
**Community Development, Housing &
Tribal Affairs Committee**

HB 1085

Brief Description: Regulating the minimum dimensions of habitable spaces in single-family residential areas.

Sponsors: Representatives Blake, Vick, J. Walsh, Chapman, Buys and McBride.

Brief Summary of Bill

- Permits cities and counties to eliminate any minimum floor space requirements for single family detached homes, or reduce any such standards below any minimum standards in the State Building Code.

Hearing Date: 1/26/17

Staff: Sean Flynn (786-7124).

Background:

The State Building Code (SBC) provides a set of statewide standards and requirements related to building construction. The SBC is comprised of various international model codes, including building, residential, fire, and plumbing codes (model codes) adopted by reference by the Legislature. The model codes are promulgated by the International Code Council.

The State Building Code Council (SBCC) is responsible for adopting, amending, and maintaining the SBC. The SBCC must regularly review updated versions of the model codes and adopt a process for reviewing proposed statewide and local amendments. Cities and counties may amend the SBC as applied within their jurisdiction, except that amendments may not be below minimum performance standards, and no amendment affecting single or multifamily residential buildings may be effective until approved by the SBCC.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

The International Residential Code (IRC) is one of the model codes adopted by the Legislature. The IRC creates minimum standards for one or two family dwellings. The current version of the IRC, last adopted in 2015, requires that habitable rooms (except kitchens) must have a floor area of at least 70 square feet and must be at least 7 feet wide.

Local Development Regulations.

Cities and counties engaging in comprehensive planning may enact ordinances regulating the use of land and zoning certain development and activities. Such regulations generally include the location, construction and size of buildings for residence, industry, trade, and other purposes; the height, construction, and design of buildings and structures; the size of yards, open spaces, lots, and tracts; the density of population; the set-back of buildings; and the subdivision and development of land.

Summary of Bill:

Local governments may adopt amendments to the SBC that eliminate or reduce the minimum gross floor space for single-family detached dwellings. The governing body of a city or county may eliminate any minimum floor space requirements for single-family detached dwellings, or reduce requirements below the minimum standards in the SBC.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.