

Chapter 51-51 WAC

STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE ((2009)) 2012  
EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-003 International Residential Code.** The ((2009)) 2012 edition of the *International Residential Code* as published by the International Code Council is hereby adopted by reference with the following additions, deletions, and exceptions: Provided that chapters 11 and 25 through 43 of this code are not adopted. Energy Code is regulated by chapter ((51-11)) 51-11R WAC; Plumbing Code is regulated by chapter 51-56 WAC; Electrical Code is regulated by chapter 296-46B WAC or Electrical Code as adopted by the local jurisdiction. Appendix F, Radon Control Methods, Appendix G, Swimming Pools, Spas and Hot Tubs, ((is)) and Appendix R, Dwelling Unit Fire Sprinkler Systems, are included in adoption of the International Residential Code.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-008 Implementation.** The International Residential Code adopted by chapter 51-51 ((~~Washington Administrative Code~~ (+))WAC((+))) shall become effective in all counties and cities of this state on July 1, ((2010)) 2013.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0102 Section R102--Applicability.**

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance. Except

for Appendix S, Fire Sprinklers, 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). The state building code council has determined that a local ordinance requiring fire sprinklers in accordance with Appendix S of this chapter may be adopted by any local government upon notification of the council.

Appendix F, Radon Control Methods, Appendix G, Swimming Pools, Spas and Hot Tubs, and Appendix R, 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 all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs 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 M1508.
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 R327.1 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 51-54 WAC), the Uniform Plumbing Code and Standards (chapter ~~((s))~~ 51-56 ~~((and 51-57))~~ WAC), and the Washington State Energy Code (chapter ~~((51-11))~~ 51-11R WAC) ~~((and the Washington State Ventilation and Indoor Air Quality Code (chapter 51-13 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.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0202 Section R202--Definitions.**

**ADULT FAMILY HOME** means a dwelling in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

**AIR-IMPERMEABLE INSULATION.** An insulation having an air permeance equal

to or less than 0.02 L/s-m<sup>2</sup> at 75 Pa pressure differential tested in accordance with ASTM E2178 or ASTM E283.

**ATTIC, HABITABLE.** A conditioned area(~~(, not considered a story,)~~) complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet (6.5 m<sup>2</sup>), in accordance with Section R304.

2. The occupiable floor area has a ceiling height in accordance with Section R305.

3. The occupiable space is entirely enclosed by the roof assembly above, knee walls (if applicable) on the sides, and the floor-ceiling assembly below.

A habitable attic is not considered a story.

**CHILD DAY CARE,** shall, for the purposes of these regulations, mean the care of children during any period of a 24 hour day.

~~((**CHILD DAY CARE HOME, FAMILY** is a child day care facility, licensed by the state, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.))~~ **CHILD CARE, FAMILY HOME.** A child care facility, licensed by Washington state, located in the dwelling of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.

**DWELLING UNIT.** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwelling units may also include the following uses:

1. Adult family homes, foster family care homes and family day care homes licensed by the Washington state department of social and health services.

2. Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed 500 square feet (46.4 m<sup>2</sup>).

3. ~~((**Owner-occupied dwellings with 5 or fewer guest rooms.**))~~ One accessory dwelling unit, which need not be considered a separated dwelling unit, provided:

a. The accessory dwelling unit is constructed within an existing dwelling unit.

b. Either the accessory dwelling unit or primary dwelling unit is owner-occupied.

c. All required smoke alarms in the accessory dwelling unit and the primary dwelling unit are interconnected in such a manner that the actuation of one alarm will activate all alarms in both the primary dwelling unit and the accessory dwelling unit.

**FIRE SEPARATION DISTANCE.** The distance measured from the foundation wall or face of the wall framing, whichever is closer, to one of the following:

1. To the closest interior lot line; or

2. To the centerline of a street, an alley or public way; or
  3. To an imaginary line between two buildings on the lot.
- The distance shall be measured at a right angle from the wall.

**MEZZANINE, LOFT.** An intermediate level or levels between the floor and ceiling of any story.

**SMALL BUSINESS.** Any business entity (including a sole proprietorship, corporation, partnership or other legal entity) which is owned and operated independently from all other businesses, which has the purpose of making a profit, and which has fifty or fewer employees (~~(, or which has a million dollars or less per year in gross sales, of window products.~~).

~~**SOURCE SPECIFIC VENTILATION SYSTEM.** A mechanical ventilation system including all fans, controls, and ducting, which is dedicated to exhausting contaminant-laden air to the exterior of the building from the room or space in which the contaminant is generated).~~

**WHOLE HOUSE VENTILATION SYSTEM.** A mechanical ventilation system, including fans, controls, and ducts, which replaces, by direct or indirect means, air from the habitable rooms with outdoor air.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0301 ((Reserved.)) Design criteria.**

**R301.2.2.3.1 Height limitations.** Wood-framed buildings shall be limited to three stories above grade plane or the limits given in Table R602.10.3(3). Cold-formed, steel-framed buildings shall be limited to less than or equal to three stories above grade plane in accordance with AISI S230. Mezzanines that comply with Section R328 shall not be considered as stories. Structural insulated panel buildings shall be limited to two stories above grade plane.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0302 Section R302--Fire-resistant construction.**

**R302.1 Exterior walls.** Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

EXCEPTIONS:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

**TABLE R302.1 (1)**  
**EXTERIOR WALLS**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	((f))Fire-resistance rated((t))	1-hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	((f))Not fire-resistance rated((t))	0 hours	((g)) ≥ 5 feet
Projections	((f))Fire-resistance rated((t))	1 hour on the underside <sup>ab</sup>	((g)) ≥ 2 feet to ≤5 feet
	((f))Not fire-resistance rated((t))	0 hours	≥5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area <u>per story</u>	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For IS: 1 foot = 304.8 mm. N/A = Not Applicable

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

~~(( R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.~~

EXCEPTION:

~~((1) A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses where an automatic sprinkler system is installed in accordance with NFPA 13 D, if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with chapter 296-46B WAC or electrical code as adopted by the local jurisdiction. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.~~

~~((2) A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with chapter 296-46B WAC or electrical code as adopted by the local jurisdiction. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.))~~

**Table R302.1 (2)**  
**Exterior Walls--Dwellings with Fire Sprinklers**

<u>Exterior Wall Element</u>		<u>Minimum Fire-Resistance Rating</u>	<u>Minimum Fire Separation Distance</u>
<u>Walls</u>	<u>Fire-resistance rated</u>	<u>1-hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides</u>	<u>0 feet</u>
	<u>Not fire-resistance rated</u>	<u>0 hours</u>	<u>3 feet<sup>a</sup></u>
<u>Projections</u>	<u>Fire-resistance rated</u>	<u>1 hour on the underside<sup>b, c</sup></u>	<u>2 feet<sup>a</sup></u>
	<u>Not fire-resistance rated</u>	<u>0 hours</u>	<u>3 feet</u>
<u>Openings in walls</u>	<u>Not allowed</u>	<u>N/A</u>	<u>&lt; 3 feet</u>
	<u>Unlimited</u>	<u>0 hours</u>	<u>3 feet<sup>a</sup></u>
<u>Penetrations</u>	<u>All</u>	<u>Comply with Section R302.4</u>	<u>&lt; 3 feet</u>
		<u>None required</u>	<u>3 feet<sup>a</sup></u>

For IS: 1 foot = 304.8 mm. N/A = Not Applicable

<sup>a</sup>For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

<sup>b</sup>Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

<sup>c</sup>Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

**R302.2.1 Continuity.** The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

Where a story extends beyond the exterior wall of a story below:

1. The fire-resistance-rated wall or assembly shall extend to the outside edge of the upper story; or
2. The underside of the exposed floor-ceiling assembly shall be protected as required for projections in Section R302.

**R302.2.4 Structural independence.** Each individual townhouse shall be structurally independent.

EXCEPTIONS:

1. Foundation supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit may be fastened to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. Townhouses separated by a common ((2)) 1-hour fire-resistance-rated wall as provided in Section R302.2.
6. Floor sheathing may fasten to the floor framing of both units.

**WAC 51-51-0303 Section R303--Light, ventilation and heating.**

**R303.1 Natural light.** All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms.

EXCEPTION: The glazed areas need not be installed in rooms where artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

~~((R303.1.1))~~ **R303.2 Adjoining rooms.** For the purpose((s)) of determining light requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m<sup>2</sup>).

EXCEPTION: Openings required for light shall be permitted to open into a ~~((thermally isolated))~~ sunroom ~~((addition))~~ with thermal isolation or a patio cover, provided ~~((that))~~ there is an openable area between the adjoining room and the sunroom ~~((addition))~~ or a patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet (2 m<sup>2</sup>).

~~((R303.2 Minimum Ventilation Performance. Every space intended for human occupancy shall be equipped with source specific and whole house ventilation systems designed and installed as specified in Sections R1507 and R1508.))~~

**R303.3 Bathrooms.** This section is not adopted.

~~((R303.4.1 Intake Openings. Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 3 feet (914 mm) below the contaminant source.~~

~~For the purposes of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.))~~

**R303.4 Minimum ventilation performance.** Dwelling units shall be equipped with local exhaust and whole house ventilation systems designed and installed as specified in Section M1507.

EXCEPTION: Additions with less than 500 square feet of conditioned floor area are exempt from the requirements in this Code for Whole House Ventilation Systems.

**R303.5 Opening location.** Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.

**R303.5.1 Intake openings.** Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks,

except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 3 feet (914 mm) below the contaminant source.

For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

**R303.5.2 Exhaust openings.** Exhaust air shall not be directed onto walkways. All exhaust ducts shall terminate outside the building. Terminal elements shall have at least the equivalent net free area of the duct work.

**R303.5.2.1 Exhaust ducts.** Exhaust ducts shall be equipped with back-draft dampers. All exhaust ducts in unconditioned spaces shall be insulated to a minimum of R-4.

~~(R303.6)~~ **R303.7 Stairway illumination.** All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Stairway illumination shall receive primary power from the building wiring. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

EXCEPTION: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

~~((R303.6.1 Light Activation. Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit.~~

EXCEPTION: Lights that are continuously illuminated or automatically controlled.

~~**R303.8.1 Definitions.** For the purposes of this section only, the following definitions apply.~~

~~**DESIGNATED AREAS** are those areas designated by a county to be an urban growth area in chapter 36.70A RCW and those areas designated by the U.S. Environmental Protection Agency as being in nonattainment for particulate matter.~~

~~**SUBSTANTIALLY REMODELED** means any alteration or restoration of a building exceeding 60 percent of the appraised value of such building within a 12 month period. For the purpose of this section, the appraised value is the estimated cost to replace the building and structure in kind, based on current replacement costs.~~



~~**R303.8.2 Primary Heating Source.** Primary heating sources in all new and substantially remodeled buildings in designated areas shall not be dependent upon wood stoves.~~

~~**R303.8.3 Solid Fuel Burning Devices.** No used solid fuel burning device shall be installed in new or existing buildings unless such device is United States Environmental Protection Agency certified or a pellet stove either certified or exempt from certification by the United States Environmental Protection Agency.~~

EXCEPTION: ~~Antique wood cook stoves and wood heaters manufactured prior to 1940.)~~

**R303.9 Required heating.** When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at design temperature. The installation of one or more portable heaters shall not be used to achieve compliance with this section.

EXCEPTION: Unheated recreational tents or yurts not exceeding 500 square feet provided it is not occupied as a permanent dwelling.

