

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-1009 Section 1009--Stairways and handrails.

~~((1009.13))~~ **1009.12 Stairways in individual dwelling units.** Stairs or ladders within an individual dwelling unit used ~~((to gain))~~ for access to areas of 200 square feet (18.6 m²) or less, and not containing the primary bathroom or kitchen, are exempt from the requirements of Section 1009.

NEW SECTION

WAC 51-50-1014 Exit access.

1014.2.2 Group I-2. Habitable rooms or suites in Group I-2 occupancies shall have an exit access door leading directly to a corridor.

EXCEPTION: Rooms with exit doors opening directly to the outside at ground level.

1014.2.2.1 Definition. For the purposes of this section, a suite is defined as a cluster of rooms or spaces sharing common circulation. Partitions within a suite are not required to have smoke or fire-resistance-rated construction unless required by another section of this Code.

1014.2.3 Suites in patient sleeping areas. Patient sleeping areas in Group I-2 Occupancies shall be permitted to be divided into suites if one of the following conditions is met:

1. The intervening room within the suite is not used as an exit access for more than eight patient beds.

2. The arrangement of the suite allows for direct and constant visual supervision by nursing personnel.

1014.2.3.1 Area. Suites of sleeping rooms shall not exceed 5,000 square feet (465 m²).

1014.2.3.2 Exit access. Any patient sleeping room, or any suite that includes patient sleeping rooms, of more than 1,000 square feet (93 m²) shall have at least two exit access doors remotely located from each other.

1014.2.3.3 Travel distance. The travel distance between any point in a suite of sleeping rooms and an exit access door of that suite shall not exceed 100 feet (30,480 mm).

1014.2.4 Suites in areas other than patient sleeping areas. Areas other than patient sleeping areas in Group I-2 Occupancies shall be permitted to be divided into suites.

1014.2.4.1 Area. Suites of rooms, other than patient rooms, shall not exceed 10,000 square feet (929 m²).

1014.2.4.2 Exit access. Any rooms or suite of rooms, other than patient sleeping rooms, of more than 2,500 square feet (232 m²) shall have at least two exit access doors remotely located from each other.

1014.2.4.3 One intervening room. For rooms other than patient sleeping rooms, suites of rooms are permitted to have one intervening room if the travel distance within the suite is not greater than 100 feet (30,480 mm).

1014.2.4.4 Two intervening rooms. For rooms other than patient sleeping rooms located within a suite, exit access travel from within the suite shall be permitted through two intervening rooms where the travel distance to the exit access door is not greater than 50 feet (15,240 mm).

1014.2.5 Travel distance. The travel distance between any point in a Group I-2 Occupancy patient room and an exit access door in that room shall not exceed 50 feet (15,240 mm).

1014.2.6 Separation. Suites in Group I-2 Occupancies shall be separated from other portions of the building by a smoke partition complying with Section 710.

NEW SECTION

WAC 51-50-1015 Exit and exit access doorways.

1015.1 (IFC 1015.1) Exits or exit access doorways from spaces. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds one of the values in Table 1015.1.

EXCEPTION: One means of egress is permitted within and from dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

2. The common path of egress travel exceeds one of the limitations of Section 1014.3.

3. Where required by Sections 1015.3, 1015.4, 1015.5, 1015.6 or 1015.6.1.

EXCEPTION: Group I-2 occupancies shall comply with Section 1014.2.2.

**TABLE 1015.1 (IFC 1015.1)
SPACES WITH ONE MEANS OF EGRESS**

OCCUPANCY	MAXIMUM OCCUPANT LOAD
A, B, E ³ , F, M, U	49
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	29

a. Day care maximum occupant load is 10.

1015.1.1 (IFC 1015.1.1) Three or more exits or exit access doorways. Three exits or exit access doorways shall be provided from any space with an occupant load of 501-1,000. Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000.

NEW SECTION

WAC 51-50-1017 Corridors.

1017.1 Construction. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.

EXCEPTIONS:

1. A fire-resistance rating is not required for corridors in an occupancy in Group E where each room that is used for instruction has at least one door directly to the exterior and rooms for assembly purposes have at least one-half of the required means of egress doors opening directly to the exterior. Exterior doors specified in this exception are required to be at ground level.
2. A fire-resistance rating is not required for corridors contained within a dwelling or sleeping unit in an occupancy in Group R.
3. A fire-resistance rating is not required for corridors in open parking garages.
4. A fire-resistance rating is not required for corridors in an occupancy in Group B which is a space requiring only a single means of egress complying with Section 1015.1.
5. In Group R-2 boarding homes and residential treatment facilities licensed by Washington state, rest areas constructed as required for corridors shall be allowed to be open to the corridor provided:
 - 5.1 The area does not exceed 150 square feet, excluding the corridor width;
 - 5.2 The floor is separated into at least two compartments complying with Section 407.4;
 - 5.3 Combustible furnishings located within the rest area shall be in accordance with the International Fire Code section 805;
 - 5.4 Emergency means of egress lighting is provided as required by Section 1006 to illuminate the area.

1017.4 Air movement in corridors. Corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts.

EXCEPTIONS:

1. Use of a corridor as a source of makeup air for exhaust systems in rooms that open directly onto such corridors, including toilet rooms, bathrooms, dressing rooms, smoking lounges and janitor closets, shall be permitted provided that each such corridor is directly supplied with outdoor air at a rate greater than the rate of makeup air taken from the corridor.
2. Where located within a dwelling unit, the use of corridors for conveying return air shall not be prohibited.
3. Where located within tenant spaces of one thousand square feet (93 m²) or less in area, utilization of corridors for conveying return air is permitted.
4. Where such air is part of an engineered smoke control system.
5. Make up or relief air in corridors of Group 1-2 Occupancies.
6. Corridors serving residential occupancies shall be permitted to be supplied without specific mechanical exhaust subject to the following:
 - 6.1 The supply air is one hundred percent outside air; and
 - 6.2 The units served by the corridor have conforming ventilation independent of the air supplied to the corridor; and
 - 6.3 For other than high-rise buildings, the supply fan will automatically shut off upon activation of corridor smoke detectors which shall be spaced at no more than thirty feet (9,144 mm) on center along the corridor; or
 - 6.4 For high-rise buildings, corridor smoke detector activation will close required smoke/fire dampers at the supply inlet to the corridor at the floor receiving the alarm.

