

WASHINGTON STATE BUILDING CODE COUNCIL
APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT
TO THE WASHINGTON STATE BUILDING CODE
2012 Code Adoption Cycle

Log # _____
(office use only)

PLEASE FOLLOW INSTRUCTIONS ON PAGE FIVE

1. State Building Code to be Amended:

- | | |
|---|---|
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> State Energy Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |

Section 420 Page 91

2. Applicant Name (Specific local government, organization or individual):

City of Seattle Dept of Planning and Development

3. Signed:

	Manager	February 29, 2012
Proponent	Title	Date

4. Designated Contact Person:

Maureen Traxler	
Name	Title

Address: 700 5th Ave, #2000
P.O. Box 34109
Seattle , WA 98124-4019

Office Phone: (206)233-3892 **Cell:**(____)_____ **Fax:** ()_____

E-Mail address: maureen.traxler@seattle.gov

5. **Proposed Code Amendment.** Use 'legislative format' including both old and new language. **See instructions on page five for specific details.** Please use a separate sheet for each separate proposal.

Code IBC Section 420 Page 91

Amend section to read as follows:

420.6 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.

420.6.1 Submittal standards. In addition to the requirements of Section 107, the submittal shall identify the project as a Group R-3 adult family home. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.

420.6.2 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 420.6.8 is provided.
3. Type NS2 - where two means of egress are at grade level or ramps constructed in accordance with Section 420.6.8 are provided.

420.6.3 Types of locking devices. All bedroom and bathroom doors shall be operable from the outside when locked.

Every closet 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. The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Exit doors shall have no additional locking devices.

420.6.4 Smoke alarm requirements. All adult family homes shall be equipped with smoke alarms installed as required in Section 907.2.11.2. Alarms shall be installed in such a manner so that the fire warning may be audible in all parts of the dwelling upon activation of a single device.

420.6.5 Escape windows and doors. Every sleeping room shall be provided with emergency escape and rescue windows as required by Section 1029. 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.

420.6.6 Fire apparatus access roads and water supply for fire protection. Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of

the local jurisdiction.

420.6.7 Grab bars. Grab bars shall be installed for all water closets and bathtubs and showers. The grab bars shall comply with ICC/ANSI A117.1 Sections 604.5 and 607.4 and 608.3. EXCEPTION: Grab bars are not required for water closets, bathtubs and showers used exclusively by staff of the adult family home.

420.6.8 Ramps. All interior and exterior ramps, when provided, shall be constructed in accordance with Section 1010 with a maximum slope of 1 vertical to 12 horizontal.

EXCEPTION: Where it is technically infeasible to comply with Section 1010, ramps in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:

1. They shall have a maximum slope of 1 unit vertical in 12 units horizontal (8 percent slope)
2. Landings of at least 3 feet by 3 feet (914 mm by 914 mm) shall be provided at the top and bottom of the ramp, where doors open onto the ramp, and where the ramp changes direction.

420.6.8.1 Handrails for Ramps. Handrails shall be provided for ramps in accordance with Section 1010.9.

EXCEPTION: Where it is technically infeasible to comply with Section 1010.9, ramps in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:

1. Handrails shall be installed on both sides of ramps with a rise of more than 6 inches and a slope between 1 vertical to 12 horizontal and 1 vertical and 20 horizontal.
2. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
3. Handrails shall comply with Section 1012.3.
4. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

420.6.9 Stair Treads and Risers. Stair treads and risers shall be constructed in accordance with Section 1009.

EXCEPTION: Where it is technically infeasible to comply with Section 1009, stair treads and risers in existing buildings being converted to use as adult family homes shall be permitted to comply with the following:

1. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does

not permit the passage of a 4-inch-diameter (102 mm) sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

2. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

3. Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

4. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm). A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

420.6.9.1 Handrails for Treads and Risers. Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall comply with Section 1009.15.

Are additional pages attached?

No

Please note number of additional pages:

Supporting Data for Statewide Amendment Proposals. This information is required for all statewide amendment proposals. **Attach supporting documentation, as necessary; incomplete proposals will not be accepted.**

The SBCC requires supporting data on any amendment proposal to show:

1. That it meets basic criteria – See Part I to specify how this proposal meets the criteria for code amendment.
2. The intended effect—See Part II to describe the purpose of the proposed amendment, including the benefits and the problems addressed.
3. The potential impacts or benefits to business—See Part III/Types of Construction, to explain how methods in construction businesses, industries and services would be affected.
4. The potential impact on enforcement procedures, See Part III/Types of Services Required, to provide some analysis of the impacts on code enforcement in local jurisdictions.
5. Economic costs and benefits – Use the Table in Part IV of this form to estimate the costs and benefits of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance.

Part I ❖ Background information on amendment.