**R303.9.1 Definitions.** For the purposes of this section only, the following definitions apply.

**DESIGNATED AREAS** are those areas designated by a county to be an urban growth area in chapter 36.70A RCW and those areas designated by the U.S. Environmental Protection Agency as being in nonattainment for particulate matter.

**SUBSTANTIALLY REMODELED** means any alteration or restoration of a building exceeding 60 percent of the appraised value of such building within a 12 month period. For the purpose of this section, the appraised value is the estimated cost to replace the building and structure in kind, based on current replacement costs.

**R303.9.2 Primary heating source.** Primary heating sources in all new and substantially remodeled buildings in designated areas shall not be dependent upon wood stoves.

**R303.9.3 Solid fuel burning devices.** No new or used solid fuel burning device shall be installed in new or existing buildings unless such device is U.S. Environmental Protection Agency certified or exempt from certification by the United States Environmental Protection Agency and conforms with RCW 70.94.011, 70.94.450, 70.94.453, and 70.94.457.

EXCEPTIONS: 1. Wood cook stoves.  
2. Antique wood heaters manufactured prior to 1940.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0314 Section R314--Smoke alarms.**

**R314.3 Location.** Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. In napping areas in a family home child ((day)) care ((homes)).

~~((When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.))~~

**R314.3.1 Alterations, Repairs and Additions.** When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms as required for new dwellings.

EXCEPTIONS:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing, electrical or mechanical systems are exempt from the requirements of this section.

AMENDATORY SECTION (Amending WSR 12-01-099, filed 12/20/11, effective 4/1/12)

**WAC 51-51-0315 Section R315--Carbon monoxide alarms.**

**R315.1 Carbon Monoxide Alarms.** For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.

~~**R315.2 ((Existing Dwellings.** Existing dwellings shall be equipped with carbon monoxide alarms when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.~~

**EXCEPTIONS:**

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, or electrical permits, are exempt from the requirements of this section.
2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.))

**Carbon monoxide detection systems.** Carbon monoxide detection systems that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720-2012, shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy.

**EXCEPTION:**

Where carbon monoxide alarms are installed meeting the requirements of Section R315.1, compliance with Section R315.2 is not required.

**R315.3 ((Alarm Requirements)) Where required in existing dwellings.** Existing dwellings shall be equipped with carbon monoxide alarms in accordance with Section R315.1. An inspection will occur when alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created.

**EXCEPTIONS:**

1. Work involving only the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, or electrical permits, are exempt from the inspection requirements of this section.
2. Installation, alteration or repairs of nonfuel burning plumbing or mechanical systems are exempt from the inspection requirements of this section.
3. Owner-occupied single-family residences legally occupied before July 26, 2009. RCW 19.27.530 (2)(b).

**R315.4 Alarm requirements.** Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code, NFPA 720-2012 and the manufacturer's installation instructions.

AMENDATORY SECTION (Amending WSR 10-18-036, filed 8/25/10, effective 9/25/10)

**WAC 51-51-0325 Section R325--Adult family homes.**

**SECTION R325  
ADULT FAMILY HOMES**

**R325.1 General.** 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.

**R325.2 Submittal standards.** In addition to those requirements in Section 106.1, the submittal shall identify the project as a Group R-3 Adult Family Home Occupancy. 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.

**R325.3 Sleeping room classification.** Each sleeping room in an adult family home shall be classified as:

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 R325.9 is provided.
3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with R325.9 are provided.

**R325.4 Types of locking devices and door activation.** All bedroom and bathroom doors shall be openable 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. Pocket doors shall have graspable hardware available when in the closed or open position.

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

Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

**R325.5 Smoke and carbon monoxide alarm requirements.** All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Sections R314 and R315.1. Alarms shall be installed in such a manner so that the ~~((fire))~~ detection device warning ~~((may be))~~ is audible ~~((in))~~ from all ~~((parts))~~ areas of the dwelling upon activation of a single ~~((device))~~ alarm.

**R325.6 Escape windows and doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. 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.

**R325.7 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.

**R325.8 Grab bar(s) general requirements.** Where facilities are designated for use by adult family home clients, grab bars ((shall be installed)) for ((all)) water closets ((and)), bathtubs and shower((s)) stalls shall be installed according to this section. ((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 and bathtubs and showers used exclusively by staff of the adult family home:)

**R325.8.1 Grab bar cross section.** Grab bars with a circular cross

section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4 5/8 inches maximum.

**R325.8.2 Grab bar installation.** Grab bars shall have a spacing of 1 1/2 inches between the wall and the bar. Projecting objects, control valves and bathtub or shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1 1/2 inches to the grab bar.

EXCEPTION: Swing-up grab bars shall not be required to meet the 1 1/2 inch spacing requirement.

Grab bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. Grab bars shall not be supported directly by any residential grade fiberglass bathing or showering unit. Acrylic bars found in bathing units shall be removed.

Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.

**R325.8.3 Grab bars at water closets.** Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of R325.8. Grab bars shall mount between 33 inches and 36 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.

**R325.8.3.1 Fixed position grab bars.** Fixed position grab bars shall be a minimum of 36 inches in length and start 12 inches from the rear wall.

**R325.8.3.2 Swing-up grab bars.** Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall.

**R325.8.4 Grab bars at bathtubs.** Horizontal and vertical grab bars shall meet the requirements of R325.8.

**R325.8.4.1 Vertical grab bars.** Vertical grab bars shall be a minimum of 18 inches long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the bath tub edge or within 4 inches within the bath tub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.

EXCEPTION: The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of R325.8 at the control end and head end entry points.

**R325.8.4.2 Horizontal grab bars.** Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area. Grab bars shall be mounted between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches minimum in length. Back wall grab bar shall be 36 inches minimum in length.

**R325.8.5 Grab bars at shower stalls.** Where shower stalls are provided to meet the requirements for bathing facilities, grab bars

shall meet the requirements of R325.8.

EXCEPTION: Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches of the exterior of the shower aligned with the nose of the built-in seat.

**R325.8.5.1 Vertical grab bars.** Vertical grab bars shall be 18 inches minimum in length and installed at the control end wall and head end wall. Vertical bars shall be mounted within 4 inches of the exterior of the shower stall or within 4 inches inside the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.

**R325.8.5.2 Horizontal grab bars.** Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.

**R325.9 Ramps.** All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.8 with a maximum slope of 1 vertical to 12 horizontal. The exception to R311.8.1 is not allowed for adult family homes. Handrails shall be installed in accordance with R325.9.1.

**R325.9.1 Handrails for ramps.** Handrails shall be installed on both sides of ramps between the slope of 1 vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with R311.6.3.1 through R311.6.3.3.

**R325.10 Stair treads and risers.** Stair treads and risers shall be constructed in accordance with R311.7.4. Handrails shall be installed in accordance with R325.10.1.

**R325.10.1 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 be installed in accordance with R311.7.7 through R311.7.7.4.

**R325.11 Shower stalls.** Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06, effective 7/1/07)

**WAC 51-51-0326 Section R326--Family home child ((day)) care ((homes)).**

~~((SECTION R326  
FAMILY CHILD DAY CARE HOMES))~~

**R326 Family home child ((Day)) care ((Homes)).** For family home child ((day)) care ((homes)) with more than six children, each

floor level used for family child ((day)) care purposes shall be served by two remote means of egress. Exterior exit doors shall be operable from the inside without the use of keys or any special knowledge or effort.

Basements located more than 4 feet below grade level shall not be used for family home child ((day)) care ((homes)) unless one of following conditions exist:

1. Stairways from the basement open directly to the exterior of the building without entering the first floor; or

2. One of the two required means of egress discharges directly to the exterior from the basement level, and a self-closing door is installed at the top or bottom of the interior stair leading to the floor above; or

3. One of the two required means of egress is an operable window or door, approved for emergency escape or rescue, that opens directly to a public street, public alley, yard or exit court; or

4. A residential sprinkler system is provided throughout the entire building in accordance with ((National Fire Protection Association Standard)) NFPA 13d.

Floors located more than 4 feet above grade level shall not be occupied by children in family ((day)) home child care ((homes)).

EXCEPTIONS:

1. Use of toilet facilities while under supervision of an adult staff person.

2. Family home child ((day)) care ((homes)) may be allowed on the second story if one of the following conditions exists:

2.1 Stairways from the second story open directly to the exterior of the building without entering the first floor; or

2.2 One of the two required means of egress discharges directly to the exterior from the second story level, and a self-closing door is installed at the top or bottom of the interior stair leading to the floor below; or

2.3 A residential sprinkler system is provided throughout the entire building in accordance with ((National Fire Protection Association Standard)) NFPA 13d.

Every sleeping or napping room in a family home child ((day)) care ((home)) shall have at least one operable window for emergency rescue.

EXCEPTION:

Sleeping or napping rooms having doors leading to two separate means of egress, or a door leading directly to the exterior of the building.

Rooms or spaces containing a commercial-type cooking kitchen, boiler, maintenance shop, janitor closet, laundry, woodworking shop, flammable or combustible storage, or painting operation shall be separated from the family home child ((day)) care area by at least one-hour fire-resistive construction.

EXCEPTION:

A fire-resistive separation shall not be required where the food preparation kitchen contains only a domestic cooking range, and the preparation of food does not result in the production of smoke or grease laden vapors.

## NEW SECTION

### **WAC 51-51-0328 Section R328--Mezzanines.**

**R328.1 General.** Mezzanines shall comply with Section R328.

**R328.2 Mezzanines.** The clear height above and below *mezzanine*

floor construction shall meet the requirements of R305.1.

**R328.3 Area limitation.** The aggregate area of a *mezzanine* shall be not greater than one-third of the floor area of the room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located.

**R328.4 Means of egress.** The *means of egress* for *mezzanines* shall comply with the applicable provisions of Section R311.

**R328.5 Openness.** A *mezzanine* shall be open and unobstructed to the room in which the *mezzanine* is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

EXCEPTIONS:

1. *Mezzanines* or portions thereof are not required to be open to the room in which they are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the *mezzanine* area.
2. *Mezzanines* that are no more than two *stories* above *grade plane* and equipped throughout with an *automatic sprinkler system* in accordance with NFPA 13R, NFPA 13D or Appendix S, ~~((a mezzanine))~~ and having two or more *means of egress*, shall not be required to be open to the room in which the *mezzanine* is located.

AMENDATORY SECTION (Amending WSR 10-24-061, filed 11/29/10, effective 7/1/11)

**WAC 51-51-0403 Section R403--Footings.**

~~((**R403.1 General.** All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads specified in Section R301 and to transmit the resulting loads to the supporting soil within the limitations determined from the characteristics of the soil. Footings shall be supported on undisturbed natural soil or engineered fill. Foundation walls complying with Section R404 or stem walls complying with Section R403.1.3 shall be permitted to support exterior walls, exterior braced wall lines and exterior braced wall panels provided they are supported by continuous footings.))~~

TABLE R403.1  
MINIMUM WIDTH OF CONCRETE,  
PRECAST OR MASONRY FOOTINGS  
(inches)

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥4,000
Conventional light-frame construction				
1 floor <sup>b,c</sup>	12	12	12	12
2 floors <sup>b,c</sup>	15	12	12	12
3 floors <sup>b,c</sup>	23	17	12	12



	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥4,000
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

- For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479kPa.
- Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.
  - Represents the number of floors supported.
  - Footings shall be permitted to support a roof in addition to the stipulated number of floors. Footings supporting a roof only shall be as required for supporting one floor.

