

State of Washington

DCD

State Building Code Advisory Council
(name of governing body)

(agency name, if applicable)

Resolution No. _____

Administrative Order No. 85-02

(1) Be it resolved by the State Building Code Advisory Council,
acting at Large Auditorium at Sea-tac International Airport, Seattle, Washington
(place)
that it does adopt the annexed rules relating to:

amendment to State Regulations for Barrier Free Facilities WAC 51-10

(2) ALTERNATIVE A. Use only for Adoption of Permanent Rules.

This action is taken pursuant to Notice No. WSR 85-02-055
filed with the code reviser on 1-2-85. These rules shall take effect:
 thirty days after they are filed with the code reviser pursuant to RCW 34.04.040(2).
 at a later date, such date being _____

(2) ALTERNATIVE B. Use only for Adoption of Emergency Rules.

We, _____, find that
an emergency exists and that this order is necessary for the preservation of the public health, safety, or general
welfare and that observance of the requirements of notice and opportunity to present views on the proposed action
would be contrary to public interest. A statement of the facts constituting the emergency is:

These rules are therefore adopted as emergency rules to take effect upon filing with the code reviser.

(3) Pursuant to the requirements of RCW 34.04.026' that "every agency shall incorporate the most specific, but
in no case omit all, of the following language alternatives when adopting or amending rules" fill in statement (a), (b),
or (c) as appropriate:

(a) This rule is promulgated pursuant to RCW 19.27 and RCW 70.92
and is intended to administratively implement that statute.

(b) This rule is promulgated pursuant to RCW _____
which directs that the

(agency)
has authority to implement the provisions of _____
(name of act or RCW citation)

(c) This rule is promulgated under the general rule making authority of the

(agency)
as authorized in RCW _____

(4) The undersigned hereby declares that the agency has complied with the provisions of the Open Public
Meetings Act (chapter 42.30 RCW), the Administrative Procedure Act (chapter 34.04 RCW), and the State Register
Act (chapter 34.08 RCW) in the adoption of these rules.

(5) This order, after being first recorded in the order register of this governing body, is herewith transmitted to
the Code Reviser for filing pursuant to chapter 34.04 RCW and chapter 1-12 WAC.

APPROVED AND ADOPTED February 15, 19 85

STATE OF WASHINGTON
FILED

By Lynn Carmichael
Chair

Title

MAR 18 1985

CODE REVISER'S OFFICE
WSR 85-07-036

AMENDMENTS TO WAC 51-10
REGULATIONS FOR BARRIER FREE FACILITIES
ADOPTED BY WASHINGTON STATE BUILDING
CODE ADVISORY COUNCIL
February 15, 1985

CHAPTER 12

Requirements for Group R Occupancies

Construction, Height, and Allowable Area

~~Sec. 1213. Special provisions. Group R, Division I Occupancies more than two stories in height or having more than 3,000 square feet of floor area above the first story shall be not less than one-hour fire-resistive construction throughout except as provided in Section 1705(b)2.~~

~~Storage or laundry rooms that are within Group R, Division I Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.~~

~~Every apartment house three stories or more in height and containing more than 15 dwelling units and every hotel three stories or more in height or containing 20 or more guest rooms, shall have an approved fire alarm system as specified in the Fire Code.~~

~~EXCEPTION: An alarm system need not be installed in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and from public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit has an exit direct to a yard or public way.~~

~~For Group R, Division I Occupancies with a Group B, Division I parking garage in the basement or first floor, see Section 702(a).~~

~~For attic space partitions and draft stops, see Section 3205.~~

Access to Buildings and Facilities

Sec. 1213. For Group R, Division I Occupancies, every building, or group of buildings on a single site, containing a total of more than ten dwelling units shall have accessible dwelling units at the rate of one for every 20 units or fractional part thereof.

Accessible hotel ^{or motel BB} guest rooms and their appurtenant ^{or motel BB} rooms designated as accessible spaces, shall be provided in every hotel at the rate of one for every 20 guest rooms or fractional part thereof. Such facilities shall conform to the provisions of Sections 511(a), 511(b), 511(f), 5501 and 5502.

Accessible dwelling units and accessible hotel ^{or motel BB} units shall be divided between single bedroom units and multiple bedroom units in approximate proportion to the numbers of such units in the building.

For other requirements for accessible dwelling units, see Chapters 5, 33, 51 and 55.

For Group R, Division I Occupancies, kitchens for use by disabled persons shall have an unobstructed floor space with a minimum dimension of 5 feet. A counter shall be provided at a maximum height of 30-1/2 inches, with a space beneath at least 29 inches in height, 30 inches wide and 24 inches deep. The kitchen sink, cooking appliance and refrigeration facilities shall have a clear working space of not less than 60 inches in front, except that if a toe space 10 inches or more in height is allowed, such facilities or cabinets may intrude a maximum of 6 inches into the clear working space.

In Group R, Division I dwelling Units designed for disabled persons, bathroom facilities shall conform to the provisions of Section 511.

~~EXCEPTION:--In lieu of accessible dwelling units, adaptable dwelling units may be provided as shown on the approved plans. An adaptable dwelling unit is one that shall conform to all the requirements for an accessible dwelling unit including space and structural provisions for future installation of accessible features, except that the initial installation of the facilities in the following Sections is not required; Sec. 1202(b) (kitchen counter unit only); Sections 511(a)4 (grab bars), (window hardware); 511(b)1 lavatory requirements; 511(b)2 (mirrors and shelves); 511(b)3 (drying equipment); 511(e) (shower area); 5501(e) (window hardware); and 7503 (e) (parking signage).~~

EXCEPTION. In lieu of accessible dwelling units, adaptable dwelling units may be provided as shown on the approved plans. An adaptable dwelling unit is one that shall conform to all the requirements for an accessible dwelling unit in every respect, including space and structural provisions for future installation of accessible features such as grab bars, except for the following modifications:

Sec. 1213 (only the portion of Sec. 1213 dealing with the lower kitchen counter space is affected by this modification): Non-accessible, movable cabinetry or shelving may be allowed underneath the required lower kitchen counter space as long as such non-conforming cabinetry or shelving is not permanent and is easily removed. (i.e. screws, nuts and bolts).

Sec. 511(a): Grab bars need not be installed in an adaptable dwelling unit provided that all structural reinforcements for future grab bar installation are fully complied with as provided for in Sec. 511(a) 4, (e), and (f)(1).

Sec. 511(b)1: Non-accessible, movable cabinetry or shelving may be allowed underneath the required lower lavatory space as long as such non-conforming cabinetry or shelving is not permanent and is easily removed. (i.e. screws, nuts and bolts).

Sec. 7503(e): Parking signage need not be installed in spaces designated for adaptable units.

None of the above exceptions apply to required hotel units.

None of the above exceptions shall be construed as lessening or eliminating any other requirements for accessible dwelling units.