Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

STATE BUILDING CODE INTERPRETATION NO. 13-June03

CODE: 2012 International Residential Code

2012 International Building Code

SECTION: Scope 101.2 & R101.2

OUESTION: The State of Washington adopted both the International Residential

(IRC) and the International Building Code (IBC).

Leaving the R-3 definition in the IBC implies that "Buildings that do not contain more than two dwelling units" are R-3 structures and may be built under the IBC. Yet the International Residential Code is also

the code for one and two-family dwellings.

When a single family dwelling unit and a non-residential occupancy (not a live/work unit) are located in the same building, does the IRC or

IBC apply?

If separate fire areas are established via a fire barrier, can the dwelling portion be constructed under the International Residential Code or

must it be constructed under the IBC?

If a fire wall is constructed to separate the units, can the dwelling portion be constructed under the International Residential Code or

must it be constructed under the IBC?

ANSWER: The IRC applies to detached one and two family dwellings and

townhouses. A dwelling unit within a mixed occupancy building is

not detached and must comply with the IBC.

SUPERSEDES: None

REQUESTED BY: Thurston County