

Washington State Historic Building Code

**Chapter 51-19 WAC
First Edition**



**Washington State Building Code Council
Effective July 1991**

PREFACE

Authority: The Washington State Historic Building Code is adopted by the Washington State Building Code Council pursuant to RCW 19.27.120. This code provides minimum standards for repairs, restoration, rehabilitation, or strengthening of historic or architecturally significant buildings.

Code Precedence: The State Building Code Act, RCW 19.27.031, provides an order of precedence for the codes included in the State Building Code. RCW 19.27.120 provides that the Washington State Historic Building Code may provide alternative methods to those codes. This code shall take precedence over the other state codes for its limited uses and as it specifically provides.

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CHAPTER I TITLE AND SCOPE

Section 100 Title. This code shall be known as the Washington State Historic Building Code, hereinafter referred to as the HBC.

Section 110 Purpose. It is the purpose of the HBC to provide regulations, as prescribed in RCW 19.27.120(2), providing alternatives, when authorized by the appropriate building official, to conformance to all the requirements of the codes adopted under RCW 19.27.031, for repairs, alterations, and additions necessary for the preservation, restoration and related reconstruction, rehabilitation, strengthening, or relocation of buildings or structures designated as historic buildings, in accordance with RCW 19.27.120(1). Such regulations are intended to preserve original, or restored architectural elements and features, to encourage energy conservation, barrier-free access and a cost-effective approach to preservation, and to provide a historic building or structure that will be less hazardous, based on accepted life and fire safety practices, than the existing building. These regulations, when authorized by the appropriate building official, control and allow alternatives to any and all codes enumerated in RCW 19.27.031 when dealing with historic buildings or sites.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Section 120 Scope. The provisions of the HBC shall constitute the minimum standards for the preservation, restoration and related reconstruction, rehabilitation, strengthening, or relocation of buildings or structures, changes of occupancy and alteration or repair of historic buildings. Whenever reference is made to an appendix in this code, the provisions of the appendix shall not apply unless specifically adopted.

Section 130 Existing Uses. Historic buildings may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of the HBC, provided such continued use is not dangerous to life and that subsequently adopted regulations specifically applicable to historic buildings or structures are satisfied.

Nothing in the HBC shall be construed to allow the degradation of those systems, devices and equipment required by the prevailing codes under which the building was constructed.

Section 140 Additions, Alterations, and Repairs. Buildings and structures to which additions, alterations, or repairs are made shall comply with all the requirements of the Building Code for new construction except as specifically provided in the HBC. Additions, alterations, or repairs may be made to any building or structure without requiring the historic building or structure to comply with all the requirements of the Building Code, provided:

- (1) Additions shall conform to the requirements for a new building or structure.
- (2) Additions, alterations, or repairs shall not cause a historic building or structure to become unsafe or overloaded.
- (3) New additions shall not add to or cause a historic building to exceed the height, number of stories, or area specified for new buildings.

Section 150 Change of Occupancy. Any change in the use or occupancy of a historic building or structure shall comply with the provisions of the HBC. Any building which involves a change in use or occupancy shall not exceed the height, number of stories, and area permitted for new buildings, except as permitted in the HBC and local ordinances.

Section 160 Maintenance. All buildings and structures and all parts thereof shall be maintained in a safe and sanitary condition. All systems, devices, or safeguards which were required by the prevailing codes under which the building was constructed shall be maintained in conformance with the requirements of the HBC. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this section, the building official may cause any structure to be reinspected.

Section 170 Alternative Materials, Designs, and Methods. The provisions of this code are not intended to prevent the use of any material, design, or method of construction not specifically prescribed by the HBC, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed design is satisfactory and complies with the provisions of the HBC and that the material and method of work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding use of an alternate. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

Section 180 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of the HBC, the building official may accept compliance alternatives or grant modifications for individual cases, provided the building official shall first find that a significant reason makes the strict letter of the HBC impractical and that the compliance alternative or modification is in conformity with the intent and purpose of the HBC and that such compliance alternative or modification does not lessen health, life-safety, and the intent of any fire-safety requirements or any degree of structural integrity. The details of any action granting modifications or the acceptance of a compliance alternative shall be recorded and entered in the files of the code enforcement agency.

Section 190 Tests. Whenever there is insufficient evidence of compliance with any of the provisions of the HBC or evidence that any material or construction does not conform to the requirements of the HBC, the building official may require tests as proof of compliance to be made at no expense to the jurisdiction.

Test methods shall be as specified by the HBC, the Building Code, or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

CHAPTER II ADMINISTRATION

Section 200 Enforcement. The building official is hereby authorized to enforce the provisions of the HBC. The building official shall have the power to render interpretations of the HBC and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of the HBC. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of the HBC

Section 210 Permits. Buildings or structures regulated by the HBC shall not be enlarged, altered, repaired, improved, or converted unless a separate permit for each building or structure has been obtained from the building official in accordance with and in the manner prescribed in the Building Code.

Section 220 Inspection. All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner prescribed in the HBC and the Building Code.

Section 230 Repairs. Repairs to any portion of a historic building or structure may be made with original materials and original methods of construction, subject to provisions of the HBC.

Section 240 Relocated Buildings. Relocated historic buildings shall be considered a historic building for the purposes of the HBC. Relocated residential buildings in or within a county or city are not required to meet the full requirements of the Building Code, as prescribed in RCW 19.27.180, provided the occupancy classification of the building or structure is not changed as a result of the move. If an occupancy classification change occurs as a result of the move, the building or structure shall be reviewed under Part VI, Change of occupancy standards. Relocated historic buildings and structures shall be so sited that exterior wall and opening requirements comply with the Building Code or the compliance alternatives of the HBC. Foundations of relocated historic buildings and structures shall comply with the Building Code.

