



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE INTERPRETATION NO. 15-12

CODE: 2012 International Building Code

SECTIONS: 310.4 Group R occupancies
420.6 Subdivision of building spaces-smoke barriers
1018.6 Corridor Continuity

QUESTION 1: The state amendment to IBC Section 310.4 clearly identifies assisted living facilities (licensed by Washington State under Ch. 388-78A WAC) as R-2 Occupancies. Boarding houses (non-transient) with more than 16 occupants are also R-2 Occupancies. The state amendment in IBC Section 420.6 requires smoke barriers on all floors of an R-2 boarding house to be subdivided into at least two compartments with smoke barriers.

Is it the state's intent to apply the requirement for smoke barriers at R-2 boarding houses to assisted living facilities (licensed by Washington State under Ch. 388-78A WAC) as well?

ANSWER: Yes. Section 420.6 of the 2012 state building code refers to facilities licensed by Washington state. Assisted living facilities under WAC 388-78A were previously labeled boarding homes under state licensing law. Please note the reference is to boarding homes and not boarding houses. In the proposed rules adopting the 2015 building code, assisted living facilities are classified in a new Group I-1 condition 2 category, with specific provisions for smoke barriers.

QUESTION 2: Would the state exception in IBC Section 1018.6 at corridors in R-2 boarding houses also apply to assisted living facilities (licensed by Washington State under Ch. 388-78A WAC)?

ANSWER: Yes. Section 1018.6 of the 2012 state building code refers to “boarding homes”. The seating area exception applies to facilities licensed by Washington state. This section is also amended under proposed rules adopting the 2015 state building code.

SUPERSEDES: None

REQUESTER: City of Newcastle