**R403.1.2 Continuous Footing in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>.** The braced wall panels at exterior walls of buildings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> shall be supported by continuous footings. All required interior braced wall panels shall be supported on footings at intervals not exceeding 50 feet (15,240 mm).

~~((Figure 403.4(1). Note corrected title and labels:~~

~~BASEMENT OR CRAWL SPACE WITH PRECAST CONCRETE FOUNDATION WALL BEARING ON CRUSHED STONE~~

~~PRECAST CONCRETE FOUNDATION WALL~~

~~CRUSHED STONE FOOTING~~

~~Figure 403.4(2). Note corrected title and label:~~

~~BASEMENT OR CRAWL SPACE WITH PRECAST CONCRETE FOUNDATION WALL ON SPREAD FOOTING~~

~~PRECAST CONCRETE FOUNDATION WALL))~~

AMENDATORY SECTION (Amending WSR 10-24-061, filed 11/29/10, effective 7/1/11)

**WAC 51-51-0404 Section R404--Foundation and retaining walls.**

~~((Table R404.1.1(3). Note corrected title:~~

~~10-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE d > 6.75 INCHES<sup>777</sup>))~~

**R404.1.2.2 Reinforcement for foundation walls.** Concrete foundation walls shall be laterally supported at the top except where permitted in R404.1.2.2.1 and R404.1.2.2.2, and at the bottom where required elsewhere in this code. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat

basement walls retaining 4 feet (1,219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9).

For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section 611.6 for the above-grade wall. In buildings assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, concrete foundation walls shall also comply with Section R404.1.4.2.

**R404.4 Retaining walls.** Retaining walls not supporting a structure that are not laterally supported at the top and that retain in excess of 24 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

AMENDATORY SECTION (Amending WSR 10-18-036, filed 8/25/10, effective 9/25/10)

**WAC 51-51-0408 Section R408--Under-floor space.**

**R408.1 Ventilation.** The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls.

**R408.2 Openings for under-floor ventilation.** The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m<sup>2</sup>) for each 300 square feet (28 m<sup>2</sup>) of under-floor area. (~~One ventilating opening shall be within 3 feet (914 mm) of each corner of the building,~~) Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick.
3. Cast-iron grill or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh, with the least dimension being 1/8 inch (3.2 mm).

EXCEPTION: The total area of ventilation openings shall be permitted to be reduced to 1/1,500 of the under-floor area where the ground surface is covered with an approved Class I vapor retarder material and the required openings are placed to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited. If the

installed ventilation is less than 1/300, or if operable louvers are installed, a radon vent shall be installed to originate from a point between the ground cover and soil. The radon vent shall be installed in accordance with the requirements of Appendix F (Radon) of this code.

**R408.3 Unvented crawl space.** Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall; and a radon system shall be installed that meets the requirements of Appendix F (Radon) of this code.

2. Continuously operated mechanical exhaust ventilation is provided at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m<sup>2</sup>) of crawlspace floor area. Exhaust ventilation shall terminate to the exterior.

EXCEPTION: Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.

#### NEW SECTION

#### **WAC 51-51-0501 Section R501--General.**

**R501.3 Fire protection of floors.** Floor assemblies, not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member.

EXCEPTIONS:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies can be unprotected when complying with the following:
  - 3.1. The aggregate area of the unprotected portions shall not exceed 80 square feet per story.
  - 3.2. Fire blocking in accordance with Section R302.11.1 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimensional lumber or *structural composite lumber* with a cross sectional area equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0502 Section R502--(~~Wood floor framing~~) Reserved.**

~~(( **R502.2.2.2 Alternate Deck Ledger Connections.** Deck ledger connections not conforming to Table R502.2.2.1 shall be attached with approved fasteners having equivalent withdrawal capacity or be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.~~

~~**R502.2.2.3 Deck Lateral Load Connections.** The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).~~

~~EXCEPTION: Decks not more than 30 inches above grade at any point may be unattached.))~~

#### NEW SECTION

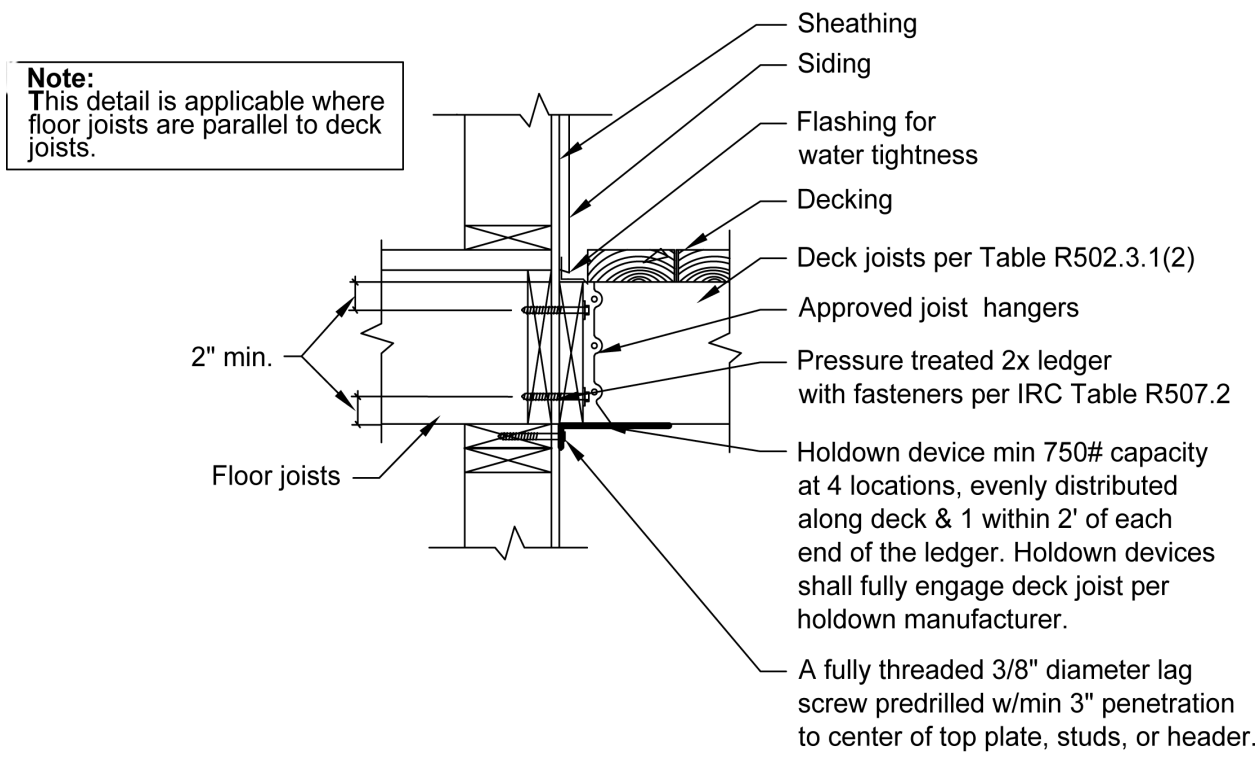
### **WAC 51-51-0507 Section R507--Decks.**

**R507.2.2 Alternate deck ledger connections.** Deck ledger connections not conforming to Table R507.2 shall be attached with approved fasteners having equivalent withdrawal capacity or be designed in accordance with accepted engineering practice. Girders supporting deck joists shall not be supported on deck ledgers or band joists. Deck ledgers shall not be supported on stone or masonry veneer.

**R507.2.3 Deck lateral load connections.** The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3. Where the lateral load connection is provided in accordance with Figure R507.2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

EXCEPTIONS:

1. Decks not more than 30 inches above grade at any point may be unattached.
2. Where a new deck is being added to an existing structure, the lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.4.



**Figure R507.2.4**

**Table 507.2.1**

**Placement of Lag Screws and Bolts in Deck Ledgers and Band Joists**

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger <sup>a</sup>	2 inches <sup>d</sup>	3/4 inch	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>
Band joist <sup>c</sup>	3/4 inch	2 inches <sup>e</sup>	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>

For SI: 1 inch = 25.4 mm.  
<sup>a</sup>Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).  
<sup>b</sup>Maximum 5 inches.  
<sup>c</sup>For engineered rim joists, the manufacturer's recommendations shall govern.  
<sup>d</sup>The minimum distance from bottom row of lag screws to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).  
<sup>e</sup>The 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, a header or by double top wall plates

AMENDATORY SECTION (Amending WSR 10-18-036, filed 8/25/10, effective 9/25/10)

**WAC 51-51-0602 Section R602--Wood wall framing.**

**R602.9 Foundation cripple walls.** Foundation cripple walls shall be

framed of studs not smaller than the studding above. When exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional story.

Cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Sections R403.1.2 and (~~(R602.10.7.1)~~) R602.10.9.1 with a stud height less than 14 inches (356 mm) shall be continuously sheathed on (~~at least~~) one side with (~~a~~) wood structural panels (~~that is~~) fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. All cripple walls shall be supported on continuous footings or foundations.

EXCEPTION: Footings supporting cripple walls used to support interior braced wall panels as required in Sections R403.1.2 and (~~(R602.10.7.1)~~) R602.10.9.1 shall be continuous for the required length of the cripple wall and constructed beyond the cripple wall for a minimum distance of 4 inches and a maximum distance of the footing thickness. The footings extension is not required at intersections with other footings.

~~( (R602.10.1.2 Length of bracing. The length of bracing along each braced wall line shall be the greater of that required by the design wind speed and braced wall line spacing in accordance with Table R602.10.1.2(1) as adjusted by the factors in the footnotes or the Seismic Design Category and braced wall line length in accordance with Table R602.10.1.2(2) as adjusted by the factors in Table R602.10.1.2(3). Braced wall panel locations shall comply with the requirements of Section R602.10.1.4. Only walls that are parallel to the braced wall line shall be counted toward the bracing requirement of that line, except angled walls shall be counted in accordance with Section R602.10.1.3. In no case shall the minimum total length of bracing in a braced wall line, after all adjustments have been taken, be less than 48 inches (1219 mm) total.~~

**R602.10.1.5 Braced wall line spacing for Seismic Design Categories D<sub>v</sub>, D<sub>r</sub> and D<sub>s</sub>.** ~~Spacing between braced wall lines in each story shall not exceed 25 feet (7620 mm) on center in both the longitudinal and transverse directions.~~

EXCEPTION: ~~In one-story and two-story buildings, spacing between two adjacent braced wall lines shall not exceed 35 feet (10,668 mm) on center in order to accommodate one single room not exceeding 900 square feet (84 m<sup>2</sup>) in each dwelling unit or accessory structure. Spacing between all other braced wall lines shall not exceed 25 feet (7620 mm). A spacing of 35 feet (10,668 mm) or less shall be permitted between braced wall lines where the length of wall bracing required by Table R602.10.1.2(2) is multiplied by the appropriate adjustment factor from Table R602.10.1.5, the length-to-width ratio for the floor/roof diaphragm does not exceed 3:1, and the top plate lap splice face nailing is twelve 16d nails on each side of the splice.~~

**R602.10.2.3 Redesignation of cripple walls.** ~~In any Seismic Design Category, cripple walls are permitted to be redesignated as the first story walls for purposes of determining wall bracing requirements. If the cripple walls are redesignated, the stories above the redesignated story shall be counted as the second and third stories, respectively.~~

**R602.10.7.1 Braced wall panel support for Seismic Design Category D<sub>s</sub>.** ~~In one-story buildings located in Seismic Design Category D<sub>s</sub>, braced wall panels shall be supported on continuous foundations at intervals not exceeding 50 feet (15,240 mm). In two-story buildings located in Seismic Design Category D<sub>s</sub>, all braced wall panels shall be supported on continuous foundations.~~