Section 250 Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of the HBC, or whenever the building official or an authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the building official or an authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by the HBC, provided that if such building or premises be occupied, proper credentials shall first be presented and entry requested; and if such building or premises be unoccupied, the official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the building official or an authorized representative shall have recourse to every remedy provided by law to secure entry.

Section 260 Liability. The building official or an authorized representative charged with the enforcement of the HBC, acting in good faith and without malice in the discharge of the prescribed duties, shall not thereby render themselves liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of those duties. Any suit brought against the building official or employee because of such act or omission performed in the enforcement of any provision of the HBC shall be defended by the jurisdiction until final termination of such proceedings and any judgment resulting therefrom shall be assumed by the jurisdiction.

The HBC shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by the HBC or any permits or certificates issued under the HBC.

Section 270 Unsafe Building or Structure. All buildings or structures regulated by the HBC which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Unsafe buildings shall comply with section 203 of the Building Code.

Section 280 Appeals. The board of appeals established under the Building Code shall have authority to provide for final interpretation of the provision of the HBC and to hear appeals.

CHAPTER III DEFINITIONS

Section 300 Definitions. For the purpose of the HBC, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

Where terms are not defined, they shall have their ordinary accepted meanings within the context in which they are used. In the event there is a question about the definition of a term, the definitions for terms in the codes enumerated in RCW 19.27.031 and the edition of Webster's Dictionary, referenced therein shall be considered as the sources for providing ordinarily accepted meanings.

"Adaptive use" is the process of adapting a building to accomplish a use other than that for which it was designed; i.e., a piano factory being converted into housing, or a mansion into an office or apartments.

"Addition" is an extension or increase in floor area or height of a building or structure.

"Alter or alteration" is any change, addition, or modification in construction or occupancy.

"Approved agency" is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official.

"Building" is any structure used or intended for supporting or sheltering any use or occupancy. (See structure.)

"Building Code" is the Uniform Building Code, promulgated by the International Conference of Building Officials as adopted by the state building code council.

"Building official" is the officer or other designated authority charged with the administration and enforcement of the HBC, or a duly authorized representative.

"Building service equipment" refers to the plumbing, mechanical, electrical, and elevator equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

"Certified local government" or **"CLG"** means the local government has been certified by the state historic preservation officer as having established its own historic preservation commission and a program meeting federal and state standards.

"Dangerous Building Code" is the code, adopted by this jurisdiction, which outlines the processes and procedures for the determination and abatement of dangerous buildings.

"Electrical Code" is the National Electrical Code, promulgated by the National Fire Protection Association, as adopted by the Washington state department of labor and industries, electrical section.

"Equivalency" is meeting the intent of the HBC by means other than those detailed in specific code provisions.

"Fire hazard" is any thing or act which increases or may cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing, or extinguishing fire; or which may obstruct, delay, hinder, or interfere with the operations of the fire department or the egress of occupants in the event of fire.

"Historic building" is any structure, collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. Included shall be structures on official national, state, or local historic registers or official listings such as the National Register of Historic Places, the state register of historic places, state points of historical interest, and registers or listings of historical or architecturally significant sites, places, historic districts, or landmarks as adopted by a certified local government.

"Historic fabric" consists of the original materials and portions of the building intact when exposed or as they appeared and were used in the past.

"Historical aspects" are the particular features of the historic site, building, or structure that gives it its historic significance. Features may include but are not limited to one or more of the following: Historical background, noteworthy architecture, unique design, works of art, memorabilia, and artifacts.

"Imminent hazard" is a condition which could cause serious or life threatening injury or death at any time.

"Occupancy" is the purpose for which a building, or part thereof, is used or intended to be used.

"Original materials" are those portions of the structure's fabric that existed during the period deemed to be most architecturally and/or historically significant.

"Preservation" is the maintenance of the structure in its present condition or as originally constructed. Preservation aims at halting further deterioration and providing structural safety, but does not contemplate significant rebuilding. Preservation includes techniques of arresting or slowing the deterioration of a structure; improvement of structural conditions to make a structure safe, habitable, or otherwise useful; normal maintenance and minor repairs that do not change or adversely affect the fabric or appearance of a structure.

"Prevailing code" is the "regular building regulations" which governed the design and construction or alteration of historical buildings within the jurisdiction of the enforcing agency at the time of their construction.

"Reconstruction" is the process of rebuilding a nonextant structure or portion of a structure to its original appearance through archival and archeological investigation. Although parts of the original structure are sometimes included in the reconstruction, the process usually involves new construction materials.

"Rehabilitation" involves equipping the building or facility for an extended useful life with a minimum alteration of original construction or the process of returning a structure to a state of usefulness by repairs, alterations, or additions.

"Relocation" involves any structure or a portion of a structure that may be moved to a new location.

"Renovation" is to make sound again any structure involved under the various definitions hereunder by cleanup, repair, and replacement of deteriorated detail or structure.

"Repair" is the reconstruction, renovation, or renewal of any portion of a historic building for the purpose of its maintenance.

"Reproduction" is a duplication, copy, or close imitation of the original.

"Restoration" is the process of accurately recovering, by the removal of later work and the replacement of missing earlier work, the form and details of a structure, together with its setting, as it appeared at a particular period of time.

"Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Chapter IV Fire and Life Safety Standards

Section 400 General. Safety to life in historic buildings and structures shall meet the intent of the Building Code. The provisions of this section shall be deemed as meeting the intent of the Historic Building Code, provided that none of the fire and life-safety features required by the prevailing codes under which the building was constructed will be reduced below the level established by either the HBC or the equivalent provisions of the currently adopted Building Code, whichever is least stringent. Alterations or repairs to a historic building or structure which are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed. Fire resistive ratings of archaic materials may be evaluated based upon the Guideline on Fire Ratings of Archaic Materials and Assemblies from Guideline 2 of the Uniform Code for Building Conservation.

