

(Effective until March 15, 2024)

WAC 51-50-0420 Section 420—Groups I-1, R-1, R-2, R-3.

420.2 Separation walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708. Buildings containing multiple sleeping units with common use or central kitchens shall not be classified as a single dwelling.

EXCEPTIONS:

1. Where sleeping units include private bathrooms, walls between bedrooms and the associated private bathrooms are not required to be constructed as fire partitions.
2. Where sleeping units are constructed as suites, walls between bedrooms within the sleeping unit and the walls between the bedrooms and associated living spaces are not required to be constructed as fire partitions.
3. In Groups R-3 facilities, walls within the dwelling units or sleeping units are not required to be constructed as fire partitions.
4. Groups R-2 and I-1 arranged into residential sleeping suites containing a maximum of five sleeping residents. Separation between bedrooms, living areas and toilet rooms within these residential sleeping suites shall not be required.
5. Group I-1 sleeping areas arranged so that a dedicated staff member has direct observation over a multiple resident sleeping room, without intervening full height walls, shall not be required to provide fire partitions within the resident sleeping area.

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

420.11.1 Sleeping room classification. Each sleeping room in an adult family home shall be classified as one of the following:

1. Type S - Where the means of egress contains stairs, elevators or platform lifts.
2. Type NS1 - Where one means of egress is at grade level or a ramp constructed in accordance with Section 420.7.8 is provided.
3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with Section 420.7.8 are provided.

420.11.2 Types of locking devices and door activation. All bedrooms and bathroom doors shall be openable from the outside when locked.

Every closet door shall be readily openable from the inside.

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

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit door(s) shall have no additional locking devices. Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

420.11.3 Smoke and carbon monoxide alarm requirements. Alarms shall be installed in such a manner so that the detection device warning is audible from all areas of the dwelling upon activation of a single alarm.

420.11.4 Escape windows and doors. Every sleeping room shall be provided with emergency escape and rescue windows as required by Section 1030. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

420.11.5 Grab bar general requirements. Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs and shower stalls shall be installed according to ICC A117.1.

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

420.12 Licensed care cooking facilities. In Group I-1, Condition 2 assisted living facilities licensed under chapter 388-78A WAC and residential treatment facilities licensed under chapter 246-337 WAC, rooms or spaces that contain a cooking facility with domestic cooking appliances shall be permitted to be open to the corridor where all of the following criteria are met:

1. The number of care recipients housed in the smoke compartment is not greater than 30.

2. The number of care recipients served by the cooking facility is not greater than 30.

3. Only one cooking facility area is permitted in a smoke compartment.

4. The types of domestic cooking appliances permitted are limited to ovens, cooktops, ranges, warmers and microwaves.

5. The corridor is a clearly identified space delineated by construction or floor pattern, material or color.

6. The space containing the domestic cooking facility shall be arranged so as not to obstruct access to the required exit.

7. A domestic cooking hood installed and constructed in accordance with Section 505 of the *International Mechanical Code* is provided over the cooktop or range.

8. The domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for protection of domestic cooking equipment. Preengineered automatic extinguishing systems shall be tested in accordance with UL 300A and *listed* and *labeled* for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instructions.

9. A manual actuation device for the hood suppression system shall be installed in accordance with Sections 904.12.1 and 904.12.2.

10. An interlock device shall be provided such that upon activation of the hood suppression system, the power or fuel supply to the cooktop or range will be turned off.

11. A shut-off for the fuel and electrical power supply to the cooking equipment shall be provided in a location that is accessible only to staff.

12. A timer shall be provided that automatically deactivates the cooking appliances within a period of not more than 120 minutes.

13. A portable fire extinguisher shall be installed in accordance with Section 906 of the *International Fire Code*.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-01-090, § 51-50-0420, filed 12/12/19, effective 7/1/20; WSR 16-03-064, § 51-50-0420, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-0420, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-097, § 51-50-0420, filed 1/20/10, effective 7/1/10.]

(Effective March 15, 2024)

WAC 51-50-0420 Section 420—Groups I-1, R-1, R-2, R-3, and R-4.

420.2 Separation walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708. Buildings containing multiple sleeping units with common use or central kitchens shall not be classified as a single dwelling.

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

420.12.1 Sleeping room classification. Each sleeping room in an adult family home shall be classified as one of the following:

1. Type S - Where the means of egress contains stairs, elevators or platform lifts.
2. Type NS1 - Where one means of egress is at grade level or a ramp constructed in accordance with Section 1012 is provided.
3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with Section 1012 are provided.

420.12.2 Types of locking devices and door activation. All bedrooms and bathroom doors shall be openable from the outside when locked.

Every closet door shall be readily openable from the inside.