Code References: 420 Title: Groups I-1, R-1, R-2, R-3

Related codes:IRC (Does this amendment change other related codes?) No

Proponent: City of Seattle Dept of Planning and Development Phone: 206-233-3892 Date: February 29, 2012

NOTE: State-wide and emergency state-wide amendments to the state building code must be based on one of the following criteria; please indicate the pertinent rationale for the proposed amendment by selecting from the list below:

- (1) The amendment is needed to address a critical life/safety need.
- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

Part II ❖ Amendment Benefit:

PROBLEM(S) ADDRESSED (Describe the intended effect of the proposed code amendment): _____

This proposal corrects an omission in the Washington State Building Code (WSBC). The WSBC includes amendments that define “adult family home” and classify them as Group R-3 occupancies. However, there are no requirements that apply to them, other than those that apply to all R-3 occupancies.

In contrast, the Washington State Residential Code (WSRC) contains Section R325 with several requirements that are different than those that apply to other residences. The IRC provisions are intended to coordinate with DSHS regulations.

This proposal copies the WSRC provisions into the WSBC so there will be consistency between the two codes, and so that the WSBC will also be coordinated with DSHS regulations.

There are, however, some differences between this proposal and the WSRC. This proposal requires adult family homes in new construction to comply with IBC provisions for new construction that are more stringent than the IRC. For example, Section 420.6.8 requires new construction to comply with the IBC provisions for ramps. This approach is necessary in order to avoid applying less stringent standards for new adult family homes than for other residences.

However, because many adult family homes are created in existing buildings, we are proposing exceptions that allows adult family homes in existing buildings to comply with the WSRC provisions where it is infeasible to comply with the WSBC. This approach is taken with Section

420.6.8 for ramps, Section 420.6.8.1 for handrails for ramps, and Section 420.6.9 for treads and risers.

PRIMARY REASON FOR AMENDMENT: (Describe how the amendment meets one of the criteria listed above) _____

This proposal copies the WSRC provisions into the WSBC so there will be consistency between the two codes, and so that the WSBC will also be coordinated with DSHS regulations.

TYPE OF BENEFITS PROJECTED:

There will be clear standards for adult family homes that are designed to comply with the IBC which will benefit owners of the homes, builders, and enforcement personnel.

Part III ♦ Amendment Impacts or Benefits:

TYPES OF CONSTRUCTION: New Construction Alteration/Tenant Improvement/Repair
 Residential-Single Family Residential-Multi Family Commercial Industrial

List businesses/industries affected by amendment:

Manufacturers: _____
 Specific Construction Contractors & Trades: _____
 Construction Supply Industry: _____
 Specialty Trades: _____
 Types of Buildings: Adult family homes
 Fire Protection Industry: _____

TYPES OF SERVICES REQUIRED:

- Reporting.** Brief Description _____
- Record Keeping.** Brief Description _____
- Other.** Brief Description _____
- Indirect Cost to Industry.** Indicate whether there are multiple sources to obtain the equipment, material or service required by this proposal. If not, provide a justification of the benefit versus small business impact.

Part IV ♦ Amendment Costs and Benefits

Building Type	Construction ¹			Enforcement ²			Operations & Maintenance ³		
	Costs	% impact ⁴	Benefits ⁵	Costs	% impact	Benefits	Costs	% impact	Benefits
Residential									
Single family									
Multi-family									
Commercial/Retail									
Industrial									
Institutional									

This proposal corrects an omission in the IBC and is expected to have negligible cost impacts.

¹ \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.

² Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and mediated litigation required for enforcement.

³ Cost to building owner/tenants over the life of the project.

⁴ Cost differential over a specific size project or range of projects as determined by the proponent. Provide sufficient cost and benefit detail to clarify the impact to the Council. All data should be created and referenced to third party reputable sources for verification.

⁵ Note sectors with measurable benefit from Part II, including benefits to a) the user, b) the public, c) the industry, and/or d) the economy; use e) for all of the above.

GENERAL INSTRUCTIONS FOR MAKING A CODE CHANGE PROPOSAL:

1. Check the boxes for the code or codes for which amendments are being proposed.
2. Provide the name of the local government, organization, or individual proposing the code change.
3. Proponent must sign and date the proposal as noted.
4. Provide contact information for the person designated to work with the Council and staff to supply information on the proposed changes as needed; please include name, address, phone number and e-mail address.
5. The specific section for which an amendment is proposed should be listed. The **entire section** should be reproduced, including the existing and the proposed amendatory language.

This must be prepared in legislative style formatting. Specifically, all added words should be underlined; all deleted words should be struck through. Any separate new sections added should be inserted in the appropriate place in the existing code language in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.
6. **SUPPORTING DATA REQUIREMENTS FOR ALL STATEWIDE AMENDMENT PROPOSALS:** You must attach background information with all statewide amendment proposals. The attached worksheet provides requirements for supporting data. All information will be forwarded to the Council as part of the amendment's documentation. TAG findings and projections from the worksheet will be tabulated to summarize projected benefits and impacts and will be included with TAG comments and recommendations. SBCC staff may request additional information as needed to clarify any potential impacts, and may perform additional research and analysis as needed when requested by the Council or the Standing Committee.
7. Please send an electronic copy of your completed proposal to SBCC staff at:
sbcc@ga.wa.gov

NOTE: YOU MAY REPRODUCE THIS FORM AND ADD ADDITIONAL PAGES AS NEEDED.