Section 410 Exit Systems. (1) Exit system capacity and the arrangement of exits shall comply with the requirements of the Building Code. Exit systems shall comply with the provisions of subsections (1) through (5) of this section, or the provisions of the prevailing code under which the building was constructed, whichever is more stringent. If any provision of the HBC or the prevailing code under which a building was constructed is more stringent than the currently adopted Building Code, the exit system shall comply with the provision of the currently adopted Building Code.

(2) All elements of the exit system shall be of sufficient size, width, and arrangement to provide safe and adequate means of egress. Every required exit shall have access to a public way, directly or through yards, courts or similar spaces, and such access shall be permanently maintained clear of any obstruction which would impede exiting.

(3) Occupants of every floor above the first story and in basements shall have access to at least two separate exits. A fire escape shall not be substituted for a stairway which was required by the prevailing codes under which the building was constructed.

EXCEPTIONS: (a) In all occupancies, second stories with an occupant load of less than ten may have one exit.

(b) Only one exit need be provided from the second story within an individual dwelling unit which has an occupant load of less than ten.

(c) Two or more dwelling units on the second story may have access to only one common exit when the total occupant load does not exceed ten.

(d) Floors and basements used exclusively for service of the building may have one exit. For the purposes of this exception, storage rooms, laundry rooms, maintenance offices, and similar uses shall not be considered as providing service to the building.

(e) Basements within an individual dwelling unit having an occupant load of less than ten may have one exit.

(f) Occupied roofs of Group R, Division 3 Occupancies may have one exit if such occupied areas are less than five hundred square feet and located no higher than immediately above the second story.

(4) Corridors serving as a part of the exit system which have an occupant load of thirty or more in a Group A, B, E, or H Occupancy or an occupant load of ten or more in a Group R, Division 1 or Group I Occupancy shall have walls and ceilings of not less than one hour fire resistive construction. Existing walls and ceilings surfaced with wood lath and plaster or one-half inch thick gypsum wallboard may be permitted in lieu of one hour fire resistive construction, provided the surfaces are in good condition.

Door openings into such corridors shall be protected by a tight fitting smoke and draft control assembly having a fire protection rating of not less than twenty minutes when such opening protection was required by the prevailing codes under which the building was constructed. Door closing devices, door gaskets, and other requirements imposed by the prevailing codes under which the building was constructed shall be maintained. When the building was constructed under a code which did not require twenty minute smoke and draft control assemblies, doorway openings shall be protected by doors having a fire protection rating of not less than twenty minutes or by a minimum one and three-eighths inch thick, solid bonded, wood core door or an equivalent insulated steel door. In such case, the frames need not have a fire resistive time period. Doors shall be maintained self-closing or shall be automatic closing, self-latching by activation of a smoke detector.

Transoms and openings other than doors from corridors to rooms shall be protected as required by the Building Code. Existing transoms may be maintained if fixed in the closed position. When the code under which the building was constructed permitted unprotected transoms or other unprotected openings, other than doors, such transoms or openings shall be covered with a minimum of three-fourths-inch-thick plywood, one-half-inch-thick gypsum wallboard, fixed glazing listed and labeled for a fire protection rating of at least three-fourths hour or equivalent material on the room side. Openings with fixed wired glass set in steel frames are permitted in corridor walls and ceilings.

EXCEPTION: Existing corridor walls, ceilings, and opening protection not in compliance with the above may be continued when the building is protected with an approved automatic sprinkler system throughout: Provided, That a draft gasket assembly on sound, solid, self-closing, self-latching doors at door openings is installed and that sealing, caulking, and duct penetrations shall have dampers in all one-hour rated exit corridors. Such sprinkler system may be supplied from the domestic water supply system, provided the system is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements.

(5) Every dwelling unit, guest room, or sleeping rooms shall have access directly to the outside or to a public corridor or exit balcony.

(6) Existing fire escapes complying with this section may be accepted by the building official as one of the required exits. The fire escape shall not be the primary or the only exit. Fire escapes shall not take the place of stairways required by the codes under which the building was constructed.

Fire escapes shall comply with the following:

(a) Access from a corridor shall not be through an intervening room.

EXCEPTION: Access through an intervening room may be permitted if the intervening door is not lockable and an exit sign is installed above the door which will direct occupants to the fire escape.

(b) All openings in an exterior wall below or within ten feet, measured horizontally, of an existing fire escape serving a building over two stories in height shall be protected by fire assembly having a minimum three-fourths hour fire protection rating, and where operable be self-closing. When openings are located within a recess or vestibule, adjacent enclosure walls shall be of not less than one hour fire resistive construction.

(c) Egress from the building shall be by an opening having a minimum clear width and height of not less than twenty-nine inches. Such openings shall be openable from the inside without the use of a key or special knowledge or effort. The sill of an opening giving access to the fire escape shall be not more than thirty inches above the floor of the building or balcony.

(d) Fire escape stairways and their balconies shall support their dead load plus a live load of not less than one hundred pounds per square foot or concentrated load of three hundred pounds placed anywhere on the balcony or stairway so as to produce the maximum stress conditions. The stairway shall have a pitch not to exceed sixty degrees from the horizontal and shall have a minimum width of eighteen inches. The stairway shall be provided with a top and intermediate railing on each side. Treads shall be not less than four inches in width and the rise between treads shall not exceed ten inches. All stairway and balcony railings shall support a horizontally applied force of not less than fifty pounds per lineal foot of railing or a concentrated load of two hundred pounds placed anywhere on the railing so as to produce the maximum stress conditions.

