

(Effective until March 15, 2024)

WAC 51-51-0102 Section R102—Applicability.

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

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

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

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

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

EXCEPTION: Group R-3 buildings or structures are not required to comply if:
1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

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

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EXCEPTIONS: 1. The state building code council has determined that a local ordinance providing specifications for light straw-clay or strawbale construction, or requiring a solar-ready zone, or requiring fire sprinklers in accordance with Appendix R, S, or V of this chapter may be adopted by any local government upon notification of the council.

2. Appendix F, Radon Control Methods, Appendix Q, Tiny Homes, and Appendix U, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code.

R102.7.1 Additions, alterations, change of use, repairs, or relocations. Additions, alterations, repairs, or relocations shall be permitted to conform to the requirements of the provisions of Chapter 45 or shall conform to the requirements for new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs, and relocations shall not cause an existing structure to become less compliant with the provisions of this code than the existing building or structure was prior to the addition, alteration, repair, or relocation. Where additions, alterations, or changes of use to an existing structure result in a use or occupancy, height, or means of egress outside the scope of this code, the building shall comply with the *International Existing Building Code*.

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

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

EXCEPTION: Group R-3 buildings or structures are not required to comply if:
1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 23-02-058, 23-12-104, and 23-20-024, § 51-51-0102, filed 1/3/23, 6/7/23, and 9/25/23, effective 3/15/24; WSR 20-21-041, § 51-51-0102, filed 10/13/20, effective 11/13/20; WSR 16-03-025, § 51-51-0102, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0102, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0102, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0102, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0102, filed 12/17/03, effective 7/1/04.]

(Effective March 16, 2024)

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

EXCEPTIONS: 1. The state building code council has determined that a local ordinance providing specifications for light straw-clay or strawbale construction, requiring a solar-ready zone, requiring fire sprinklers, or addressing construction and demolition material management or building deconstruction in accordance with Appendix AR, AS, AT, AWV, AWY, or AWZ of this code may be adopted by any local government upon notification of the council.
2. Appendix AF, Radon Control Methods, Appendix AQ, Tiny Homes, and Appendix AWU, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code.

R102.7.1 Additions, alterations, change of use, repairs, or relocations. *Additions, alterations, repairs, or relocations shall be permitted to conform to the requirements of the provisions of Chapter 45 or shall conform to the requirements for new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs, and relocations shall not cause an existing structure to become less compliant with the provisions of this code than the existing building or structure was prior to the addition, alteration, repair, or relocation. Where additions, alterations, or changes of use to an existing structure result in a use or occupancy, height, or means of egress outside the scope of this code, the building shall comply with the International Existing Building Code.*

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

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

EXCEPTION: Group R-3 buildings or structures are not required to comply if:
1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 23-23-104, § 51-51-0102, filed 11/15/23, effective 3/16/24; WSR 23-02-058, 23-12-104, and 23-20-024, § 51-51-0102, filed 1/3/23, 6/7/23, and 9/25/23, effective 3/15/24; WSR 20-21-041, § 51-51-0102, filed 10/13/20, effective 11/13/20; WSR 16-03-025, § 51-51-0102, filed 1/11/16, effective 7/1/16. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-068, § 51-51-0102, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-098, § 51-51-0102, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. WSR 07-01-090, § 51-51-0102, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-109, § 51-51-0102, filed 12/17/03, effective 7/1/04.]