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

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit door(s) shall have no additional locking devices. Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

420.12.3 Smoke and carbon monoxide alarm requirements. Alarms shall be installed in such a manner so that the detection device warning is audible from all areas of the dwelling upon activation of a single alarm.

420.12.4 Escape windows and doors. Every sleeping room shall be provided with emergency escape and rescue windows as required by Section 1031. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

420.12.5 Grab bar general requirements. Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs and shower stalls shall be installed according to ICC A117.1.

420.12.6 Shower stalls. Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches (760 mm by 1220 mm) long.

420.13 Licensed care cooking facilities. In Group I-1, Condition 2 assisted living facilities licensed under chapter 388-78A WAC and residential treatment facilities licensed under chapter 246-337 WAC, rooms or spaces that contain a cooking facility with domestic cooking appliances shall be permitted to be open to the corridor where all of the following criteria are met:

1. The number of care recipients housed in the smoke compartment is not greater than 30.
2. The number of care recipients served by the cooking facility is not greater than 30.
3. Only one cooking facility area is permitted in a smoke compartment.
4. The types of domestic cooking appliances permitted are limited to ovens, cooktops, ranges, warmers and microwaves.
5. The corridor is a clearly identified space delineated by construction or floor pattern, material or color.
6. The space containing the domestic cooking facility shall be arranged so as not to obstruct access to the required exit.
7. A domestic cooking hood installed and constructed in accordance with Section 505 of the *International Mechanical Code* is provided over the cooktop or range.
8. The domestic cooking hood provided over the cooktop or range shall be equipped with an automatic fire-extinguishing system of a type recognized for protection of domestic cooking equipment. Preengineered automatic extinguishing systems shall be tested in accordance with UL 300A and *listed* and *labeled* for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's instructions.
9. A manual actuation device for the hood suppression system shall be installed in accordance with Sections 904.13.1 and 904.13.2.
10. An interlock device shall be provided such that upon activation of the hood suppression system, the power or fuel supply to the cooktop or range will be turned off.
11. A shut-off for the fuel and electrical power supply to the cooking equipment shall be provided in a location that is accessible only to staff.
12. A timer shall be provided that automatically deactivates the cooking appliances within a period of not more than 120 minutes.
13. A portable fire extinguisher shall be installed in accordance with Section 906 of the *International Fire Code*.

420.14 Lofts. Where provided in Group R occupancies, *lofts* shall comply with this code as modified by Sections 420.14.1 through 420.14.5. *Lofts* constructed in compliance with this section shall be considered a portion of the story below. Such *lofts* shall not contribute to either the building area or number of stories as regulated by Section 503.1. The loft floor area shall be included in determining the *fire area*.

EXCEPTION: *Lofts* need not comply with Section 420.14 where they meet any of the following conditions:

1. The *loft* has a maximum depth of less than 3 feet (914 mm).
2. The *loft* has a floor area of less than 35 square feet (3.3 m²).
3. The *loft* is not provided with a permanent means of egress.

420.14.1 Loft limitations. *Lofts* shall comply with the following conditions:

1. The *loft* floor area shall be less than 70 square feet (6.5 m²).

2. The *loft* ceiling height shall not exceed 7 feet (2134 mm) for more than one-half of the *loft* floor area.

The provisions of Sections 420.14.2 through 420.14.5 shall not apply to *lofts* that do not comply with Items 1 and 2.

420.14.2 Loft ceiling height. The ceiling height below a *loft* shall not be less than 7 feet (2134 mm). The ceiling height above the finished floor of the *loft* shall not be less than 3 feet (914 mm). Portions of the *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not contribute to the *loft* floor area.

420.14.3 Loft area. The aggregate area of all *lofts* and *mezzanines* within a room shall comply with Section 505.2.1.

EXCEPTION: The area of a single *loft* shall not be greater than two-thirds of the area of the room in which it is located, provided that no other *lofts* or *mezzanines* are open to the room in which the *loft* is located.

420.14.4 Permanent egress for lofts. Where a permanent means of egress is provided for *lofts*, the means of egress shall comply with Chapter 10 as modified by Section 420.14.4.1.

420.14.4.1 Ceiling height at loft means of egress. A minimum ceiling height of 3 feet shall be provided for the entire width of the means of egress from the *loft*.

420.14.5 Smoke alarms. Single- or multiple-station smoke alarms shall be installed in all *lofts* in accordance with Section 907.2.11.1 or 907.2.11.2.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 23-22-115, § 51-50-0420, filed 10/31/23, effective 3/15/24; WSR 22-13-094, 23-12-103, and 23-20-023, § 51-50-0420, filed 6/14/22, 6/7/23, and 9/25/23, effective 3/15/24; WSR 20-01-090, § 51-50-0420, filed 12/12/19, effective 7/1/20; WSR 16-03-064, § 51-50-0420, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-0420, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-097, § 51-50-0420, filed 1/20/10, effective 7/1/10.]