(e) Fire escape balconies shall be not less than forty-four inches in width with no floor opening greater than five-eighths inch in width except the stairway opening. Stairway openings in such balconies shall be not less than twenty-two inches by forty-four inches. The guardrail of each balcony shall be not less than thirty-six inches high with not more than nine inches between intermediate rails.

(f) Fire escapes shall extend to the roof or provide an approved gooseneck ladder between the top floor landing and the roof when serving buildings four or more stories in height having roofs with a slope not exceeding four in twelve. Such ladders shall be designed and connected to the building to withstand a horizontal force of one hundred pounds per lineal foot; each rung shall support a concentrated load of five hundred pounds placed anywhere on the rung so as to produce the maximum stress conditions. All ladders shall be at least fifteen inches in clear width, be located within twelve inches of the building, and shall be placed flatwise relative to the face of the building. Ladder rungs shall be three-quarters inch in diameter and shall be located ten inches to twelve inches on center. Openings for roof access ladders through cornices and similar projections shall have minimum dimensions of thirty inches by thirty-three inches.

(g) The lowest balcony shall be not more than eighteen feet from the ground. Fire escapes shall extend to the ground or be provided with counterbalanced stairs reaching to the ground.

(h) Fire escapes shall be kept clear and unobstructed at all times and maintained in good working order.

(i) The fire escape shall have a clearance from electrical service conductors as required by the Electrical Code.

(7) Existing winding or spiral stairways may serve as one exit from a building, provided that a complying handrail is located at the stair's outside perimeter. (See WAC 51-19-440.) A winding or spiral stairway may not be the principal exit when used in conjunction with a fire escape as a second exit. The width of a spiral or winding stair may be used in the calculation of provided exit width when in compliance with this section. Circular stairways complying with the Building Code shall be acceptable as an exit.

Section 420 Structural Safety. A building or structure or its individual structural members that exceed the limits established by the Dangerous Buildings Code shall be replaced or strengthened in order that the building, structure, or individual structural members will comply with the requirements of the Building Code for new construction. Roofs, floors, walls, foundations, and all structural components of buildings or structures shall be capable of resisting the forces and loads for the occupancies intended, as specified in the prevailing codes under which the building was constructed or in chapter 23 of the Building Code, except for earthquake forces and loads. See Part V of this chapter for earthquake hazard reduction requirements.

Section 430 Weather Protection. (1) Every building shall provide weather protected shelter for the occupants against the elements and exclude dampness.

(2) The roof of every building or structure shall provide weather protection for the building. All devices which were provided or are required to prevent ponding or flooding or to convey the roof water shall be capable of fulfilling that purpose.

(3) All weather exposed surfaces of historic buildings or structures shall provide weather protection.

Section 440 Other Safety Features. (1)(a) The largest tread run within any flight of stairs shall not exceed the smallest by more than three-eighths inch. The greatest riser height within any flight of stairs shall not exceed the smallest by more than three-eighths inch.

EXCEPTION: Existing spiral and circular stairs shall be exempt from the variance in tread size requirement.

(b) Every stairway shall have at least one handrail.

EXCEPTION: A handrail is not required for existing stairs having less than four risers.

Spiral and winding stairways shall have a handrail on the outside perimeter.

(2) All unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches which are more than thirty inches above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail.

EXCEPTION: Guardrails need not be provided at the following locations:

- (a) On the loading side of loading docks.
- (b) On the auditorium side of a stage or enclosed platform.
- (c) On private stairways thirty inches or less in height.

Existing guardrails, other than guardrails located on the open side of a stairway, which are at least thirty-six inches in height shall be permitted to remain. Guardrails lower than thirty-six inches in height shall be augmented or corrected to raise their effective height to thirty-six inches. Guardrails for stairways, exclusive of their landings, may have a height which is not less than thirty inches measured above the nosing of treads.

The spacing between existing intermediate railings or openings in existing ornamental patterns in significant historical staircases may be accepted; otherwise the Building Code shall apply. Missing elements or members of a guardrail may be replaced in a manner which will preserve the historic appearance of the building or structure.

(3) The installation or replacement of glass shall be as required for new construction by the Building Code and the requirements for energy conservation in Part VIII of this code.

(4) All wires and equipment, and installations thereof, that convey electric current, in, on, or about buildings or structures shall be in strict conformity with chapter 19.28 RCW, the statutes of the state of Washington, and the rules issued by the Washington state department of labor and industries.

(5) Leaking drain or supply lines shall be repaired or replaced. All unsafe conditions shall be corrected. Any cross connections or siphonage between fixtures shall be corrected.

(6) Mechanical systems shall have any unsafe conditions corrected.

Section 450 Light, Ventilation, Sanitation, Smoke Detectors, and Heating. (1) For Group R Occupancies, light, ventilation, sanitation, smoke detectors, and heating shall meet the requirements of the Building Code.

(2) Skylights set at an angle of less than forty-five degrees from the horizontal plane shall be mounted at least four inches above the plane of the roof on a curb constructed of materials as required for the frame. Skylights may be installed in the plane of the roof when the roof slope is greater than forty-five degrees from horizontal.

Section 460 Plumbing. All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water necessary for its normal operation. All plumbing fixtures shall be of an approved glazed earthenware type or of a similarly nonabsorbent material.

CHAPTER V EARTHQUAKE HAZARD REDUCTION

Section 500 Survey or Evaluation. When required by the building official a survey or evaluation shall be made by an architect or structural engineer licensed by the state to practice as such, who is knowledgeable in the earthquake resistant design of structures, regarding the structure's ability to resist the seismic loads prescribed by the Building Code requirements or by established alternate evaluation methodologies. Broad judgment may be exercised concerning the strength and performance of materials not recognized by the Building Code. Past historic records of the structure or similar structures may be used in the evaluation, including the effects of subsequent alterations. The capability of the structure to carry vertical and horizontal loads shall be evaluated. A complete, continuous and adequate stress path, including connections, from every part or portion of the structure to the ground shall be provided for the required vertical and horizontal forces.