~~**R602.10.9 Cripple wall bracing.** In Seismic Design Categories other than  $D_2$ , cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in R403.1.2 and R602.10.7.1 shall be braced with a length and type of bracing as required for the wall above in accordance with Tables R602.10.1.2(1) and R602.10.1.2(2) with the following modifications for cripple wall bracing:~~

~~1. The length of bracing as determined from Tables R602.10.1.2(1) and R602.10.1.2(2) shall be multiplied by a factor of 1.15, and~~

~~2. The wall panel spacing shall be decreased to 18 feet (5486 mm) instead of 25 feet (7620 mm).~~

~~**R602.10.9.1 Cripple wall bracing in Seismic Design Categories  $D_1$ ,  $D_2$ , and  $D_3$ .** In addition to the requirements of Section R602.10.9, where braced wall lines at interior walls occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be 1 1/2 times the length required by Tables R602.10.1.2(1) and R602.10.1.2(2). Where cripple walls braced using Method WSP of Section R602.10.2 cannot provide this additional length, the capacity of the sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) on center.~~

~~In Seismic Design Category  $D_2$ , cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Sections R403.1.2 and R602.10.7.1 shall be braced in accordance with Tables R602.10.1.2(1) and R602.10.1.2(2).)~~

~~**R602.10.11 Cripple wall bracing.** Cripple walls shall be constructed in accordance with Section R602.9 and braced in accordance with this section. Cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Section R403.1.2 shall be braced with the length and method of bracing used for the wall above in accordance with Tables R602.10.3(1) and R602.10.3(3), and the applicable adjustment factors in Table R602.10.3(2) or R602.10.3(4), respectively, except the length of the cripple wall bracing shall be multiplied by a factor of 1.15. The distance between adjacent edges of braced wall panels shall be reduced from 20 feet (6096 mm) to 14 feet (4267 mm).~~

~~**R602.10.11.2 Cripple wall bracing for Seismic Design Category  $D_2$ .** In Seismic Design Category  $D_2$ , cripple walls supporting bearing walls or exterior walls or interior braced wall panels as required in Section R403.1.2 shall be braced in accordance with Tables R602.10.3(3) and R602.10.3(4).~~

AMENDATORY SECTION (Amending WSR 10-18-036, filed 8/25/10, effective 9/25/10)

**WAC 51-51-0612 Section R612--Exterior windows and ((glass)) doors.**

**((R612.6)) R612.3 Testing and labeling.** Exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to ((indicated)) indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or comply with Section ((R612.6)) R612.5.

EXCEPTIONS:

1. Decorative glazed openings.
2. Custom exterior windows and doors manufactured by a small business shall be exempt from all testing requirements in Section R612 ((of the International Residential Code)) provided they meet the applicable provisions of Chapter 24 of the International Building Code.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0703 Section R703--Exterior covering.**

**R703.1 General.** Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8.

**R703.1.1 Water resistance.** The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with Section ((601.3)) R702.7 of this code.

EXCEPTIONS:

1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R703.7 or R703.8.
2. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
  - 2.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
  - 2.2. Exterior wall envelope test assemblies shall be at least 4 feet (1219 mm) by 8 feet (2438 mm) in size.
  - 2.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot (299Pa).
  - 2.4. Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours. The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate: Control joints in the exterior wall envelope; joints at the perimeter of opening penetration; or intersections of terminations with dissimilar materials.
3. The requirement for a means of drainage shall not be construed to mean an air space cavity under the exterior



cladding for an exterior wall clad with panel or lapped siding made of plywood, engineered wood, hardboard, or fiber cement. A water-resistive barrier as required by Section R703.2 and Table R703.4 will be required on exterior walls.

**R703.8 Flashing.** Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structure framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashing shall be installed at all of the following locations:

1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water resistive barrier for subsequent drainage.

2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

3. Under and at the ends of masonry, wood or metal copings and sills.

4. Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.

6. At wall and roof intersections.

7. At built-in gutters.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0806 Section R806--(~~Roof ventilation~~) Reserved.**

~~((**R806.4 Unvented attic assemblies.** Unvented attic assemblies (spaces between the ceiling joists of the top story and the roof rafters) shall be permitted if all of the following conditions are met:~~

~~1. The unvented attic space is completely contained within the building thermal envelope.~~

~~2. No interior vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly.~~

~~3. Where wood shingles or shakes are used, a minimum 1/4-inch (6 mm) vented air space separates the shingles or shakes and the roofing underlayment above the structural sheathing.~~

~~4. Any air-impermeable insulation shall be a vapor retarder, or shall have a vapor retarder coating or covering in direct contact with the underside of the insulation.~~

~~5. Either items a, b or c below shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.~~

~~a. Air-impermeable insulation only. Insulation shall be~~

~~applied in direct contact to the underside of the structural roof sheathing.~~

~~b. Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing as specified per Washington climate zone for condensation control.~~

~~i. Climate Zone #1 - R-10 minimum rigid board or air-impermeable insulation R-value.~~

~~ii. Climate Zone #2 - R-25 minimum rigid board or air-impermeable insulation R-value.~~

~~c. Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact to the underside of the structural roof sheathing as specified per Washington climate zone for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.~~

~~i. Climate Zone #1 - R-10 minimum rigid board or air-impermeable insulation R-value.~~

~~ii. Climate Zone #2 - R-25 minimum rigid board or air-impermeable insulation R-value.)~~

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-0903 Section R903--Weather protection.**

**R903.4.1 ((~~Overflow~~)) Secondary (emergency overflow) drains ((and) or scuppers.** Where roof drains are required, secondary emergency overflow drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) shall be installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the roof served. The installation and sizing of overflow drains, leaders and conductors shall comply with the plumbing code. Overflow drains shall discharge to an approved location.

**WAC 51-51-1001 Section R1001--Masonry fireplaces.**

**R1001.7.1 Damper.** Masonry fireplaces shall be equipped with a ferrous metal damper located at least 8 inches (203 mm) above the top of the fireplace opening. Dampers shall be installed in the fireplace or the chimney venting the fireplace, and shall be operable from the room containing the fireplace.

Fireplaces shall be provided with each of the following:

1. Tightly fitting flue dampers, operated by a readily accessible manual or approved automatic control.

EXCEPTION: Fireplaces with gas logs shall be installed in accordance with the International Mechanical Code Section 901, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Liquefied Petroleum Gas Code) and NFPA 54 (National Fuel Gas Code).

2. An outside source for combustion air ducted into the firebox. The duct shall be at least 6 square inches, and shall be provided with an operable outside air duct damper.

~~((EXCEPTION: Washington certified fireplaces shall be installed with the combustion air systems necessary for their safe and efficient combustion and specified by the manufacturer in accordance with the Washington State Building Standard 31-2 (WAC 51-50-31200) and IBC Section 2114 (WAC 51-50-2114).))~~

3. Site built fireplaces shall have tight fitting glass or metal doors, or a flue draft induction fan or as approved for minimizing back-drafting. Factory built fireplaces shall use doors listed for the installed appliance.

NEW SECTION

**WAC 51-51-1002 Section R1002--Masonry heaters.**

**R1002.2 Installation.** Masonry heaters shall be installed in accordance with this section and shall be a masonry heater type approved by the department of ecology. Masonry heaters shall comply with one of the following:

1. Masonry heaters shall comply with the requirements of ASTM E 1602; or

2. Masonry heaters shall be *listed* and *labeled* in accordance with UL 1482 and installed in accordance with the manufacturer's installation instructions.

**R1002.2.1 Combustion air and doors.** Masonry heaters shall be provided with both of the following:

1. Primary combustion air ducted from the outside of the structure to the appliance.

2. Tight fitting ceramic glass or metal doors. Flue dampers, when provided, shall have an external control and when in the closed position shall have a net free area of not less than 5% of the flue cross sectional area.

AMENDATORY SECTION (Amending WSR 04-01-109, filed 12/17/03, effective 7/1/04)

**WAC 51-51-1004 Section R1004--Factory-built fireplaces.**

**R1004.1.1 Emission Standards for Factory-built Fireplaces.** ((After January 1, 1997,)) No new or used factory-built fireplace shall be installed in Washington state unless it is certified and labeled in accordance with procedures and criteria specified in ((the Washington State Building Code Standard 31-2)) ASTM E2558 Standard Test Method for determining particulate matter emission from fires in low mass wood burning fireplaces.

To certify an entire fireplace model line, the internal assembly shall be tested to determine its particulate matter emission performance. Retesting and recertifying is required if the design and construction specifications of the fireplace model line internal assembly change. Testing for certification shall be performed by a Washington state department of ecology (DOE) approved and U.S. Environmental Protection Agency (EPA) accredited laboratory.

**R1004.1.2 Emission Standards for Certified Masonry and Concrete Fireplaces.** ((After January 1, 1997, new certified masonry or concrete fireplaces installed in Washington state shall be tested and labeled in accordance with procedures and criteria specified in the Washington State Building Code Standard 31-2.

~~To certify an entire fireplace model line, the internal assembly shall be tested to determine its particulate matter emission performance. Retesting and recertifying is required if the design and construction specifications of the fireplace model line internal assembly change. Testing for certification shall be performed by a Washington state department of ecology (DOE) approved and U.S. Environmental Protection Agency (EPA) accredited laboratory.)) Masonry and concrete fireplace model lines certified to Washington State Building Code Standard 31-2 prior to July 1, 2013, may retain certification provided the design and construction specifications of the fireplace model line internal assembly do not change.~~

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1006 Section R1006--Exterior air supply.**

**R1006.2 Solid fuel burning appliances and fireplaces.** Solid fuel

burning appliances and fireplaces shall be provided with tight fitting metal or ceramic glass doors, and:

1. A source from outside the structure of primary combustion air, connected to the appliance as per manufacturer's specification. The air inlet shall originate at a point below the fire box. The duct shall be 4 inches or greater in diameter, not exceed 20 feet in length, and be installed as per manufacturer's instructions; or

2. The appliance and manufacturer's recommended combustion air supply, as an installed unit, shall be certified by an independent testing laboratory to have passed Test No. 11-Negative Pressure Test, Section 12.3, of ULC S627-M1984 "Space Heaters for Use with Solid Fuels," modified as follows:

Negative pressure of 8 Pascal shall be initially established with the chamber sealed and the air supply, if not directly connected to the appliance, closed off.

The air supply if not directly connected to the appliance, shall then be opened.

The maximum allowable air exchange rate from chamber leakage and intentional air supply for the unit (appliance with combustion air supply) in the test chamber is 3.5 air changes per hour, or 28 cfm (cubic feet of air per minute), whichever is less.

EXCEPTION: Combustion air may be supplied to the room in which the solid fuel burning appliance is located in lieu of direct ducting, provided that one of the following conditions is met:  
1. The solid fuel burning appliance is part of a central heating plant and installed in an unconditioned space in conformance with the International Mechanical Code; or  
2. The solid fuel burning appliance is installed in existing construction directly on a concrete floor or surrounded by masonry materials as in a fireplace. The combustion air terminus shall be located as close to the solid fuel burning appliance as possible and shall be provided with a barometric damper or equivalent. The combustion air source shall be specified by the manufacturer or no less than 4 inches in diameter or the equivalent in area or as approved.