1017.6 Subdivision of building spaces--Smoke barriers. Smoke barriers complying with Section 709 shall be installed on floors other than the level of exit discharge of a Group R-2 boarding home or residential treatment facility licensed by Washington state, where a fire-resistance rated corridor is required by Table 1017.1. The smoke barrier shall subdivide the floor into at least two compartments complying with Section 407.4.

NEW SECTION

WAC 51-50-1019 Number of exits and continuity.

1019.1 (IFC 1019.1) Exits from stories. All spaces within each story shall have access to the minimum number of exits as specified in Table 1019.1 based on the occupant load of the story, except as modified in Section 1019.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, including basements, shall be maintained until arrival at grade or the public way.

EXCEPTION: One means of egress is permitted within and from dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

**TABLE 1019.1 (IFC 1019.1)
MINIMUM NUMBER OF EXITS FOR OCCUPANT
LOAD**

OCCUPANT LOAD (persons per story)	MINIMUM NUMBER OF EXITS (per story)
1-500	2
501-1,000	3
More than 1,000	4

1019.2 (IFC 1019.2) Buildings with one exit. Only one exit shall be required in buildings as specified below:

1. Buildings meeting the limitations of Table 1019.2, provided the building has not more than one level below the first story

above grade plane.

2. Buildings of Group R-3 Occupancy.

3. Single-level buildings with occupied spaces at the level of exit discharge provided each space complies with Section 1015.1 as a space with one exit or exit access doorway.

**TABLE 1019.2 (IFC 1019.2)
BUILDINGS WITH ONE EXIT**

OCCUPANCY	MAXIMUM HEIGHT OF BUILDING ABOVE GRADE PLANE	MAXIMUM OCCUPANTS (OR DWELLING UNITS) PER FLOOR AND TRAVEL DISTANCE
A, B ^d , E ^e , F, M, U	1 Story	49 occupants and 75 feet travel distance
H-2, H-3	1 Story	3 occupants and 25 feet travel distance
H-4, H-5, I, R	1 Story	10 occupants and 75 feet travel distance
S ^a	1 Story	29 occupants and 100 feet travel distance
B ^b , F, M, S ^a	2 Stories	30 occupants and 75 feet travel distance
R-2	2 Stories ^c	4 dwelling units and 50 feet travel distance

For SI: 1 foot = 304.8 mm.

- a. For the required number of exits for open parking structures, see Section 1019.1.1.
- b. For the required number of exits for air traffic control towers, see Section 412.1.
- c. Buildings classified as Group R-2 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1026 shall have a maximum height of three stories above grade plane.
- d. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 with an occupancy in Group B shall have a maximum travel distance of 100 feet.
- e. Day care maximum occupant load is 10.

AMENDATORY SECTION (Amending WSR 05-24-070, filed 12/5/05, effective 7/1/06)

WAC 51-50-1101 Section 1101--General.

1101.2 Design. Buildings and facilities shall be designed and

constructed to be accessible in accordance with this code and ICC A117.1, except those portions of ICC A117.1 amended by this section.

1101.2.1 (ICC A117.1 Section 403) Landings for walking surfaces. The maximum rise for any run is 30 inches (762 mm). Landings shall be provided at the top and bottom of any run. Landings shall be level and have a minimum dimension measured in the direction of travel of not less than 60 inches (1525 mm).

1101.2.2 (ICC A117.1 Section 403.5) Clear width of accessible route. Clear width of an accessible route shall comply with ICC A117.1 Table 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches (1118 mm).

1101.2.3 (ICC A117.1 Section ((404.2.9)) 404.2.8) Door-opening force. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The ((maximum)) force for pushing ((open)) or pulling open doors other than fire doors shall be as follows:

1. Interior hinged door: 5.0 pounds (22.2 N) maximum
2. Interior sliding or folding doors: 5.0 pounds (22.2 N) maximum
3. Exterior hinged, sliding or folding door: 10 pounds (44.4 N) maximum.

EXCEPTION: Interior or exterior automatic doors complying with Section 404.3 of ICC ANSI A117.1.

~~((At exterior doors where environmental conditions require a closing pressure greater than 8.5 pounds, power operated doors shall be used within the accessible route of travel.))~~

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

1101.2.4 (ICC A117.1 Section 407.4.6.2.2) Arrangement of elevator car buttons. This section is not adopted.

~~((1101.2.5 (ICC A117.1 Sections 603.4 and 604.11) Coat hooks, shelves, dispensers, and other fixtures. Coat hooks provided shall accommodate a forward reach or side reach complying with ICC A117.1 Section 308. Where provided, shelves shall be installed so that the top of the shelf is 40 inches (1015 mm) maximum above the floor or ground. Drying equipment, towel or other dispensers, and disposal fixtures shall be located 40 inches (1015 mm) maximum above the floor or ground to any rack, operating controls, receptacle or dispenser.))~~ **1101.2.5 (ICC A117.1 603.4) Coat hooks and shelves.** Coat hooks shall be located within one of the reach ranges specified in Section 308. Shelves shall be installed so the top of the shelf is 40 inches (1015 mm) minimum and 42 inches maximum above the floor.

1101.2.6 (ICC A117.1 604.11) Coat hooks and shelves. Coat hooks provided within toilet compartments shall be located within one of the reach ranges specified in Section 308. Shelves shall be installed so the top of the shelf is 40 inches (1015 mm) minimum

and 42 inches maximum above the floor.

