



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

Department of General Administration

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STATE BUILDING CODE INTERPRETATION NO. 11-20

CODE: 2009 IRC / 2009 IBC

SECTION: IRC R102.7.2 IBC 3410.1 Moved Buildings

QUESTION: Both state amended code sections referenced above exempt moved single family dwellings (IRC) and R-3 (IBC) from compliance with codes listed in these sections.

Ground snow loads (GSL) range from 35 pounds per square foot (psf) to 170 psf in Klickitat County and ground snow loads in surrounding jurisdictions potentially also vary.

Do the referenced exemptions allow a structure to be moved to an area with a GSL, or other design criteria such as wind and seismic, far in excess of what the structure may have been designed for?

ANSWER: **The building official may deem improvements necessary for the safety of the occupant under R102.7 Existing structures. Also, the applicable overriding general provision of the code is IBC Section 104.10 and IRC Section R104.10, granting the building official authority to require modifications wherever there are practical difficulties involved in carrying out the provisions of the code.**

The moved buildings exception mirrors state law in RCW 19.27.180. The exception is intended to allow moved buildings for single family housing without meeting new codes unless the building is substantially remodeled.

The state legislature adopted this provision in 1989, to apply to residential buildings. The state amendment limits the application to single family residential. From the legislative findings: “requiring the moved building or structure to meet all new construction codes may limit their use as an affordable housing option for persons of lower income... Application of the new construction code standards to moved structures and buildings present unique difficulties... It is the intent of the legislature that any moved structure or building that meets the codes at the time it was constructed does not need to comply with any updated state building code unless the structure is substantially remodeled or rebuilt.” It was not the intent of the legislature to create a hazardous condition.

SUPERSEDES: None

REQUESTED BY: Klickitat County