Parapets and exterior decoration shall be investigated for conformance with the Building Code or evaluation methodologies and anchorage with the ability to resist seismic forces shall be required, except in the case where those parapets or decoration are judged to present no hazard to life safety.

A report shall be made of the findings of the survey and evaluation noting all deterioration of the existing structure and making recommendations for the repair of deterioration and for any reconstruction or strengthening which should be undertaken. Plans and specifications for the work done pursuant to the survey and evaluation prepared under this section shall be prepared under the responsible charge of an architect or structural engineer.

Section 510 Alternatives. Alternative materials and methods of construction may be substituted for those otherwise required by the HBC or by the recommendations of the earthquake survey and evaluation provided the alternative methods are necessary to preserve historic materials or features and that such alternative methods provide satisfactorily for the purposes intended, or are reasonably equivalent to the prescribed methods in quality, strength, effectiveness, fire resistance, durability, and safety.

The building official may request that sufficient evidence be submitted to substantiate any claims made regarding such alternative materials, evaluation methodologies, and alternative methods of construction.

CHAPTER VI CHANGE OF OCCUPANCY STANDARDS

Section 600 General. The character of the occupancy of historic buildings and structures may be changed, provided the requirements of this chapter are met. Where no specific requirements are included herein, the building or structure shall comply with the Building Code.

Every change of occupancy to a classification in a different group or different division of the same group shall require a new certificate of occupancy regardless of whether any alterations are required by the HBC.

If the building or portion thereof does not conform to the requirements of the HBC for the proposed occupancy group or division, the building or portion thereof shall be made to conform to the Building Code except as specified in the HBC. The building official may issue a new certificate of occupancy stating that the building complies with the HBC.

The relative degree of hazard between different occupancy groups or between divisions of the same group shall be as set forth in the hazard category classifications, Tables Nos. VI-1 through VI-5. A historic building may have its occupancy changed to an occupancy within the same hazard group or to an occupancy in a lesser hazard group without complying with all of the provisions of this chapter. A historic building shall comply with the requirements of the Building Code, except as specified in this chapter, when a change in occupancy will place it in a higher hazard group or when the occupancy is changed to Group A, Division 1 or 2, Group E, H, or I.

Section 610 Height and Area. Heights and areas of buildings and structures shall meet the requirements of the Building Code for the new occupancy.

EXCEPTION: Historic buildings exceeding the maximum allowable heights and areas permitted for new buildings may undergo a change of occupancy if the hazard level of the new occupancy is equal to or less than the existing hazard group as shown in Table No. VI-1.

Section 620 Fire Safety. (1) When a change of occupancy is made to a higher hazard group as shown in Table No. VI-1, all elements of the exit system shall comply with the requirements of the Building Code.

EXCEPTIONS: (a) Existing exit corridors and stairways meeting the requirements of Part IV of this chapter may be used.

(b) Exit system elements may meet alternative compliance requirements as approved by the building official.

(2) Existing exit systems complying with Part IV shall be accepted if the occupancy change is to an equal or lesser hazard group when evaluated in accordance with Table No. VI-2.

(3) When a change of occupancy is made to a higher hazard group as shown in Table No. VI-3, occupancy separations shall be provided as specified in the Building Code. When approved by the building official, existing wood lath and plaster in good condition or one-half inch gypsum wall board may be accepted where a one hour occupancy separation is required.

(4)(a) Vertical shafts may be designed to meet the requirements of atriums as required by the Building Code or the requirements of this chapter.

(b) Interior stairways shall be enclosed as required by the Building Code when a change of occupancy is made to a higher hazard group as shown in Table No. VI-4.

EXCEPTIONS: (i) In other than Group I Occupancies, an enclosure will not be required for openings serving only one adjacent floor and not connected with corridors or stairways serving other floors.

(ii) Existing stairways not enclosed need not be enclosed in a continuous vertical shaft if each story is separated from other stories by one hour fire resistive construction or approved wired glass set in steel frames and all exit corridors are sprinklered. The openings between the corridor and occupant space shall have at least one quick response sprinkler head above the openings on the tenant side, with a draft gasket assembly on sound, solid, self-closing doors. The sprinkler system may be supplied from the domestic water supply system, provided the system is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements.

(c) Interior shafts, including, but not limited to, elevator hoistways, service and utility shafts, shall be enclosed with a minimum of one-hour fire-resistive construction.

EXCEPTIONS: (i) Vertical openings, other than stairways, need not be enclosed if the entire building is provided with an approved automatic sprinkler system. The sprinkler system may be supplied from the domestic water supply system, provided the system is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements.

(ii) Where one-hour fire-resistive floor construction is required, vertical shafts need not be enclosed when such shafts are blocked at every floor level by the installation of not less than two full inches of solid wood or equivalent construction.

(d) All openings into such shafts shall be protected by fire assemblies having a fire protection rating of not less than one hour and shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector. All other openings shall be fire protected in an approved manner. Existing fusible link-type automatic door-closing devices may be permitted if the fusible link rating does not exceed one hundred thirty-five degrees.

Section 630 Property Protection. (1) Exterior walls shall have fire resistance and opening protection as set forth in the Building Code. This provision shall not apply to walls at right angles to the property line.

EXCEPTIONS: (a) Where a fire-resistive rating greater than two hours is required for a building of any type of construction, existing noncombustible exterior walls having a fire resistive rating equivalent to two hours as determined by the building official may be accepted, provided:

(i) The building is classified as a Group A, Division 3; Group B, Division 1 or Group B, Division 2 Occupancy; and

(ii) The building does not exceed three stories in height; or

(iii) The building shall be of heavy timber construction, and does not exceed five stories in height. (The State Building Code Council recommends the use of Guideline 2 of the Uniform Code for Building Conservation as reference in determining fire resistive rating equivalency.)