1101.2.7 (ICC ANSI A117.1 606.7) Operable parts. Operable parts on drying equipment, towel or cleansing product dispensers, and disposal fixtures shall comply with Table 606.7, except the maximum reach height shall be 40 inches (1015 mm) for reach depths less than 6 inches.

~~((1101.2.6))~~ 1101.2.8 (ICC A117.1 Section 604.6) Flush controls. ~~((Hand operated flush controls for water closets shall be mounted not more than 44 inches (1118 mm) above the floor.))~~ Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309, except the maximum height above the floor shall be 44 inches. Flush controls shall be located on the open side of the water closet.

EXCEPTION: In ambulatory accessible compartments complying with Section 604.9, flush controls shall be permitted to be located on either side of the water closet.

1101.2.9 (ICC A117.1 Section 703.6.3.1) International Symbol of Accessibility. Where the International Symbol of Accessibility is required, it shall be proportioned complying with ICC A117.1 Figure ~~((703.7.2.1))~~ 703.6.3.1. All interior and exterior signs depicting the International Symbol of Accessibility shall be white on a blue background.

~~((1101.2.11))~~ 1101.2.10 (ICC A117.1 Section 404.3.5) Control switches. ~~((Control switches shall be mounted 32 to 40 inches above the floor and not less than 18 inches nor more than 36 inches horizontally from the nearest point of travel of the moving doors.))~~ Manually operated control switches shall comply with Section 309, except they shall be placed 32 inches minimum (815 mm) and 40 inches maximum (1015 mm) above the floor. The clear floor space adjacent to the control switch shall be located beyond the arc of the door swing and centered on the control switch.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-1106 Section 1106--Parking and passenger loading facilities.

~~1106.3 ((Outpatient medical care facilities. For Group I-1 and I-2 occupancies providing outpatient medical care facilities, 10 percent, but not less than one, of the parking spaces provided accessory to such occupancies shall be accessible.))~~ Group I-1 and I-2 outpatient facilities. Ten percent, but not less than one, of patient and visitor parking spaces provided to serve Group I-1 and I-2 outpatient facilities shall be accessible.

~~1106.4 ((Inpatient and outpatient medical care facilities. For~~

~~Group I-1 and I-2 units and facilities specializing in the treatment of persons with mobility impairments on either an inpatient or outpatient basis, 20 percent, but not less than one, of the parking spaces provided accessory to such units and facilities shall be accessible.))~~ Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent, but not less than one, of the portion of patient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be accessible.

1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. (~~Accessible parking spaces shall be dispersed among the various types of parking facilities provided.))~~ In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route (~~of travel~~) shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route (~~of travel~~) shall be designated and marked as a crosswalk.

EXCEPTION: 1. In multilevel parking structures, van accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

~~((1106.7.4 Sheltered entrance. In Group I-2 Occupancies, at least one accessible entrance that complies with Section 1105 shall be under shelter. Every such entrance shall include a passenger loading zone that complies with Section 1106.7.))~~

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-1107 Section 1107--Dwelling units and sleeping units.

~~1107.6 Group R. ((Occupancies in Group R shall be provided with accessible features))~~ Accessible units, Type A units and Type B units shall be provided in Group R Occupancies in accordance with Sections 1107.6.1 through 1107.6.4. Accessible and Type A units shall be apportioned among efficiency dwelling units, single bedroom units and multiple bedroom units, in proportion to the numbers of such units in the building. (~~Accessible hotel guest rooms shall be apportioned among the various classes of sleeping accommodations.))~~

1107.6.2.1.1 Type A units. In (~~occupancies in~~) Group R-2

Occupancies containing more than 10 dwelling units or sleeping units, at least 5 percent, but not less than one, of the units shall be a Type A unit. All units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

EXCEPTIONS: 1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units on a site.

1107.6.2.2 Group R-2 other than apartment houses, monasteries and convents. In Group R-2 Occupancies, other than apartment houses, monasteries and convents, Accessible units and Type B units shall be provided in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2. Accessible units shall be dispersed among the various classes of units.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-1204 Section 1204--Temperature control.

1204.1 Equipment and systems. Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining a minimum indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day.

EXCEPTION: 1. Interior spaces where the primary purpose is not associated with human comfort.
2. Group R-1 Occupancies not more than 500 square feet.

1204.2.1 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.

1204.2.2 Primary heating source. Primary heating sources in all new and substantially remodeled buildings in designated areas shall not be dependent upon wood stoves.

1204.2.3 Solid fuel burning devices. No used solid fuel burning device shall be installed in new or existing buildings unless such device is United States Environmental Protection Agency certified

or a pellet stove either certified or exempt from certification by the United States Environmental Protection Agency.

EXCEPTION: Antique wood cook stoves and heaters manufactured prior to 1940.

AMENDATORY SECTION (Amending WSR 05-01-014, filed 12/2/04, effective 7/1/05)

WAC 51-50-1405 Section 1405--Installation of wall coverings.

1405.5.2 Seismic requirements. Anchored masonry veneer located in Seismic Design Category C, D, E, or F shall conform to the requirements of Section 6.2.2.10, except Section (~~6.2.2.10.2.2~~) 6.2.2.10.3.2, of ACI 530/ASCE 5/TMS 402.

NEW SECTION

WAC 51-50-1602 Section 1602--Definitions and notations.

BALCONY, EXTERIOR. This definition is not adopted.

DECK. This definition is not adopted.

NEW SECTION

WAC 51-50-1607 Section 1607--Live loads.

IBC Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (psf)
5. (Reserved)		-----
9. Decks ^b and Balconies	Same as occupancy served	-----
28. Residential One- and two-family dwellings		
Uninhabitable attics without storage ⁱ	10	
Uninhabitable attics with limited storage ^{j,k}	20	

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (psf)
Habitable attics and sleeping areas	30	-----
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public rooms and corridors serving them	100	

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-1702 Section 1702--Definitions.

