

(Effective March 15, 2024)

WAC 51-51-0333 Section R333—Lofts.

R333.1 General. Where provided in dwelling units or sleeping units, lofts shall comply with this code as modified by Sections R333.1 through R333.5. Lofts constructed in compliance with this section shall be considered a portion of the story below. Such lofts shall not contribute to the number of stories as regulated by this code.

EXCEPTION: Lofts need not comply with Section R333 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.

R333.2 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 R333.3 through R333.5 shall not apply to lofts that do not comply with Items 1 and 2 of this section.

R333.3 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.

R333.4 Loft area. The aggregate area of all lofts and mezzanines within a room shall comply with Section R325.3.

EXCEPTION: The area of a single loft located within a dwelling unit or sleeping unit equipped with an automatic sprinkler system in accordance with Section P2904 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.

R333.5 Permanent egress for lofts. Where a permanent means of egress is provided for lofts, the means of egress shall comply with Section R311 as modified by Section R333.5.1.

R333.5.1 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.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 23-02-058, 23-12-104, and 23-20-024, § 51-51-0333, filed 1/3/23, 6/7/23, and 9/25/23, effective 3/15/24.]

(Effective March 16, 2024)

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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 R333.3 through R333.5 shall not apply to lofts that do not comply with Items 1 and 2 of this section.

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[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 23-23-104, § 51-51-0333, filed 11/15/23, effective 3/16/24; WSR 23-02-058, 23-12-104, and 23-20-024, § 51-51-0333, filed 1/3/23, 6/7/23, and 9/25/23, effective 3/15/24.]