(b) Existing exterior walls shall be accepted if the occupancy is changed to a hazard group which is equal to or less than the existing occupancy as defined in Table No. VI-4.

(2) New openings in exterior walls shall be protected as required by the Building Code. Existing, nonconforming openings shall be protected by fire assembly having a minimum three-fourth hour fire protection rating, and where operable be self-closing. When openings in the exterior walls are required to be protected due to distance from the property line, the sum of the area of such openings shall not exceed fifty percent of the total wall area in each story.

EXCEPTIONS: (a) Protected openings shall not be required for Group R, Division 1 Occupancies which do not exceed three stories in height and which are located not less than three feet from the property line.

(b) Where opening protection is required, an automatic fire extinguishing system throughout may be substituted for opening protection.

(c) Opening protection may be omitted when the change of occupancy is to an equal or lower hazard classification in accordance with Table No. VI-2.

(d) The building shall be of heavy timber construction, and does not exceed five stories in height.

Section 640 Structural Safety. Buildings and structures shall meet the minimum level of performance for structural safety as specified in Parts IV and V of this chapter.

Historic buildings may undergo a change of occupancy if the hazard group is equal to or less than the existing occupancy as shown in Table No. VI-5. Buildings undergoing a change of occupancy to a more hazardous group shall meet the earthquake hazard reduction requirements of Part V of this chapter for the new occupancy.

Section 650 Light and Ventilation. When deemed necessary by the building official, light and ventilation shall comply with the requirements of the Building Code.

Section 660 Flame Spread Reduction. Where finish materials are required to have a flame-spread classification of Class III or better, existing nonconforming materials shall be surfaced with an approved fire retardant paint or finish.

Section 670 Roof Coverings. Regardless of occupancy group, roof covering materials not less than Class C shall be permitted where a fire retardant roof covering is required. Nonrated materials may be acceptable only where approved by the building official.

**Table No. VI-1
Heights and Areas
Hazard Categories and Classifications**

Relative Hazard	Occupancy Classification*
1	A-1, H, I-3 and H-7 (highest hazard group)
2	A-2, A-2.1, I-1, I-2
3	A-3, A-4, B, E, R-1
4	R-3, M (lowest hazard group)

*See Table 5-Aof the Building Code

**Table No. VI-2
Life Safety and Exits
Hazard Categories and Classifications**

Relative Hazard	Occupancy Classification*
1	A-1, A-2, A-2.1, E, I, H-1, H-2, H-3, H-7 (highest hazard group)
2	A-3
3	R-1, R-3, B-2 dining and drinking establishments
4	B-2 all others, B-4, H other than H-1, H-2, H-3 and H-7
5	B-1, B-3
6	M (lowest hazard group)

*See Table 5-Aof the Building Code

**Table No. VI-3
Occupancy Separations
Hazard Categories and Classifications**

Relative Hazard	Occupancy Classification*
1	B-1, H, I (highest hazard group)
2	A, B-2, B-3, B-4
3	E
4	R-1, M
5	R-3 (lowest hazard group)

*See Table 5-Aof the Building Code

**Table No. VI-4
Exposure of Exterior Walls and Stairway Enclosures
Hazard Categories and Classifications**

Relative Hazard	Occupancy Classification*
1	H (highest hazard group)
2	B-2 mercantile and warehouses
3	A, E, I
4	B-1, B-2 all others, R
5	B-4, M (lowest hazard group)

*See Table 5-Aof the Building Code

**Table VI-5
Earthquake Safety
Hazard Categories and Classifications**

Relative Hazard	Occupancy Classification*
1	A, E, I (highest hazard group)
2	R-1
3	B-3, B-4, H
4	B-1, B-2
5	R-3, M (lowest hazard group)

*See Table 5-Aof the Building Code

CHAPTER VII ACCESSIBILITY TO PERSONS WITH DISABILITIES

Section 700 General. The HBC shall provide the standards for accessibility of historic buildings to persons with disabilities. The value of access to buildings, structures, and sites of historic and cultural significance can be best obtained by providing the greatest degree of access while preserving the historic or architectural features of a building. Where accessibility is required by chapter 51-10 WAC, such standards shall be incorporated as practical.

Code users may consult the appendix bibliography concerning accessibility designs in historic buildings. Appendix Table A-901 is also provided to assist in application of the code.

Where additions are undertaken they shall incorporate useful accessible design features.

Section 710 Building Access and Use.

(1) Entry. At least one primary entrance to a historic building shall be usable by persons with disabilities. When the building official, building designer, and local or state preservation officer concur that adaptation of a primary entrance will have a detrimental impact on the aesthetic or historic context of the entrance, then the building official may accept a reasonable alternate public entrance. When access is provided by other than a primary entrance, the entrance access shall be clearly indicated by directional signs. Accessible parking shall be located so as to provide the closest practical distance to the accessible entrance.

(2) Ramps. (a) General. The building official shall accept alternate ramp designs which comply with the HBC when it is determined that installation of a ramp having a slope which complies with chapter 51-10 WAC cannot be achieved.

(b) Slope. The slope of the ramp shall be not steeper than one vertical to nine horizontal for a horizontal length not to exceed twelve feet. Ramps which have a horizontal length which does not exceed two feet may have a slope not to exceed one vertical to six horizontal. Adequate warnings shall be posted indicating steepness where slopes exceed the requirements provided in the regulations for barrier-free facilities.

(3) Doors. Existing doorways which provide a net clear opening of not less than twenty-nine and one-half inches shall be deemed to meet the access requirements of this chapter.