1702.1 General.

~~((**STRUCTURAL OBSERVATION.** The visual observation of the structural system by a registered design professional for general conformance to the approved construction documents. Structural observation does not include or waive the responsibility for the inspection required by Section 109, 1704, or other sections of this code.))~~

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, or which has a million dollars or less per year in gross sales, of window and door products.

NEW SECTION

WAC 51-50-1714 Section 1714--Preconstruction load tests.

1714.5 Exterior window and door assemblies. The design pressure rating of exterior windows and doors in buildings shall be determined in accordance with Section 1714.5.1 or 1714.5.2.

EXCEPTION:

1. Structural wind load design pressures for window units smaller than the size tested in accordance with Section 1714.5.1 or 1714.5.2 shall be permitted to be higher than the design value of the tested unit provided such higher pressures are determined by accepted engineering analysis. All components of the small unit shall be the same as the tested unit. Where such calculated design pressures are used, they shall be validated by an additional test of the window unit having the highest allowable design pressure.
2. Custom exterior windows and doors manufactured by a small business shall be exempt from all testing requirements in Section 1714 of the International Building Code provided they meet the applicable provisions of Chapter 24 of the International Building Code.

NEW SECTION

WAC 51-50-2106 Section 2106--Seismic design.

2106.1.1 Basic seismic-force-resisting system. Buildings relying on masonry shear walls as part of the basic seismic-force-resisting system shall comply with Section 1.14.2.2 of ACI 530/ASCE 5/TMS 402 or with Section 2106.1.1.1, 2106.1.1.2, or 2106.1.1.3.

EXCEPTION: Special reinforced masonry shear walls are not required to comply with Section 1.14.2.2.5(a) of ACI 530/ASCE 5/TMS 420 (MSJC-05), provided the masonry resists the calculated shear without shear reinforcement.

AMENDATORY SECTION (Amending WSR 05-01-014, filed 12/2/04, effective 7/1/05)

WAC 51-50-2900 Chapter 29--Plumbing systems.

SECTION 2901--PLUMBING CODE.

Plumbing systems shall comply with the Plumbing Code.

SECTION 2902--GENERAL .

2902.1 Number of fixtures.

2902.1.1 Requirements. Plumbing fixtures shall be provided in the minimum number shown in Table 2902.1 and in this chapter. Where the proposed occupancy is not listed in Table 2902.1, the building official shall determine fixture requirements based on the occupancy which most nearly resembles the intended occupancy.

Plumbing fixtures need not be provided for unoccupied buildings or facilities.

2902.1.2 Private offices. Fixtures only accessible to private offices shall not be counted to determine compliance with this section.

2902.1.3 Occupancy load distribution. The occupant load shall be divided equally between the sexes, unless data approved by the building official indicates a different distribution of the sexes.

2902.1.4 Food preparation areas. In food preparation, serving and related storage areas, additional fixture requirements may be dictated by health codes.

2902.1.5 Other requirements. For other requirements for plumbing facilities, see Section (~~s 419.15 and~~) 1210 and Chapter 11.

2902.2 Access to fixtures.

2902.2.1 Location. Plumbing fixtures shall be located in each building or conveniently in a building adjacent thereto on the same property.

2902.2.1.1 Toilet rooms. Toilet rooms shall not open directly into a room used for the preparation of food for service to the public or residents of Group R-2 boarding homes and residential treatment facilities licensed by Washington state.

2902.2.2 Multiple tenants. Access to toilets serving multiple tenants shall be through a common use area and not through an area controlled by a tenant.

2902.2.3 Multistory buildings. Required fixtures shall not be located more than one vertical story above or below the area served.

2902.3 Separate facilities.

2902.3.1 Requirements. Separate toilet facilities shall be provided for each sex.

EXCEPTION: In occupancies serving 15 or fewer persons, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

2902.3.2 Food service establishments. When customers and employees share the same facilities, customers accessing the facilities are excluded from food preparation and storage areas.

2902.4 Pay facilities. Required facilities shall be free of charge. Where pay facilities are installed, they shall be in addition to the minimum required facilities.

2902.5 is not adopted.

2902.6 is not adopted.

SECTION 2903--SPECIAL PROVISIONS .

2903.1 Dwelling units. Dwelling units shall be provided with a kitchen sink.

2903.2 Water closet space requirements. The water closet stool in all occupancies shall be located in a clear space not less than 30 inches (762 mm) in width, with a clear space in front of the stool of not less than 24 inches (610 mm).

2903.3 Water. Each required sink, lavatory, bathtub and shower stall shall be equipped with hot and cold running water necessary for its normal operation.

2903.4 Drinking fountains.

2903.4.1 Number. Occupant loads over 30 shall have one drinking fountain for the first 150 occupants, then one per each additional 500 occupants.

EXCEPTIONS:

1. Sporting facilities with concessions serving drinks shall have one drinking fountain for each 1000 occupants.
2. A drinking fountain need not be provided in a drinking or dining establishment.

2903.4.2 Multistory buildings. Drinking fountains shall be provided on each floor having more than 30 occupants in schools, dormitories, auditoriums, theaters, offices and public buildings.

2903.4.3 Penal institutions. Penal institutions shall have one drinking fountain on each cell block floor and one on each exercise floor.

