

STATE BUILDING CODE INTERPRETATION NO. 13-Sept08

CODE: 2012 IBC

SECTION: 3002.4 Elevator car to accommodate ambulance stretcher

QUESTION 1: The state amendment in 2012 IBC 3002.4 states,
In buildings four stories in height or more, and in buildings which are required to have an elevator and contain Group R-1, R-2 or I Occupancies on a level other than the exit discharge level, at least one elevator shall be provided for fire department emergency access to all floors.

The section appears to contain two clauses identifying situations where an elevator is required:

- 1) In any new building of four stories in height or more, regardless of the occupancy; and
- 2) In buildings containing R-1, R-2, or I Occupancies where an elevator is required, such as a type A residential unit on a third floor that is not a level of exit discharge (ICC A117.1-2009 1003.2).

Is an elevator required in any new four-story building regardless of occupancy?

ANSWER 1: **No, this section does not require an elevator in any new building four stories or more in height. An elevator would not be required unless required elsewhere in the code. This section addresses elevator car access, marking and size, and is not intended to require elevators. The proponent of the state amendment stated in the original proposal the intent was to add reference to buildings with Group R-1, R-2, and I occupancies on a level other than the level of exit discharge.**

QUESTION 2: Is an elevator required in a four-story R-2 building where no Type A or Type B units are above the first floor (level of exit discharge)?

ANSWER 2: **No, an elevator is not required. Where an elevator is provided, all units must be Type B units, in a building with four or more dwelling or sleeping units intended to be occupied as a residence.**

QUESTION 3: If the intent was not to require an elevator in buildings with four or more stories, but the wording of the State Amendment says an elevator is required, does the City of Kent have the authority to enforce the intent instead of the code as written?

ANSWER 3: **Yes, the city has enforcement authority and can interpret the code based on intent. The language in this section allows room for interpretation. The section heading addresses elevator cars specifically. The state amendment refers to “buildings which are required to have an elevator”.**

SUPERSEDES: None

REQUESTED BY: City of Kent