~~((R1006.1.1 Factory built fireplaces. This section is not adopted.~~

~~R1006.1.2 Masonry fireplaces. This section is not adopted.~~

~~R1006.2 Exterior air intake.))~~ R1006.4 Passageway. This section is not adopted.

AMENDATORY SECTION (Amending WSR 07-01-090, filed 12/19/06, effective 7/1/07)

**WAC 51-51-1201 Section M1201--General.**

**M1201.1 Scope.** The provisions of Chapters 12 through 24 shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions within buildings. These chapters shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed in this code.

EXCEPTION: The standards for liquefied petroleum gas installations shall be the ((2004)) 2011 Edition of NFPA 58 (Liquefied

**M1201.3 Construction documents.** The plans and specifications shall show in sufficient detail pertinent data and features of the materials, equipment and systems as herein governed including, but not limited to: Design criteria, size and type of apparatus and equipment, systems and equipment controls, provisions for combustion air to fuel burning appliances, and other pertinent data to indicate conformance with the requirements of this code.

**M1201.4 Testing.** At the discretion of the building official, flow testing may be required to verify that the mechanical system(s) satisfies the requirements of this code. Specific testing required by other sections of this code shall be performed. Flow testing may be performed using flow hoods measuring at the intake or exhaust points of the system, in-line pitot tube, or pitot-traverse type measurement systems in the duct, short-term tracer gas measurements, or other means approved by the building official.

NEW SECTION

**WAC 51-51-1301 Section M1301--General.**

**M1301.2 Identification.** Each length of pipe and tubing and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

EXCEPTION:                      The manufacturer identification for fittings and pipe nipples shall be on each piece or shall be printed on the fitting or nipple packaging or provided documentation.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1302 Section M1302--(~~General mechanical system requirements~~) Reserved.**

~~((M1302.2 Construction Documents. The plans and specifications shall show in sufficient detail pertinent data and features of the materials, equipment and systems as herein governed, including, but not limited to: Design criteria, size and type of apparatus and equipment, systems and equipment controls, provisions for combustion air to fuel burning appliances, and other pertinent data to indicate conformance with the requirements of this code.~~

~~**M1302.3 Testing.** At the discretion of the building official, flow testing may be required to verify that the mechanical system(s) satisfies the requirements of this code. Flow testing may be~~

~~performed using flow hoods measuring at the intake or exhaust points of the system, in-line pitot tube, or pitot-traverse type measurement systems in the duct, short term tracer gas measurements, or other means approved by the building official.))~~

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1415 Section M1415--(~~Masonry heaters~~) Reserved.**

~~((**M1415.1 General.**—Masonry heaters shall be approved by the department of ecology and shall contain both of the following:~~

~~1. Primary combustion air ducted from the outside of the structure to the appliance.~~

~~2. Tight fitting ceramic glass or metal doors. Flue damper, when provided, shall have an external control and when in the closed position shall have a net free area of not less than 5% of the flue cross sectional area.))~~

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1507 Section M1507--Mechanical ventilation.**

~~**M1507.1 General.** ((Source specific exhaust ventilation is required in each kitchen, bathroom, water closet, laundry room, indoor swimming pool, spa, and other rooms where water vapor or cooking odor is produced. The minimum source specific ventilation effective exhaust capacity shall not be less than levels specified in Table M1507.3.~~

~~**M1507.3.1 Source Specific Exhaust Fans.**—Exhaust fans providing source specific ventilation shall have a minimum fan flow rating not less than 50 cfm at 0.25 inches water gauge for bathrooms, laundries, or similar rooms and 100 cfm at 0.25 inches water gauge for kitchens. Manufacturers' fan flow ratings shall be determined as per HVI 916 (April 1995) or AMCA 210.~~

~~EXCEPTION: Where a range hood or down draft exhaust fan is used to satisfy the source specific ventilation requirements for kitchens, the range hood or down draft exhaust shall not be less than 100 cfm at 0.10 inches water gauge.~~

~~**M1507.3.2 Source Specific Ventilation Controls.**—Source specific ventilation systems shall be controlled by manual switches, dehumidistats, timers, or other approved means. Source specific ventilation system controls shall be readily accessible.~~

~~**M1507.3.3 Source Specific Ventilation Ducts.**—Source specific~~

~~ventilation ducts shall terminate outside the building. Exhaust ducts shall be equipped with back-draft dampers. All exhaust ducts in unconditioned spaces shall be insulated to a minimum of R-4. Terminal elements shall have at least the equivalent net free area of the duct work. Terminal elements for exhaust fan duct systems shall be screened or otherwise protected from entry by leaves or other material. Minimum 50% net free area shall meet the requirements of R303.5.)~~ Local exhaust and whole-house mechanical ventilation systems and equipment shall be designed in accordance with this section.

**M1507.2 Recirculation of air.** Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas of the building.

**M1507.3 Whole-house mechanical ventilation system.** Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1507.3.1 through M1507.3.3.

**M1507.3.1 System design.** Each dwelling unit or guestroom shall be equipped with a ventilation system complying with Section M1507.3.4, M1507.3.5, M1507.3.6 or M1507.3.7. Compliance is also permitted to be demonstrated through compliance with the International Mechanical Code.

**M1507.3.2 Control and operation.**

1. Location of controls. Controls for all ventilation systems shall be readily accessible by the occupant.

2. Instructions. Operating instructions for whole-house ventilation systems shall be provided to the occupant by the installer of the system.

3. Local exhaust systems. Local exhaust systems shall be controlled by manual switches, dehumidistats, timers, or other approved means.

4. Continuous whole-house ventilation systems. Continuous whole-house ventilation systems shall operate continuously. Exhaust fans, forced-air system fans, or supply fans shall be equipped with "fan on" as override controls. Controls shall be capable of operating the ventilation system without energizing other energy-consuming appliances. A label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."

5. Intermittent whole-house ventilation systems. Intermittent whole-house ventilation systems shall comply with the following:

5.1. They shall be capable of operating intermittently and continuously.

5.2. They shall have controls capable of operating the exhaust fans, forced-air system fans, or supply fans without energizing other energy-consuming appliances.

5.3. The ventilation rate shall be adjusted according to the exception in Section 403.8.5.1.



5.4. The system shall be designed so that it can operate automatically based on the type of control timer installed.

5.5. The intermittent mechanical ventilation system shall operate at least one hour out of every four.

5.6. The system shall have a manual control and automatic control, such as a 24-hour clock timer.

5.7. At the time of final inspection, the automatic control shall be set to operate the whole-house fan according to the schedule used to calculate the whole-house fan sizing.

5.8. A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."

**M1507.3.2.1 Operating instructions.** Installers shall provide the manufacturer's installation, operating instructions, and a whole-house ventilation system operation description.

**M1507.3.3 Mechanical ventilation rate.** The whole-house mechanical ventilation system shall provide outdoor air to each habitable space at a continuous rate of not less than that determined in accordance with Table M1507.3.3(1).

**EXCEPTION:** The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1507.3.3(1) is multiplied by the factor determined in accordance with Table M1507.3.3(2).

**Table M1507.3.3(1)  
Continuous Whole-House Mechanical Ventilation System Airflow Rate Requirements**

<b>Dwelling Unit Floor Area (square feet)</b>	<b>NUMBER OF BEDROOMS</b>				
	<b>0 - 1</b>	<b>2 - 3</b>	<b>4 - 5</b>	<b>6 - 7</b>	<b>&gt; 7</b>
	<b>Airflow in CFM</b>				
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,501	105	120	135	150	165

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 cubic foot per minute = 0.0004719 m<sup>3</sup>/S.

**Table M1507.3.3(2)  
Intermittent Whole-House Mechanical Ventilation Rate Factors<sup>a, b</sup>**

<b>Run-Time Percentage in Each 4-Hour Segment</b>	<b>25%</b>	<b>33%</b>	<b>50%</b>	<b>66%</b>	<b>75%</b>	<b>100%</b>
Factor <sup>a</sup>	4	3	2	1.5	1.3	1.0

<sup>a</sup> For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

<sup>b</sup> Extrapolation beyond the table is prohibited.

**M1507.3.4 Whole-house ventilation using exhaust fans.** This section establishes minimum prescriptive requirements for whole-house

ventilation systems using exhaust fans. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole-house ventilation system.

**M1507.3.4.1 Whole-house ventilation fans.** Exhaust fans providing whole-house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table M1507.3.3(1). Manufacturers' fan flow ratings shall be determined according to HVI 916 or AMCA 210.

**M1507.3.4.2 Fan noise.** Whole-house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 (March 2009). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.

**M1507.3.4.3 Fan controls.** The whole-house ventilation fan shall meet the requirements of Section M1507.3.2 and M1507.3.2.1.

**M1507.3.4.4 Outdoor air inlets.** Outdoor air shall be distributed to each habitable space by individual outdoor air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.

Individual room outdoor air inlets shall:

1. Have controllable and secure openings;  
2. Be sleeved or otherwise designed so as not to compromise the thermal properties of the wall or window in which they are placed;

3. Provide not less than 4 square inches of net free area of opening for each habitable space. Any inlet or combination of inlets which provide 10 cfm at 10 Pascals are deemed equivalent to 4 square inches net free area.

Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.

2. Where it will pick up objectionable odors, fumes or flammable vapors.

3. A hazardous or unsanitary location.

4. A room or space having any fuel-burning appliances therein.

5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.

6. Attic, crawl spaces, or garages.

**M1507.3.5 Whole-house ventilation integrated with a forced-air system.** This section establishes minimum prescriptive requirements for whole-house ventilation systems integrated with forced-air ventilation systems. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a

whole-house ventilation system.

**M1507.3.5.1 Integrated whole-house ventilation systems.** Integrated whole-house ventilation systems shall provide outdoor air at the rate calculated using Section M1507.3.3. Integrated forced-air ventilation systems shall distribute outdoor air to each habitable space through the forced-air system ducts. Integrated forced-air ventilation systems shall have an outdoor air inlet duct connecting a terminal element on the outside of the building to the return air plenum of the forced-air system, at a point within 4 feet upstream of the air handler. The outdoor air inlet duct connection to the return air stream shall be located upstream of the forced-air system blower and shall not be connected directly into a furnace cabinet to prevent thermal shock to the heat exchanger. The system will be equipped with a motorized damper connected to the automatic ventilation control as specified in Section M1507.3.2. The required flow rate shall be verified by field testing with a flow hood or a flow measuring station.

**M1507.3.5.2 Ventilation duct insulation.** All supply ducts in the conditioned space shall be insulated to a minimum of R-4.

**M1507.3.5.3 Outdoor air inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
2. Where it will pick up objectionable odors, fumes or flammable vapors.
3. A hazardous or unsanitary location.
4. A room or space having any fuel-burning appliances therein.
5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
6. Attic, crawl spaces, or garages.

**M1507.3.6 Whole-house ventilation using a supply fan.** This section establishes minimum prescriptive requirements for whole-house ventilation systems using an inline supply fan. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole-house ventilation system.

**M1507.3.6.1 Outdoor air.** Supply fan ventilation systems shall distribute outdoor air to each habitable space through the forced-air system ducts or through dedicated ducts to each habitable space. Supply fans shall have the capacity to provide the amount of outdoor air specified in Table M1507.3.3(1) at 0.40 inches water gauge as per HVI 916. The outdoor air must be filtered before it is delivered to habitable spaces. The filter may be located at the intake device, in line with the fan, or, in the case of a connection to the return plenum of the air handler, using the furnace filter. An outdoor air inlet shall be connected to either the supply or return air stream.

