



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

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STATE BUILDING CODE INTERPRETATION NO. 10-02

CODE: 2006 IBC/IRC

SECTION: IBC 101.2 & 310.1/IRC 101.2 .

QUESTION: Would a structure designed with permanent provisions for living, sleeping, eating, cooking and sanitation intended to be rented on a nightly, weekly or monthly basis for occupants that are primarily transient in nature be classified as an R-1 under the IBC or a single family dwelling under the IRC?

ANSWER: The local code official must classify the structure, depending on the specifics of the application. If the structure is a single unit not accessory to a single family home, but meeting the definition of dwelling unit, and meeting IRC 101.2, the structure could be permitted under the IRC. R-1 occupancies contain “sleeping units” with provisions for cooking or sanitation but not both, as defined in the IBC.

However, the key differentiating characteristic of Group R-1 is the occupant’s transient status. Historically, the reasoning is based on the typical transient’s lack of familiarity with their surroundings that in turn leads to confusion and disorientation when a fire occurs while the occupants are asleep. As long as the units are offered for rent with an option that includes nightly or weekly accommodation, it would be most appropriate to classify them as R-1. In this regard, the IBC commentary notes that “extended-stay hotels” that may well have the characteristics of dwelling units still ought to be classified as Group R-1, except for those that require a stay of more than 30 days.

SUPERSEDES: None

REQUESTED BY: Okanogan County