2903.4.4 Location. Drinking fountains shall not be located in toilet rooms.

TABLE 2902.1--MINIMUM PLUMBING FIXTURES^{1,2,4,6}

TYPE OF BUILDING OR OCCUPANCY ⁸	WATER CLOSETS (fixtures per person)		LAVATORIES ⁵ (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE ³	FEMALE	MALE	FEMALE	
For the occupancies listed below, use 30 square feet (2.79 m ²) per occupant for the minimum number of plumbing fixtures.					
Group A Assembly places-- Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and similar uses including restaurants classified as Group B Occupancies	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400 Over 400, add one fixture for each additional 200 males or 150 females	1:1-25 2:26-75 3:76-125 4:126-200 5:201-300 6:301-400	One per 2 water closets		
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 15 square feet (1.39 m ²) per occupant for the minimum number of plumbing fixtures.					
Assembly places-- ² Theaters, auditoriums, convention halls, dance floors, lodge rooms, casinos, and such places which have limited time for fixture use (intermissions)	1:1-100 2:101-200 3:201-400 Over 400, add one fixture for each additional 250 males or 50 females	One per 25 Up to 400	1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons	1:1-200 2:201-400 3:401-750	
Assembly places-- Stadiums, arena and other sporting facilities where fixture use is not limited to intermissions	1:1-100 2:101-200 3:201-400 Over 400, add one fixture for each additional 300 males or 100 females	One per 50 Up to 400	1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons	1:1-200 2:201-400 3:401-750	
For the assembly occupancies listed below, use the number of fixed seating or, where no fixed seating is provided, use 30 square feet (2.79 m ²) per occupant for the minimum number of plumbing fixtures.					
Worship places Principal assembly area	One per 150	One per 75	One per 2 water closets		

TYPE OF BUILDING OR OCCUPANCY ⁸	WATER CLOSETS (fixtures per person)		LAVATORIES ⁵ (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE ³	FEMALE	MALE	FEMALE	
Educational & activity unit	One per 125	One per 75	One per 2 water closets		
For the occupancies listed below, use 200 square feet (18.58 m ²) per occupant for the minimum number of plumbing fixtures.					
Group B and other clerical or administrative employee accessory use	1:1-15 2:16-35 3:36-55 Over 55, add one for each additional 50 persons	1:1-15 2:16-35 3:36-55	One per 2 water closets		
For the occupancies listed below, use 100 square feet (9.3 m ²) per student for the minimum number of plumbing fixtures.					
Group E Schools - for staff use All schools (One staff per 20 students) Schools - for student use Day care Elementary Secondary	1:1-15 2:16-35 3:36-55 Over 55, add one fixture for each additional 40 persons 1:1-20 2:21-50 Over 50, add one fixture for each additional 50 persons One per 30 One per 40	1:1-15 2:16-35 3:36-55 1:1-20 2:21-50 One per 25 One per 30	One per 2 water closets 1:1-20 2:21-50 Over 50, add one fixture for each additional 50 persons One per 2 water closets One per 2 water closets	1:1-20 2:21-50	
For the occupancies listed below, use 50 square feet (4.65 m ²) per occupant for the minimum number of plumbing fixtures.					
Education facilities other than Group E Others (colleges, universities, adult centers, etc.)	One per 40	One per 25	One per 2 water closets		
For the occupancies listed below, use 2,000 square feet (185.8 m ²) per occupant for the minimum number of plumbing fixtures.					
Group F and Group H Workshop, foundries and similar establishments, and hazardous occupancies	1:1-10 2:11-25 3:26-50 4:51-75 5:76-100 Over 100, add one fixture for each additional 30 persons	1:1-10 2:11-25 3:26-50 4:51-75	One per 2 water closets		One shower for each 15 persons exposed to excessive heat or to skin contamination with irritating materials

TYPE OF BUILDING OR OCCUPANCY ⁸	WATER CLOSETS (fixtures per person)		LAVATORIES ⁵ (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE ³	FEMALE	MALE	FEMALE	
For the occupancies listed below, use the designated application and 200 square feet (18.58 m ²) per occupant of the general use area for the minimum number of plumbing fixtures.					
Group F					
Hospital waiting rooms	One per room (usable by either sex)		One per room		
Hospital general use areas	1:1-15	1:1-15	One per 2 water closets		
	2:16-35	3:16-35			
	3:36-55	3:36-55			
	Over 55, add one fixture for each additional 40 persons				
Hospital patient rooms:					
Single Bed	One adjacent to and directly accessible from		One per toilet room		One per toilet room
Isolation	One adjacent to and directly accessible from		One per toilet room		One per toilet room
Multibed	One per 4 patients		One per 4 patients		One per 8 patients
Long-term	One per 4 patients		One per 4 patients		One per 15 patients
Jails and reformatories					
Cell	One per cell		One per cell		
Exercise room	One per exercise room		One per exercise room		
Other institutions (on each occupied floor)	One per 25	One per 25	One per 2 water closets		One per 8
(Group LC	For Group LC Occupancies, the minimum number of plumbing fixtures is specified in Section 419.15:))				
For the occupancies listed below, use 200 square feet (18.58 m ²) per occupant for the minimum number of plumbing fixtures.					
Group M					
Retail or wholesale stores	1:1-50	1:1-50	One per 2 water closets		
	2:51-100	2:51-100			
	3:101-400	3:101-200			
		4:201-300			
		5:301-400			
	Over 400, add one fixture for each additional 300 males or 150 females				
For Group R Occupancies containing dwelling units or guest rooms, use the table below. For dormitories, use 200 square feet (18.58 m ²) per occupant for the minimum number of plumbing fixtures.					
Group R					
Dwelling units	One per dwelling unit		One per dwelling unit		One per dwelling unit
Hotel, motel, and boarding house guest rooms	One per guest room		One per guest room		One per guest room
<u>Boarding homes licensed by the department of social and health services</u>	<u>One per 8</u>	<u>One per 8</u>	<u>One per 8</u>	<u>One per 8</u>	<u>One per 12</u>

TYPE OF BUILDING OR OCCUPANCY ⁸	WATER CLOSETS (fixtures per person)		LAVATORIES ⁵ (fixtures per person)		BATHTUB OR SHOWER (fixtures per person)
	MALE ³	FEMALE	MALE	FEMALE	
Dormitories	One per 10 Over 10, add one fixture for each additional 25 males and over 8, add one for each additional 20 females	One per 8	One per 12 Over 12, add one fixture for each additional 20 males and one for each additional 15 females	One per 12	One per 8 For females, add one additional unit per each additional 30. Over 150 persons, add one additional unit per each additional 20 persons
For the occupancies listed below, use 5,000 square feet (464.5 m ²) per occupant for the minimum number of plumbing fixtures.					
Group S	1:1-10	1:1-10	One per 40 occupants of each sex		One shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infectious or irritating materials
Warehouses	2:11-25	2:11-25			
	3:26-50	3:26-50			
	4:51-75	4:51-75			
	5:76-100	5:76-100			
	Over 100, add one for each 30 persons				

¹The figures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction thereof.