**M1507.3.6.2 Ducts.** An outdoor air inlet duct connection to the supply air stream shall be located downstream of the forced-air system blower. An outdoor air inlet duct connection to the return air stream shall be located at least 4 feet upstream of the forced-air system blower and its filter. Neither type of duct shall be connected directly into a furnace cabinet to prevent thermal shock to the heat exchanger. The outdoor air inlet duct shall be prescriptively sized in accordance with Table M1507.3.6.2. The terminal element on the outside of the building shall be sized 2 inches in diameter larger than the outdoor air inlet duct.

**Table M1507.3.6.2  
Prescriptive Supply Fan Duct Sizing**

<b>Supply Fan Tested cfm at 0.40" wg</b>		
<b>Specified Volume from Table 1507.3.3(1)</b>	<b>Minimum Smooth Duct Diameter</b>	<b>Minimum Flexible Duct Diameter</b>
<u>50 - 90 cfm</u>	<u>4 inch</u>	<u>5 inch</u>
<u>90 - 150 cfm</u>	<u>5 inch</u>	<u>6 inch</u>
<u>150 - 250 cfm</u>	<u>6 inch</u>	<u>7 inch</u>
<u>250 - 400 cfm</u>	<u>7 inch</u>	<u>8 inch</u>

**M1507.3.6.3 Dampers.** The system shall be equipped with a back-draft damper and one of the following:

1. A calibrated manual volume damper installed and set to meet the measured flow rates specified in Table M1507.3.3(1) by field testing with a pressure gauge and/or following manufacturer's installation instructions; or
2. A manual volume damper installed and set to meet the measured flow rates specified in Table M1507.3.3(1) by field testing with a flow hood or a flow measuring station; or
3. An automatic flow-regulating device sized to the specified flow rates in Table M1507.3.3(1) which provides constant flow over a pressure range of 0.20 to 0.60 inches water gauge.

**M1507.3.6.4 Ventilation duct insulation.** All supply ducts in the conditioned space shall be insulated to a minimum of R-4.

**M1507.3.6.5 Outdoor air inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
2. Where it will pick up objectionable odors, fumes or flammable vapors.
3. A hazardous or unsanitary location.
4. A room or space having any fuel-burning appliances therein.
5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
6. Attic, crawl spaces, or garages.

**M1507.3.7 Whole-house ventilation using a heat recovery ventilation system.** This section establishes minimum prescriptive requirements for whole-house ventilation using a heat recovery ventilation system.

**M1507.3.7.1 Heat recovery ventilation systems.** All duct work in heat recovery systems shall be sized and installed per the manufacturer's instructions. System minimum flow rating shall be not less than that specified in Table M1507.3.3(1). Heat recovery ventilation systems shall have a filter on the upstream side of the heat exchanger in both the intake and exhaust airstreams with a minimum efficiency rating value (MERV) of 6.

**M1507.3.7.2 Ventilation duct insulation.** All supply ducts in the conditioned space installed upstream of the heat exchanger shall be insulated to a minimum of R-4.

**M1507.3.7.3 Outdoor air inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.
2. Where it will pick up objectionable odors, fumes or flammable vapors.
3. A hazardous or unsanitary location.
4. A room or space having any fuel-burning appliances therein.
5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.
6. Attic, crawl spaces, or garages.

**M1507.4 Local exhaust.** Local exhaust shall be provided in each kitchen, bathroom, water closet, laundry room, indoor swimming pool, spa, and other rooms where water vapor or cooking odor is produced. Local exhaust systems shall be designed to have the capacity to exhaust the minimum air flow rate determined in accordance with Table M1507.4.

**Table M1507.4**  
**Minimum Required Local Exhaust Rates**  
**For One- and Two-Family Dwellings**

<u>Area to Be Exhausted</u>	<u>Exhaust Rates</u>
<u>Kitchens</u>	<u>100 cfm intermittent or 25 cfm continuous</u>
<u>Bathrooms - Toilet rooms Laundry rooms, indoor swimming pools, and spas</u>	<u>Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous</u>

For SI: 1 cubic foot per minute = 0.0004719 m<sup>3</sup>/s.

**M1507.4.1 Local exhaust fans.** Exhaust fans providing local exhaust

shall have a minimum fan flow rating not less than 50 cfm at 0.25 inches water gauge for bathrooms, laundries, or similar rooms and 100 cfm at 0.25 inches water gauge for kitchens. Manufacturers' fan flow ratings shall be determined as per HVI 916 (April 1995) or AMCA 210.

EXCEPTION: Where a range hood or down draft exhaust fan is used to satisfy the local exhaust requirements for kitchens, the range hood or down draft exhaust shall not be less than 100 cfm at 0.10 inches water gauge.

**M1507.4.2 Local exhaust controls.** Local exhaust systems shall be controlled by manual switches, dehumidistats, timers, or other approved means. Local exhaust system controls shall be readily accessible.

AMENDATORY SECTION (Amending WSR 12-07-019, filed 3/12/12, effective 4/12/12)

**WAC 51-51-1508 Section M1508--(~~Whole house ventilation~~)  
Reserved.**

~~((**M1508.1 General.** This section establishes minimum prescriptive design requirements for whole house ventilation systems. Each dwelling unit or guest room shall be equipped with a ventilation system complying with Section M1508.4, M1508.5, M1508.6 or M1508.7. Compliance is also permitted to be demonstrated through compliance with the International Mechanical Code.~~

**M1508.1.1 Control and Operation.**

~~1. Location of controls. Controls for all ventilation systems shall be readily accessible by the occupant.~~

~~2. Instructions. Operating instructions for whole house ventilation systems shall be provided to the occupant by the installer of the system.~~

~~3. Source specific ventilation systems. Source specific ventilation systems shall be controlled by manual switches, dehumidistats, timers, or other approved means.~~

~~4. Continuous whole house ventilation systems. Continuous whole house ventilation systems shall operate continuously. Exhaust fans, forced-air system fans, or supply fans shall be equipped with "fan on" as override controls. Controls shall be capable of operating the ventilation system without energizing other energy-consuming appliances. A label shall be affixed to the controls that reads "Whole House Ventilation (see operating instructions)."~~

~~5. Intermittent whole house ventilation systems. Intermittent whole house ventilation systems shall comply with the following:~~

~~5.1 They shall be capable of operating intermittently and continuously.~~

~~5.2 They shall have controls capable of operating the exhaust fans, forced-air system fans, or supply fans without energizing other energy-consuming appliances.~~

~~5.3 The ventilation rate shall be adjusted in accordance with Section M1508.3.~~

~~5.4 The system shall be designed so that it can operate automatically based on the type of control timer installed.~~

~~5.5 The intermittent mechanical ventilation system shall operate at least one hour out of every twelve.~~

~~5.6 The system shall have a manual control and automatic control, such as a 24-hour clock timer.~~

~~5.7 At the time of final inspection, the automatic control shall be set to operate the whole house fan according to the schedule used to calculate the whole house fan sizing.~~

~~5.8 A label shall be affixed to the control that reads "Whole House Ventilation (see operating instructions)."~~

~~**M1508.2 Continuously Operating Exhaust Ventilation Systems.** Continuously operating exhaust ventilation systems shall provide the minimum flow rates specified in Table M1508.2.~~

**TABLE M1508.2  
MINIMUM VENTILATION RATES  
(Continuously operating systems)**

	Bedrooms				
	0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

~~**M1508.3 Intermittently Operating Ventilation Systems.** The delivered ventilation rate for intermittently operating ventilation systems shall be the combination of its delivered capacity from Table M1508.2, and its ventilation effectiveness and daily fractional operation time from Table M1508.3.~~

$$Q_r = Q_r / (ef)$$

Where:

- $Q_r$  = Fan flow rate
- $Q_r$  = Ventilation air requirement (from Table M1508.2)
- $e$  = Ventilation effectiveness (from Table M1508.3)
- $f$  = Fractional operation time

**TABLE M1508.3  
VENTILATION EFFECTIVENESS FOR INTERMITTENT FANS**

Daily Fractional Operation Time, f	Ventilation Effectiveness, e
f ≤ 35%	0.33

Daily Fractional Operation Time, f	Ventilation Effectiveness, e
$35\% \leq f < 60\%$	0.50
$60\% \leq f < 80\%$	0.75
$80\% \leq f$	1.0

For systems designed to operate at least once every three hours, ventilation effectiveness can be 1.0:

~~**M1508.4 Whole House Ventilation Using Exhaust Fans.** This section establishes minimum prescriptive requirements for whole house ventilation systems using exhaust fans. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole house ventilation system.~~

~~**M1508.4.1 Whole House Ventilation Fans.** Exhaust fans providing whole house ventilation shall have a flow rating at 0.25 inches water gauge as specified in Table M1508.2 or M1508.3, as applicable. Manufacturers' fan flow ratings shall be determined according to HVI 916 (April 1995) or AMCA 210.~~

~~**M1508.4.2 Fan Noise.** Whole house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 (October 1995). Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached duct work using insulated flexible duct or other approved material.~~

~~**M1508.4.3 Exhaust Ducts.** All exhaust ducts shall terminate outside the building. Exhaust ducts shall be equipped with back-draft dampers. All exhaust ducts in unconditioned spaces shall be insulated to a minimum of R-4.~~

~~**M1508.4.4 Outdoor Air Inlets.** Outdoor air shall be distributed to each habitable room by individual outdoor air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of 1/2 inch above the surface of the finish floor covering.~~

~~Individual room outdoor air inlets shall:~~

~~1. Have controllable and secure openings;~~  
~~2. Be sleeved or otherwise designed so as not to compromise the thermal properties of the wall or window in which they are placed;~~

~~3. Provide not less than 4 square inches of net free area of opening for each habitable space. Any inlet or combination of inlets which provide 10 cfm at 10 Pascals as determined by the Home Ventilating Institute Air Flow Test Standard (HVI 901 November 1996) are deemed equivalent to 4 square inches net free area.~~

~~Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:~~

~~1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.~~



~~2. Where it will pick up objectionable odors, fumes or flammable vapors.~~

~~3. A hazardous or unsanitary location.~~

~~4. A room or space having any fuel-burning appliances therein.~~

~~5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.~~

~~6. Attic, crawl spaces, or garages.~~

**M1508.5 Whole House Ventilation Integrated With a Forced-Air System.** This section establishes minimum prescriptive requirements for whole house ventilation systems integrated with forced-air ventilation systems. A system which meets all the requirements of this section shall be deemed to satisfy the requirements for a whole house ventilation system.

**M1508.5.1 Integrated Whole House Ventilation Systems.** Integrated whole house ventilation systems shall provide outdoor air at the rate calculated using Section M1508.2 or M1508.3, as applicable. Integrated forced-air ventilation systems shall distribute outdoor air to each habitable room through the forced-air system ducts. Integrated forced-air ventilation systems shall have an outdoor air inlet duct connecting a terminal element on the outside of the building to the return air plenum of the forced-air system, at a point within 4 feet upstream of the air handler. The outdoor air inlet duct connection to the return air stream shall be located upstream of the forced-air system blower and shall not be connected directly into a furnace cabinet to prevent thermal shock to the heat exchanger. The system will be equipped with a motorized damper connected to the automatic ventilation control as specified in Section M1508.5.2. The required flow rate shall be verified by field testing with a flow hood or a flow measuring station.

**M1508.5.2 Ventilation Duct Insulation.** All supply ducts in the conditioned space shall be insulated to a minimum of R-4.