(4) Changes in elevation. Changes in elevation of portions of buildings on accessible routes of travel shall be accessible by ramps or lifts consistent with the intent of the HBC.

(5) Toilet rooms. Where toilet facilities are provided, at least one such facility designed for use by persons with disabilities, shall be provided for each sex, or a separate facility usable by either sex located along an accessible route of travel. Alternate provisions providing substantially equivalent facilities shall comply with this code.

CHAPTER VIII ENERGY CONSERVATION

Section 800 General. Historic buildings shall comply with the energy conservation and ventilation and indoor air quality requirements of the Washington State Energy Code chapter 51-11 WAC and the Washington State Ventilation and Indoor Air Quality Code chapter 51-13 WAC. The building official may modify the specific requirements of the Energy Code for Historic Buildings and require in lieu thereof alternate requirements which will result in a reasonable degree of energy efficiency.

EXCEPTIONS: The historic elements of the following buildings and structures are exempt from the State Energy Code:

- Totally preserved buildings used as historical exhibits.
- Seasonal use buildings.

Section 810 Alternative Energy Conservation Provisions.

(1) General. The alternative energy conservation requirements as specified in this part may be applied to a historic building if approved by the building official. The building official may approve other alternatives designed to improve energy efficiency without loss of the historic fabric of the building.

(2) Building envelope requirements. Historic buildings shall meet the minimum thermal performance values specified in the energy code, or the alternative measures specified in this subsection.

(a) Attics. Where accessible, insulation shall be installed in the attic to the requirements of the Energy Code, or lesser levels to maintain adequate ventilation, to reduce condensation problems or to provide safety clearances around electrical wiring or utility systems.

Additional insulation with an integral vapor barrier shall not be installed on top of existing insulation. A vapor barrier shall not be installed between layers of insulation.

(b) Exterior walls. Accessible wall cavities where finishes are being disturbed by alteration or renovation work shall be insulated to the extent practical. If accessible, a vapor retarder shall be installed on the winter warm side of the insulation (facing the conditioned space). An approved vapor retarding paint or clear finish is an acceptable vapor retarder. Permeable materials on the exterior side of the cavity (or unheated side) or an air space or means of venting framing cavities to the exterior are required if insulation is added to the cavities in wood frame construction.

(c) Doors. Doors which are not of the original material or which are not replicas designed to be compatible with the historic aspects of the structure shall conform to the requirements of the Energy Code.

(d) Floors over crawl spaces. If accessible, adequately ventilated, and with ground clearance in conformance with Building Code requirements, insulation with an R-value of eleven or greater shall be installed in floors of unheated crawl spaces.

(e) Moisture control in crawl spaces. Minimum foundation ventilation shall be provided in unheated crawl spaces. The net-free area of ventilation shall be at least 1/300th of the floor area. The vents shall be distributed around the perimeter of the foundation as equally as practical to provide adequate cross-ventilation. If accessible, a black polyethylene vapor barrier shall be applied to cover the exposed earth as prescribed in the Building Code.

(f) Air leakage. Windows and doors.

(i) All exterior windows and doors shall be gasketed or weatherstripped.

(ii) If the existing windows and doors are replaced with factory manufactured windows, the windows shall be double glazed units or shall be equipped with interior or exterior storm windows.

(iii) Single glazed windows which are part of the historic features of the building may be retained, repaired, or restored with or without the addition of storm windows.

(g) Chimney flues. Chimney flues which are no longer in use shall be closed off and sealed against air leakage.

(h) Exterior openings. The following openings in the exterior building envelope shall be caulked, gasketed, or otherwise sealed:

(i) Exterior joints around window and door frames;

(ii) Penetrations of utility services through walls, floors, and roofs.

(iii) Any other penetrations as required by the building official.

(i) Insulation materials. New insulation materials shall conform to the applicable provisions of the building, mechanical, plumbing, and energy codes for fire-resistance, flame-spread, smoke-density ratings and Building Code provisions for roof and exposed deck ceiling insulation.

(3) Building mechanical systems. Existing heating, ventilation, and cooling systems which are part of the significant historic features of the building or structure, and which in the opinion of the building official do not constitute a safety hazard, may remain in use, be repaired or be replaced in kind. Replacement, alteration, or addition of other heating, ventilation, and cooling equipment shall comply with the provisions of the energy, ventilation and indoor air quality, mechanical, and plumbing codes.

(4) Water heating. Replacement or addition of water heating equipment shall comply with the provisions of the Energy Code.

(5) Lighting. Existing lighting may be retained, repaired, and replaced in kind or with replica fixtures. Areas of buildings or structures in which lighting is being replaced shall conform to the requirements of the Energy Code where practical. Appropriate clearances of insulation material from sources of heat; i.e., light fixtures, shall be as required by the Building Code requirements.

APPENDICES

APPENDIX A

Table A-901 Alternatives List

These alternatives are listed in order of priority and are to be used with Table A-901.

ENTRY:

1. Ramp at greater than standard slope, but no greater than 1:9 for a horizontal distance not to exceed 12 feet at main, side, or rear entrance.
2. Access, listed in the order of priority, at grade or by ramp or lift to any entrance used by general public.
3. Ramp no greater than 1:6 slope for a distance not to exceed a horizontal distance of 2 feet at main, side, or rear entrance.
4. Access, listed in the order of priority, at grade, or by ramp, or lift at any entrance not used by general public but open (unlocked), with directional signs.

DOORS: (One means of entry into spaces requiring access)

1. 30-inch width of clear opening operable by single motion.
2. Usable 29 1/2 inches 66-175 clear opening with door(s) operable by single motion.
3. Single or double door to provide a usable 29 1/2 inches clear opening.