²For occupancies not shown, see Section 2902.1.1.

³Where urinals are provided, one water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than one quarter (25%) of the minimum specified. For men's facilities serving 26 or more persons, not less than one urinal shall be provided.

⁴For drinking fountains, see Section 2903.4.

⁵Twenty-four inches (610 mm) of wash sink or 18 inches (457 mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one lavatory.

⁶For when a facility may be usable by either sex, see Section 2902.3.1.

⁷See WAC 246-320 for definitions, other fixtures and equipment for hospitals.

⁸When a space is accessory to or included as a part of a different occupancy group per Chapter 3, the area per occupant for the minimum plumbing fixture number is to be determined by its own specific use or purpose, not by that of the building's occupancy group.

⁹In multiplex movie theaters, where shows are scheduled at different times, the number of occupants for toilet fixture use may be based upon one-half (50%) of the total in all the auditoriums, but no less than the number in the largest auditorium.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-3001 Section 3001--General.

~~((SECTION 3001--GENERAL, is not adopted.~~

~~Elevators and conveying systems are regulated by chapter 296-96 WAC.)) 3001.1 Scope. This chapter governs the design, construction, installation, alteration and repair of elevators and conveying systems and their components.~~

3001.2 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, alteration,

repair and maintenance of elevators and conveying systems and their components shall conform to ASME A17.1, ASME A90.1, ASME B20.1, ALI ALCTV, and ASCE 24 for construction in flood hazard areas established in Section 1612.3.

3001.3 Accessibility. Passenger elevators required to be accessible by Chapter 11 shall conform to ICC A117.1.

3001.4 Change in use. A change in use of an elevator from freight to passenger, passenger to freight, or from one freight class to another freight class shall comply with Part XII of ASME A17.1.

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-3004 Section 3004--Hoistway venting.

3004.3 Area of vents. Except as provided for in Section 3004.3.1, the area of the vents shall not be less than 3 1/2 percent of the area of the hoistway (~~(not)~~) nor less than 3 square feet (0.28 m²) for each elevator car, and not less than 3 1/2 percent nor less than 0.5 square feet (0.047 m²) for each dumbwaiter car in the hoistway, whichever is greater. (~~(Vents shall be capable only of manual operation or controlled by a manual switch mounted in an approved location.)~~) The total required vent area shall be equipped with dampers that remain powered closed until activated open by the fire alarm system panel. The dampers shall open upon loss of power.

~~((3004.5 Plumbing and mechanical systems, is not adopted.))~~

AMENDATORY SECTION (Amending WSR 04-01-108, filed 12/17/03, effective 7/1/04)

WAC 51-50-3006 Section 3006--Machine rooms.

~~((3006.3 Pressurization, is not adopted.~~

~~3006.5 Shunt trip, is not adopted.~~

~~3006.6 Plumbing systems, is not adopted.))~~ 3006.2 Venting. Machinery spaces, machine rooms, control spaces, and control rooms that contain solid-state equipment for elevator operation shall be provided with an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. Ventilation systems shall use outdoor make up air. The system shall service the equipment space only, and shall be capable of

maintaining the temperature and humidity within the range established by the manufacturer's specifications. Where no manufacturer specifications are available, the equipment space temperature shall be maintained at no less than fifty-five degrees Fahrenheit and no more than ninety degrees Fahrenheit.

The cooling load for the equipment shall include the BTU output of the elevator operation equipment as specified by the manufacturer based on one hour of continuous operation. The outdoor design temperature for ventilation shall be from the 0.5% column for summer from the Puget Sound Chapter of ASHRAE publication "Recommended Outdoor Design Temperatures, Washington State." The following formula shall be used to calculate flow rate for ventilation:

CFM = BTU output of elevator machine room equipment / [1.08 x (acceptable machine room temp - make up air temp)]

EXCEPTION: For buildings four stories or less, natural or mechanical means may be used in lieu of an independent ventilation or air-conditioning system to keep the equipment space ambient air temperature and humidity in the range specified by the elevator equipment manufacturer.

NEW SECTION

WAC 51-50-3103 Temporary structures.

3103.1 General. The provisions of this section shall apply to structures erected for a period of less than one hundred eighty days. Tents and other membrane structures erected for a period of less than one hundred eighty days shall comply with the *International Fire Code*. Those erected for a longer period of time shall comply with applicable sections of this code.

EXCEPTION: The building official may authorize unheated tents and yurts under five hundred square feet accommodating an R-I Occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

NEW SECTION

WAC 51-50-3109 Section 3109--Swimming pool enclosures and safety devices.

3109.3 Public swimming pools. This section is not adopted. Public swimming pool barriers are regulated by WAC 246-260-031(4).

WAC 51-50-3409 Section 3409--Accessibility for existing buildings.