**M1508.5.3 Outdoor Air Inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:

~~1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.~~

~~2. Where it will pick up objectionable odors, fumes or flammable vapors.~~

~~3. A hazardous or unsanitary location.~~

~~4. A room or space having any fuel-burning appliances therein.~~

~~5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.~~

~~6. Attic, crawl spaces, or garages.~~

**M1508.6 Whole House Ventilation Using a Supply Fan.** This section establishes minimum prescriptive requirements for whole house ventilation systems using an inline supply fan. A system which meets all the requirements of this section shall be deemed to

~~satisfy the requirements for a whole house ventilation system.~~

~~**M1508.6.1 Outdoor Air.** Supply fan ventilation systems shall distribute outdoor air to each habitable room through the forced-air system ducts or through dedicated ducts to each habitable room. Supply fans shall have the capacity to provide the amount of outdoor air specified in Table M1508.2 or M1508.3, as applicable, at 0.40 inches water gauge as per HVI 916 (April 1995). The outdoor air must be filtered before it is delivered to habitable rooms. The filter may be located at the intake device, in line with the fan, or, in the case of a connection to the return plenum of the air handler, using the furnace filter. An outdoor air inlet shall be connected to either the supply or return air stream.~~

~~**M1508.6.2 Ducts.** An outdoor air inlet duct connection to the supply air stream shall be located downstream of the forced-air system blower. An outdoor air inlet duct connection to the return air stream shall be located at least 4 feet upstream of the forced-air system blower and its filter. Neither type of duct shall be connected directly into a furnace cabinet to prevent thermal shock to the heat exchanger. The outdoor air inlet duct shall be prescriptively sized in accordance with Table M1508.6.2. The terminal element on the outside of the building shall be sized 2 inches in diameter larger than the outdoor air inlet duct.~~

**TABLE M1508.6.2  
PRESCRIPTIVE SUPPLY FAN DUCT SIZING**

<b>Supply Fan Tested cfm at 0.40" wg</b>		
<b>Specified Volume from Table M1508.2</b>	<b>Minimum Smooth Duct Diameter</b>	<b>Minimum Flexible Duct Diameter</b>
50-90 cfm	4 inch	5 inch
90-150 cfm	5 inch	6 inch
150-250 cfm	6 inch	7 inch
250-400 cfm	7 inch	8 inch

~~**M1508.6.3 Dampers.** The system shall be equipped with a back draft damper and one of the following:~~

~~1. A calibrated manual volume damper installed and set to meet the measured flow rates specified in Table M1508.3 by field testing with a pressure gauge and/or following manufacturer's installation instructions; or~~

~~2. A manual volume damper installed and set to meet the measured flow rates specified in Table M1508.3 by field testing with a flow hood or a flow measuring station; or~~

~~3. An automatic flow-regulating device sized to the specified flow rates in Table M1508.2 which provides constant flow over a pressure range of 0.20 to 0.60 inches water gauge.~~

~~**M1508.6.4 Ventilation Duct Insulation.** All supply ducts in the conditioned space shall be insulated to a minimum of R-4.~~

~~**M1508.6.5 Outdoor Air Inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material.~~

~~Outdoor air inlets shall be located so as not to take air from the following areas:~~

- ~~1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.~~
- ~~2. Where it will pick up objectionable odors, fumes or flammable vapors.~~
- ~~3. A hazardous or unsanitary location.~~
- ~~4. A room or space having any fuel-burning appliances therein.~~
- ~~5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.~~
- ~~6. Attic, crawl spaces, or garages.~~

~~**M1508.7 Whole House Ventilation Using a Heat Recovery Ventilation System.** This section establishes minimum prescriptive requirements for whole house ventilation using a heat recovery ventilation system.~~

~~**M1508.7.1 Heat Recovery Ventilation Systems.** All duct work in heat recovery systems shall be sized and installed per the manufacturer's instructions. System minimum flow rating shall be not less than that specified in Table M1508.2 or M1508.3, as applicable. Heat recovery ventilation systems shall have a filter on the upstream side of the heat exchanger in both the intake and exhaust airstreams with a minimum efficiency ratings value (MERV) of 6.~~

~~**M1508.7.2 Ventilation Duct Insulation.** All supply ducts in the conditioned space installed upstream of the heat exchanger shall be insulated to a minimum of R-4.~~

~~**M1508.7.3 Outdoor Air Inlets.** Inlets shall be screened or otherwise protected from entry by leaves or other material. Outdoor air inlets shall be located so as not to take air from the following areas:~~

- ~~1. Closer than 10 feet from an appliance vent outlet, unless such vent outlet is 3 feet above the outdoor air inlet.~~
- ~~2. Where it will pick up objectionable odors, fumes or flammable vapors.~~
- ~~3. A hazardous or unsanitary location.~~
- ~~4. A room or space having any fuel-burning appliances therein.~~
- ~~5. Closer than 10 feet from a vent opening of a plumbing drainage system unless the vent opening is at least 3 feet above the air inlet.~~
- ~~6. Attic, crawl spaces, or garages.))~~

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1600 Chapter 16--Duct systems.**

**M1601.1.1 Above-ground duct systems.** Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to a maximum of 250°F (121°C).

2. Factory-made air ducts shall be constructed of Class 0 or Class 1 materials as designated in Table M1601.1.1(1).

3. Fibrous duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.

4. Minimum thickness of metal duct material shall be as listed in Table M1601.1.1(2). Galvanized steel shall conform to ASTM A 653. Metallic ducts shall be fabricated in accordance with SMACNA Duct Construction Standards Metal and Flexible.

5. Use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.

6. Duct systems shall be constructed of materials having a flame spread index not greater than 200.

7. Stud wall cavities and the spaces between solid floor joists shall not be used as a duct or an air plenum in new construction. For existing systems, stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following:

7.1. These cavities or spaces shall not be used as a plenum for supply air.

7.2. These cavities or spaces shall not be part of a required fire-resistance-rated assembly.

7.3. Stud wall cavities shall not convey air from more than one floor level.

7.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fire blocking in accordance with Section R602.8.

7.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-1700 Chapter 17--Combustion air.**

**M1701.1 Scope.** Solid-fuel-burning appliances shall be provided with combustion air in accordance with the appliance manufacturer's installation instructions. Oil-fired appliances shall be provided

with combustion air in accordance with NFPA 31. The methods of providing combustion air in this chapter do not apply to fireplaces, fireplace stoves and direct-vent appliances. The requirements for combustion and dilution air for gas-fired appliances shall be in accordance with Chapter 24.

Fireplaces shall comply with (~~Section 1001~~) Chapter 10.

AMENDATORY SECTION (Amending WSR 04-01-109, filed 12/17/03, effective 7/1/04)

**WAC 51-51-2000 Chapter 20--Boilers and water heaters.**  
(~~Boilers and Unfired Pressure Vessels are regulated by chapter 70.79 RCW and chapter 296-104 WAC.~~)

~~SECTION M2001--BOILERS, is not adopted.~~

~~SECTION M2002--OPERATING AND SAFETY CONTROLS, is not adopted.~~

~~SECTION M2003--EXPANSION TANKS, is not adopted.~~) Informational Note:  
Boilers, water heaters and pressure vessels are regulated by chapter 70.79 RCW and chapter 296-104 WAC in addition to the requirements of this code.

AMENDATORY SECTION (Amending WSR 10-03-098, filed 1/20/10, effective 7/1/10)

**WAC 51-51-4400 Chapter 44--Referenced standards.**

~~((Washington State Building Code Standard 31-2  
STANDARD TEST METHOD FOR PARTICULATE EMISSIONS FROM FIREPLACES~~

~~See Section R1004.1, International Residential Code  
Standard is located in International Building Code, Chapter 35))~~

NFPA  
720-12 Standard for the Installation of Carbon Monoxide (CO)  
Detectors and Warning Equipment . . . . . R316.4

**WAC 51-51-60105 Appendix R-- Dwelling unit fire sprinkler systems.**

~~((AR105.1 General. Where installed, residential fire sprinkler systems, or portions thereof, shall be in accordance with NFPA 13D or Appendix R, which shall be considered equivalent to NFPA 13D. Appendix R shall apply to stand-alone and multipurpose wet pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall supply domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system.~~

~~AR105.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit.~~

**EXCEPTIONS:**

- ~~1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.~~
- ~~2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.~~
- ~~3. Bathrooms not more than 55 square feet (5.1 m<sup>2</sup>) in area.~~
- ~~4. Garages, carports, exterior porches, unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.~~

~~AR105.2 Sprinklers. Sprinklers shall be new listed residential sprinklers and shall be installed in accordance with the sprinkler manufacturer's installation instructions.~~

~~AR105.2.1 Temperature rating and separation from heat sources. Except as provided for in Section AR105.2.2, sprinklers shall have a temperature rating of not less than 135°F (57°C) and not more than 170°F (77°C). Sprinklers shall be separated from heat sources as required by the sprinkler manufacturer's installation instructions.~~

~~AR105.2.2 Intermediate temperature sprinklers. Sprinklers shall have an intermediate temperature rating not less than 175°F (79°C) and not more than 225°F (107°C) where installed in the following locations:~~

- ~~1. Directly under skylights, where the sprinkler is exposed to direct sunlight.~~
- ~~2. In attics.~~
- ~~3. In concealed spaces located directly beneath a roof.~~
- ~~4. Within the distance to a heat source as specified in Table AR105.2.2.~~

~~AR105.2.3 Freezing areas. Piping shall be protected from freezing. Where sprinklers are required in areas that are subject to freezing, dry-side-wall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area shall be installed.~~

**TABLE AR105.2.2  
LOCATIONS WHERE INTERMEDIATE TEMPERATURE**

**SPRINKLERS ARE REQUIRED**

<b>HEAT SOURCE</b>	<b>RANGE OF DISTANCE FROM HEAT SOURCE WITHIN WHICH INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED<sup>a,b</sup></b> (inches)
Fireplace, side of open or recessed fireplace	12 to 36
Fireplace, front of recessed fireplace	36 to 60
Coal and wood burning stove	12 to 42
Kitchen range top	9 to 18
Oven	9 to 18
Vent connector or chimney connector	9 to 18
Heating duct, not insulated	9 to 18
Hot water pipe, not insulated	6 to 12
Side of ceiling or wall warm air register	12 to 24
Front of wall mounted warm air register	18 to 36
Water heater, furnace or boiler	3 to 6
Luminaire up to 250 watts	3 to 6
Luminaire 250 watts up to 499 watts	6 to 12

For IS: 1 inch = 25.4 mm.

a. Sprinklers shall not be located at distances less than the minimum table distance unless the sprinkler listing allows a lesser distance.

b. Distances shall be measured in a straight line from the nearest edge of the heat source to the nearest edge of the sprinkler.

~~**AR105.2.4 Sprinkler coverage.** Sprinkler coverage requirements and sprinkler obstruction requirements shall be in accordance with Sections AR105.2.4.1 and AR105.2.4.2.~~

~~**AR105.2.4.1 Coverage area limit.** The area of coverage of a single sprinkler shall not exceed 400 square feet (37 m<sup>2</sup>) and shall be based on the sprinkler listing and the sprinkler manufacturer's installation instructions.~~

~~**AR105.2.4.2 Obstructions to coverage.** Sprinkler discharge shall not be blocked by obstructions unless additional sprinklers are installed to protect the obstructed area. Sprinkler separation from obstructions shall comply with the minimum distances specified in the sprinkler manufacturer's instructions.~~

~~**AR105.2.4.2.1 Additional requirements for pendent sprinklers.** Pendent sprinklers within 3 feet (915 mm) of the center of a ceiling fan, surface-mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers shall be installed.~~

~~**AR105.2.4.2.2 Additional requirements for sidewall sprinklers.** Sidewall sprinklers within 5 feet (1524 mm) of the center of a ceiling fan, surface-mounted ceiling luminaire or similar object shall be considered to be obstructed, and additional sprinklers~~

shall be installed.