TOILET ROOMS:

1. Toilet facility of dimensions no less than those provided in the prevailing provisions in chapter 51-10 WAC designated as a unisex toilet for disabled persons.
2. Provide unisex toilet for disabled persons and general public.
3. No toilet for anyone.

FLOORS AND LEVELS:

1. Access to experiences, services, functions and materials and resources; i.e., maps, plans, courtroom, council chambers, etc., at accessible levels.
2. Access provided to levels and floors by ramps of greater than standard slope and no greater than 1:9 for horizontal distances not to exceed 12 feet. Lifts may be provided.
3. Access provided to levels and floors by ramps of 1:6 slope for horizontal distance not to exceed 2 feet. Adequate warnings shall be provided to indicate steepness of the slope.

USE NOTES:

1. Listed alternatives only apply to building requiring construction permits.
2. These alternatives should be used only where it is not possible to meet prevailing code.
3. Alternatives should be used only in those portions of the building that are historical.
4. Alternatives apply to access for physically disabled persons.
5. Alternatives apply to historic buildings only.
6. For other accessibility standards, see chapter 51-10 WAC.
7. Alternatives are listed in priority order.
8. No alternatives are allowed for simulations.

Table A-901

	Building Features			
	Entry	Doors	Toilet Rooms	Floors & Levels
Instructions:	Prevailing Codes:	Prevailing Codes:	Prevailing Codes:	Prevailing Codes:
1 Determine Building Category; i.e. II.D under building type and historical aspects 2 Go to box in category under Building Features 3 Numbers in box refer to the Alternatives List	Primary public entrance with access to elevators available	31-1/2" clear opening 5' level perpendicular to closed door 18" clear at strike side	5'-0" x 4'-8" stall clear length 32" min. clear entry in front of compartment Door 32" clear Turn 60° diam circle Lav 29" clear under	Access to all floors, except in offices, retail shops Floor on given story level or ramped
Category (Bldg type and historical aspects)	Entry See Alternatives List	Doors See Alternatives List	Toilet Rooms See Alternatives List	Floors & Levels See Alternatives List
I. Publicly owned or leased bldg providing governmental service to general public i.e., City Hall, Courthouse, etc., adaptive use, restoration or reconstruction.				
A. Exterior (shell) historic all or part, interior nonhistorical	2, 4	1, Exterior only none interior	None	N.A.
B. Interior historical – all or part. Exterior nonhistorical		1,2 Interior only none exterior	1, 2	1, 2
C. All historical – major change in use, change in occupancy	2, 4	1, Exterior 1,2 Interior only	1, 2	1, 2
D. All historical – minor change in use to equal or less intensive occupancy. Limited services	2, 4	1, Exterior 1,2 Interior only	1, 2	1, 2

Category (Bldg type and historical aspects)	Entry See Alternatives List	Doors See Alternatives List	Toilet Rooms See Alternatives List	Floors & Levels See Alternatives List
II. Privately owned buildings offering services to consumers; i.e., taverns, restaurants, general shops, etc., or buildings owned by government and leased or consigned to private operator.				
A. Adaptive use restoration, reconstructions, interior nonhistoric, exterior historic (all or part)	1, 2, 3, 4	1, Exterior 1, Interior	None	N.A.
B. Interior historical (all or part), exterior nonhistorical	1, 2, 3, 4	None Exterior 1,2 Interior	1, 2, 3	N.A.
C. All historical – major change in use, change in occupancy or mixed occupancy. Minor change of use to equal or less intensive occupancy.	1, 2, 3, 4	1, 2, 3	1, 2, 3	1, 2, 3
D. Reconstruction or restoration. No change in use except to museum. (Minor mixed occupancy with administration space would be allowed)	1, 2, 3, 4	1, 2, 3	1, 2, 3	1, 2, 3
E. Museum quality restoration and/or reconstruction including museum use. (Minor mixed occupancy compatible with that use would be allowed) Also includes renovation of historical building or site.	1, 2, 3, 4	1, 2, 3	1, 2, 3	1, 2, 3

Category (Bldg type and historical aspects)	Entry See Alternatives List	Doors See Alternatives List	Toilet Rooms See Alternatives List	Floors & Levels See Alternatives List
III. Privately or publicly owned building used as museums or as site for display of the building itself; i.e., museum, schoolhouse, garden center, gallery, etc.				
A. Reconstruction or restoration. No change in use except to museum. (Minor mixed occupancy such as administrative would be allowed)	1, 2, 3, 4	1, 2, 3	1, 2, 3	1, 2, 3
B. Museum quality restoration and/or reconstruction museum use. (Minor mixed occupancy compatible with that would be allowed) Also includes renovation of historical building or site.	1, 2, 3, 4	1, 2, 3	1, 2, 3	1, 2, 3
IV. Privately owned buildings not open to general public but employing 3 or more persons; i.e., business office.				
A. Adaptive use – interior nonhistorical, exterior historical	1, 2, 3, 4	1,2,3 Exterior None Interior	1, 2	1,2,3 Exterior access None Interior access
B. Adaptive use – interior historical, exterior nonhistorical	1, 2, 3, 4	None Exterior 1,2,3 Interior	1, 2	None Exterior access 1,2,3 Interior access
C. All historical – major change in use, change in occupancy or mixed occupancy. Minor change of use to equal or less intensive occupancy.	1, 2, 3, 4	1, 2, 3	1, 2	1, 2, 3
D. Reconstruction or restoration. No change in use-except to museum. (Minor mixed occupancy such as administrative would be allowed)	1, 2, 3, 4	1, 2, 3	1, 2	1, 2, 3
V. Buildings employing less than 3 people.	All Alternatives 1, 2, 3, 4	All Alternatives 1 – 3	All Alternatives 1 – 3	All Alternatives 1 – 3

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