~~((3409.5 Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC A117.1 unless technically infeasible. Where compliance with the section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible. Where alterations would increase the number of public pay telephones to four, with at least one in the interior, or where the facility has four or more public pay telephones and one or more is altered, at least one interior text telephone shall be provided.~~

EXCEPTIONS: ~~1. The altered element or space is not required to be on an accessible route, unless required by Section 3409.6.
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities.
3. In alterations, accessibility to raised or sunken dining areas, or to all parts of outdoor seating areas is not required provided that the same services and amenities are provided in an accessible space usable by the general public and not restricted to use by people with disabilities.))~~

~~((3409.6)) 3409.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities, telephones or drinking fountains serving the area of primary function.~~

EXCEPTIONS: ~~1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alteration affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.~~

~~((3409.7 Scoping for alterations. The provisions of Sections 3409.7.1 through 3409.7.11 shall apply to alterations to existing buildings and facilities. Where an escalator or new stairway is planned or installed requiring major structural changes, then a means of vertical transportation (e.g., elevator, platform lift) shall be provided in accordance with this chapter.~~

~~3409.7.2 Elevators. Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator. Elevators shall comply with chapter 296-96 WAC.~~

~~3409.7.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route. Platform lifts shall comply with chapter 296-96 WAC.~~

~~3409.7.7 Dwelling or sleeping units. Where I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the~~

~~requirements of Section 1107 for Accessible or Type A units and Chapter 9 for accessible alarms apply only to the quantity of spaces being altered or added. At least one sleeping room for each 25 sleeping rooms, or fraction thereof, being added or altered, shall have telephones and visible notification devices complying with Appendix E Section E104.3.4, as well as visible alarms.~~

~~3409.7.9))~~ **3409.8.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facility. The number of toilet facilities and water closets required by the State Building Code is permitted to be reduced by one, in order to provide accessible features.

NEW SECTION

WAC 51-50-480000 Appendix Chapter M.

INTERNATIONAL EXISTING BUILDING CODE 2006 EDITION

NEW SECTION

WAC 51-50-480101 Section 101--General.

101.4 Applicability. When requested by the permit applicant, this code shall apply to the repair, alteration, change of occupancy and relocation of buildings existing on the date of adoption of this code, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2. When compliance with this code has not been requested, compliance with the International Building, Fire and Mechanical Codes (as applicable) shall be demonstrated.

101.4.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or the International Property Maintenance Code, or as deemed necessary by the code official to mitigate an unsafe building. For the purpose of this section, "unsafe building" is not to be construed as mere lack of compliance with the current code.

101.5 Compliance methods. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the code official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other.

EXCEPTION: Subject to the approval of the code official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural members added as part of the alteration shall comply with the International Building Code. Alterations of existing buildings in flood hazard areas shall comply with Section 601.3.

101.7 Appendices. The code official is authorized to require rehabilitation and retrofit of buildings, structures, or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted. Where Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is specifically referenced in the text of this code, it becomes part of this code without any specific adoption by the local jurisdiction.

NEW SECTION

WAC 51-50-480102 Section 102--Applicability.

102.4.1 Fire prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation except as specifically provided for in this code.

NEW SECTION

WAC 51-50-480302 Section 302--Additions, alterations or repairs.

302.1 Existing buildings or structures. Additions or alterations to any building or structure shall comply with the requirements of the *International Building Code* for new construction except as

specifically provided in this code. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any provisions of the *International Building Code*. An existing building plus additions shall comply with the height and area provisions of the *International Building Code*. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

NEW SECTION

WAC 51-50-480305 Section 305--Change of occupancy.

[B] 305.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the *International Building Code* for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. The hazard tables of Chapter 9 may be used to demonstrate the relative fire and life risk of the existing and the new proposed uses.

NEW SECTION

WAC 51-50-480405 Section 405--Alteration--Level 3.

405.1 Scope. Level 3 alterations apply where the work area exceeds 50% of the floor area of the building.

NEW SECTION

WAC 51-50-480506 Section 506--Structural.

506.1.1.2 IBC level seismic forces. When seismic forces are required to meet the *International Building Code* level, they shall

be one of the following:

1. One hundred percent of the values in the *International Building Code*. The *R*-factor used for analysis in accordance with Chapter 16 of the *International Building Code* shall be the *R*-factor specified for structural systems classified as "ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as "intermediate" or "special."

2. Those associated with the BSE-1 and BSE-2 Earthquake Hazard Levels defined in ASCE 41. Where ASCE 41 is used, the corresponding performance levels shall be those shown in Table 506.1.1.2.

**TABLE 506.1.1.2
ASCE 41 AND ASCE 31 PERFORMANCE LEVELS**

OCCUPANCY CATEGORY (BASED ON IBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31 AND WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note a	Note a
IV	Immediate Occupancy (IO)	Life Safety (LS)

a. Performance levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Category II and IV. Where seismic forces are permitted to meet reduced *International Building Code* levels, the performance level for Occupancy Category III shall be Life Safety (LS). Where seismic forces are required to meet the *International Building Code* levels, performance levels for Occupancy Category III shall be taken as follows: Acceptance criteria shall be taken as twenty-five percent more restrictive than the acceptance criteria specified for Occupancy Category II performance levels, but need not be more restrictive than the acceptance criteria specified for Occupancy Category IV performance levels.

506.1.1.3 Reduced IBC level seismic forces. When seismic forces are permitted to meet reduced *International Building Code* levels, they shall be one of the following:

1. Seventy-five percent of the forces prescribed in the *International Building Code*. The *R*-factor used for analysis in accordance with Chapter 16 of the *International Building Code* shall be the *R*-factor as specified in Section 506.1.1.2 of this code.

2. In accordance with the applicable chapters in Appendix A of this code as specified in Items 2.1 through 2.5 below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced *International Building Code* force levels.

2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.

2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix

Chapter A2.

2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3.

2.4. Seismic evaluation and design of soft, weak or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4.

2.5. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all occupancy categories are permitted to be based on the procedures specified in Appendix Chapter A5.

3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 506.1.1.2.

4. Those associated with the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 506.1.1.2. Where ASCE 41 is used, the design spectral response acceleration parameters S_{XS} and S_{N1} shall not be taken less than seventy-five percent of the respective design spectral response acceleration parameters S_{DS} and S_{D1} defined by the *International Building Code* and its reference standards.

