



Washington State Building Code Council
Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE INTERPRETATION 17-19

CODE: 2015 International Residential Code

SECTION: **R202 Definitions (state amendment shown in ~~strikeout~~/underline)**

ATTIC, HABITABLE. A ~~finished or unfinished area, not considered a story,~~
conditioned area complying with all of the following requirements:

1. The occupiable floor area is not less than 70 square feet (6.5 m²), in accordance with Section R304.
2. The occupiable floor area has a ceiling height in accordance with Section R305.
3. The occupiable space is 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.

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

QUESTION 1: Are dormers permitted (in addition to the roof assembly above, knee walls on the sides and the floor-ceiling assembly below) to enclose a *habitable attic*?

ANSWER 1: **Yes.**

QUESTION 2: If the answer to Question 1 is yes, is there any size limitation for the dormers before the level is considered a *story*?

ANSWER 2: **Yes. The dormer must fit within the description of the habitable attic definition.**

SUPERSEDES: None

REQUESTED BY: City of Bellingham