~~**AR105.2.5 Sprinkler installation on systems assembled with solvent cement.** The solvent cementing of threaded adapter fittings shall be completed and threaded adapters for sprinklers shall be verified as being clear of excess cement prior to the installation of sprinklers on systems assembled with solvent cement.~~

~~**AR105.2.6 Sprinkler modifications prohibited.** Painting, caulking or modifying of sprinklers shall be prohibited. Sprinklers that have been painted, caulked, modified or damaged shall be replaced with new sprinklers.~~

~~**AR105.3 Sprinkler piping system.** Sprinkler piping shall be supported in accordance with the requirements for cold water distribution piping. Sprinkler piping shall comply with all requirements for cold water distribution piping. For multipurpose piping systems, the sprinkler piping shall connect to and be a part of the cold water distribution piping system.~~

~~**AR105.3.1 Nonmetallic pipe and tubing.** Nonmetallic pipe and tubing, such as CPVC and PEX, shall be listed for use in residential fire sprinkler systems.~~

~~**AR105.3.1.1 Nonmetallic pipe protection.** Nonmetallic pipe and tubing systems shall be protected from exposure to the living space by a layer of not less than 3/8-inch (9.5 mm) thick gypsum wallboard, 1/2-inch thick plywood (13 mm), or other material having a 15-minute fire rating.~~

**EXCEPTIONS:**

1. Pipe protection shall not be required in areas that do not require protection with sprinklers as specified in Section AR105.1.1.
2. Pipe protection shall not be required where exposed piping is permitted by the pipe listing.

~~**AR105.3.2 Shutoff valves prohibited.** With the exception of shutoff valves for the entire water distribution system, valves shall not be installed in any location where the valve would isolate piping serving one or more sprinklers.~~

~~**AR105.3.3 Single dwelling limit.** Piping beyond the service valve located at the beginning of the water distribution system shall not serve more than one dwelling.~~

~~**AR105.3.4 Drain.** A means to drain the sprinkler system shall be provided on the system side of the water distribution shutoff valve.~~

~~**AR105.4 Determining system design flow.** The flow for sizing the sprinkler piping system shall be based on the flow rating of each sprinkler in accordance with Section AR105.4.1 and the calculation in accordance with Section AR105.4.2.~~

~~**AR105.4.1 Determining required flow rate for each sprinkler.** The minimum required flow for each sprinkler shall be determined using the sprinkler manufacturer's published data for the specific sprinkler model based on all of the following:~~

1. The area of coverage.
2. The ceiling configuration.



- ~~3. The temperature rating.~~
- ~~4. Any additional conditions specified by the sprinkler manufacturer.~~

~~**AR105.4.2 System design flow rate.** The design flow rate for the system shall be based on the following:~~

~~1. The design flow rate for a room having only one sprinkler shall be the flow rate required for that sprinkler, as determined by Section AR105.4.1.~~

~~2. The design flow rate for a room having two or more sprinklers shall be determined by identifying the sprinkler in that room with the highest required flow rate, based on Section AR105.4.1, and multiplying that flow rate by 2.~~

~~3. Where the sprinkler manufacturer specifies different criteria for ceiling configurations that are not smooth, flat and horizontal, the required flow rate for that room shall comply with the sprinkler manufacturer's instructions.~~

~~4. The design flow rate for the sprinkler system shall be the flow required by the room with the largest flow rate, based on Items 1, 2 and 3.~~

~~5. For the purpose of this section, it shall be permissible to reduce the design flow rate for a room by subdividing the space into two or more rooms, where each room is evaluated separately with respect to the required design flow rate. Each room shall be bounded by walls and a ceiling. Openings in walls shall have a lintel not less than 8 inches (203 mm) in depth and each lintel shall form a solid barrier between the ceiling and the top of the opening.~~

~~**AR105.5 Water supply.** The water supply shall provide not less than the required design flow rate for sprinklers in accordance with Section AR105.4.2 at a pressure not less than that used to comply with Section AR105.6.~~

~~**AR105.5.1 Water supply from individual sources.** Where a dwelling unit water supply is from a tank system, a private well system or a combination of these, the available water supply shall be based on the minimum pressure control setting for the pump.~~

~~**AR105.5.2 Required capacity.** The water supply shall have the capacity to provide the required design flow rate for sprinklers for a period of time as follows:~~

~~1. 7 minutes for dwelling units one story in height and less than 2,000 square feet (186 m<sup>2</sup>) in area.~~

~~2. 10 minutes for dwelling units two or more stories in height or equal to or greater than 2,000 square feet (186 m<sup>2</sup>) in area.~~

~~Where a well system, a water supply tank system or a combination thereof is used, any combination of well capacity and tank storage shall be permitted to meet the capacity requirement.~~

~~**AR105.6 Pipe sizing.** The piping to sprinklers shall be sized for the flow required by Section AR105.4.2. The flow required to supply the plumbing fixtures shall not be required to be added to the sprinkler design flow.~~

~~**AR105.6.1 Method of sizing pipe.** Piping supplying sprinklers shall be sized using the prescriptive method in Section AR105.6.2 or by hydraulic calculation in accordance with NFPA 13D. The minimum pipe size from the water supply source to any sprinkler shall be 3/4 inch (19 mm) nominal. Threaded adapter fittings at the point where sprinklers are attached to the piping shall be a minimum of 1/2 inch (13 mm) nominal.~~

~~**AR105.6.2 Prescriptive pipe sizing method.** Pipe shall be sized by determining the available pressure to offset friction loss in piping and identifying a piping material, diameter and length using the equation in Section AR105.6.2.1 and the procedure in Section AR105.6.2.2.~~

~~**AR105.6.2.1 Available pressure equation.** The pressure available to offset friction loss in the interior piping system ( $P_t$ ) shall be determined in accordance with Equation AR-1.~~

$$P_t = P_{sup} - PL_{svc} - PL_m - PL_d - PL_e - P_{sp}$$

(Equation AR-1)

Where:

- $P_t$  = Pressure used in applying Tables AR105.6.2(4) through AR105.6.2(9).
- $P_{sup}$  = Pressure available from the water supply source.
- $PL_{svc}$  = Pressure loss in the water-service pipe.
- $PL_m$  = Pressure loss in the water meter.
- $PL_d$  = Pressure loss from devices other than the water meter.
- $PL_e$  = Pressure loss associated with changes in elevation.
- $P_{sp}$  = Maximum pressure required by a sprinkler.

~~**AR105.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure:~~

~~**Step 1 – Determine  $P_{sup}$**~~

~~Obtain the static supply pressure that will be available from the water main from the water purveyor, or for an individual source, the available supply pressure shall be in accordance with Section AR105.5.1.~~

~~**Step 2 – Determine  $PL_{svc}$**~~

~~Use Table P2904.6.2(1) to determine the pressure loss in the water service pipe based on the selected size of the water service.~~

~~**Step 3 – Determine  $PL_m$**~~

~~Use Table P2904.6.2(2) to determine the pressure loss from the water meter, based on the selected water meter size.~~

~~**Step 4 – Determine  $PL_d$**~~

~~Determine the pressure loss from devices other than the water meter installed in the piping system supplying sprinklers, such as~~

~~pressure-reducing valves, backflow preventers, water softeners or water filters. Device pressure losses shall be based on the device manufacturer's specifications. The flow rate used to determine pressure loss shall be the rate from Section AR105.4.2, except that 5 gpm (0.3 L/S) shall be added where the device is installed in a water-service pipe that supplies more than one dwelling. As an alternative to deducting pressure loss for a device, an automatic bypass valve shall be installed to divert flow around the device when a sprinkler activates.~~

**~~Step 5 - Determine  $P_L$~~**

~~Use Table P2904.6.2(3) to determine the pressure loss associated with changes in elevation. The elevation used in applying the table shall be the difference between the elevation where the water source pressure was measured and the elevation of the highest sprinkler.~~

**~~Step 6 - Determine  $P_{sp}$~~**

~~Determine the maximum pressure required by any individual sprinkler based on the flow rate from Section AR105.4.1. The required pressure is provided in the sprinkler manufacturer's published data for the specific sprinkler model based on the selected flow rate.~~

**~~Step 7 - Calculate  $P_a$~~**

~~Using Equation AR-1, calculate the pressure available to offset friction loss in water-distribution piping between the service valve and the sprinklers.~~

**~~Step 8 - Determine the maximum allowable pipe length~~**

~~Use Tables P2904.6.2(4) through P2904.6.2(9) to select a material and size for water distribution piping. The piping material and size shall be acceptable if the developed length of pipe between the service valve and the most remote sprinkler does not exceed the maximum allowable length specified by the applicable table. Interpolation of  $P_r$  between the tabular values shall be permitted.~~

~~The maximum allowable length of piping in Tables P2904.6.2(4) through P2904.6.2(9) incorporates an adjustment for pipe fittings, and no additional consideration of friction losses associated with pipe fittings shall be required.~~

**~~AR105.7 Instructions and signs.~~** ~~An owner's manual for the fire sprinkler system shall be provided to the owner. A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "Warning, the water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shutoff the water to the fire sprinkler system, such as water softeners, filtration systems and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign."~~

**~~AR105.8 Inspections.~~** ~~The water distribution system shall be inspected in accordance with Sections AR105.8.1 and AR105.8.2.~~

**~~AR105.8.1 Preconcealment Inspection.~~** ~~The following items shall be~~

~~verified prior to the concealment of any sprinkler system piping:~~

~~1. Sprinklers are installed in all areas as required by Section AR105.1.1.~~

~~2. Where sprinkler water spray patterns are obstructed by construction features, luminaires or ceiling fans, additional sprinklers are installed as required by Section AR105.2.4.2.~~

~~3. Sprinklers are the correct temperature rating and are installed at or beyond the required separation distances from heat sources as required by Sections AR105.2.1 and AR105.2.2.~~

~~4. The pipe size equals or exceeds the size used in applying Tables P2904.6.2(4) through P2904.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section AR105.6.1, the size used in the hydraulic calculation.~~

~~5. The pipe length does not exceed the length permitted by Tables AR105.6.2(4) through AR105.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section AR105.6.1, pipe lengths and fittings do not exceed those used in the hydraulic calculation.~~

~~6. Nonmetallic piping that conveys water to sprinklers is listed for use with fire sprinklers.~~

~~7. Piping is supported in accordance with the pipe manufacturer's and sprinkler manufacturer's installation instructions.~~

~~8. The piping system is tested in accordance with the plumbing code.~~

~~**AR105.8.2 Final inspection.** The following items shall be verified upon completion of the system:~~

~~1. Sprinklers are not painted, damaged or otherwise hindered from operation.~~

~~2. Where a pump is required to provide water to the system, the pump starts automatically upon system water demand.~~

~~3. Pressure-reducing valves, water softeners, water filters or other impairments to water flow that were not part of the original design have not been installed.~~

~~4. The sign or valve tag required by Section AR105.7 is installed and the owner's manual for the system is present.)) The design and installation of residential fire sprinkler systems shall be in accordance with the 2012 International Residential Code Section P2904 Dwelling Unit Fire Sprinkler Systems.~~