NEW SECTION

WAC 51-50-480704 Section 704--Fire protection.

704.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

EXCEPTION: For Level 2 alteration projects in which the fire protection requirements constitute an excessive burden, the fire protection requirements may be modified or waived by the fire code official.

704.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the International Fire Code and NFPA 13 or NFPA 13R.

NEW SECTION

WAC 51-50-480807 Section 807--Structural.

807.5.1 Evaluation and analysis. An engineering evaluation and analysis that establishes the structural adequacy of the altered

structure shall be prepared by a registered design professional and submitted to the code official. For structures assigned to Seismic Design Category D, the registered design professional shall submit to the code official a seismic evaluation report of the existing building based on one of the procedures specified in Section 506.1.1.3. This seismic evaluation report shall not be required for buildings in compliance with the benchmark building provisions of ASCE 31, Section 3.2.

807.5.2 Substantial structural alteration. Any building or structure undergoing substantial improvement shall have an evaluation and analysis to demonstrate that the altered building or structure complies with the *International Building Code* for wind loading and with reduced *International Building Code* level seismic forces as specified in Section 507.1.1.3 for seismic loading. For seismic considerations, the analysis shall be based on one of the procedures specified in Section 507.1.1.1.

807.5.3 Limited structural alteration. Where any building or structure undergoes less than substantial improvement, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads applicable at the time the building was constructed.

NEW SECTION

WAC 51-50-480912 Section 912--Change of occupancy classification.

912.1.1 Compliance with Chapter 8. The requirements of Chapter 8 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 912.1.1.1 and 912.1.1.2. All existing buildings with a change of occupancy classification shall comply with the seismic provisions of Section 907.3.

NEW SECTION

WAC 51-50-481101 Chapter 11--Historic buildings--Section 1101--General.

1101.1 Scope. It is the intent of this chapter to provide means for the preservation of historic buildings as defined in Chapter 2. It is the purpose of this chapter to encourage cost-effective preservation of original or restored architectural elements and features and to provide a historic building that will result in a

reasonable degree of safety, based on accepted life and fire safety practices, compared to the existing building. Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.

1101.2 Report. A historic building undergoing repair, alteration, or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the code official by a registered design professional when such a report is necessary in the opinion of the code official. Such report shall be in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic features. In Seismic Design Category D or higher, a structural evaluation describing, at minimum, a complete load path and other earthquake-resistant features shall be prepared. In addition, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.

NEW SECTION

WAC 51-50-481102 Section 1102--Repairs.

1102.4 Chapter 5 compliance. Historic buildings undergoing repairs shall comply with all of the applicable requirements of Chapter 5, except as specifically permitted in this chapter.

1102.5 Replacement. Replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted. Such replacements shall not be required to meet the materials and methods requirements of Section 501.2.

EXCEPTION: Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

NEW SECTION

WAC 51-50-481103 Section 1103--Fire safety.

1103.7 One-hour fire-resistant assemblies. Where one-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy,

where the existing wall and ceiling finish is wood lath or metal lath and plaster.

1103.9 Stairway railings. Historically significant stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairs shall be permitted to remain, provided they are not structurally dangerous.

NEW SECTION

WAC 51-50-481104 Alterations.

1104.1 Accessibility requirements. The provisions of Section 605 shall apply to buildings and facilities designated as historic structures that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the professional responsible for the historical documentation of the project, the alternative requirements of Sections 1104.1.1 through 1104.1.4 for that element shall be permitted.

NEW SECTION

WAC 51-50-481105 Section 1105--Change of occupancy.

1105.10 One-hour fire-resistant assemblies. Where one-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood lath or metal lath and plaster.

1105.14 Natural light. When it is determined by the professional responsible for the historical documentation of the project that compliance with the natural light requirements of Section 911.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered acceptable.

NEW SECTION

WAC 51-50-481106 Section 1106--Structural.

1106.1 General. Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 5.

EXCEPTION: The code official shall be authorized to accept existing floors and approve operational controls that limit the live load on any such floor.

NEW SECTION

WAC 51-50-481301 Chapter 13--Performance compliance methods.

Section 1301 General.

1301.4.1 Structural analysis. The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy. The analysis shall demonstrate that the altered building or structure complies with the requirements of Chapter 16 of the *International Building Code*.

EXCEPTION: The reduced *International Building Code* level seismic forces as specified in Section 506.1.1.3 shall be permitted to be used for this analysis.

NEW SECTION

WAC 51-50-481500 Chapter 15--Referenced standards.

ASCE	American Society of Civil Engineers
Standard	
Reference	
Number	Title
41-06	Seismic Rehabilitation of Existing Buildings
NFPA	National Fire Protection Association
Standard	
Reference	
Number	Title
13-02	Installation of Sprinkler Systems

REPEALER

The following sections of the Washington Administrative Code are repealed:

WAC 51-50-0302	Section 302--Classification.
WAC 51-50-0313	Section 313--Licensed Care Group LC.
WAC 51-50-0419	Section 419--Group LC.
WAC 51-50-1010	Section 1010--Ramps.
WAC 51-50-1024	Section 1024--Assembly.
WAC 51-50-1103	Section 1103--Scoping requirements.
WAC 51-50-1104	Section 1104--Accessible route.
WAC 51-50-1105	Section 1105--Accessible entrances.
WAC 51-50-1109	Section 1109--Other features and facilities.
WAC 51-50-1605	Section 1605--Load combinations.
WAC 51-50-1709	Section 1709--Structural observations.
WAC 51-50-2107	Section 2107--Working stress design.
WAC 51-50-2406	Section 2406--Safety glazing.
WAC 51-50-3002	Section 3002--Hoistway enclosures.
WAC 51-50-3003	Section 3003--Emergency operations.
WAC 51-50-3005	Section 3005--Conveying systems.