

BCAC – IBC Chapter
Draft Code Change Proposal
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PROGRESS REPORT TO BCAC 11/14/17

Developed: 9/27/17

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File name: IBC Efficiency Apartments

The following is a draft code change proposal that has been developed by the Building Code Action Committee. This draft proposal has been reviewed by the BCAC and is posted for information and comments. Please direct comments to the Chair of the General Working Group; Mike Nugent : mike.nugent@cityofrockhill.com **This is a draft only and is subject to change prior to submittal to cdpACCESS by the January 8, 2018 deadline.**

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1207.4 Efficiency dwelling units. An efficiency ~~living dwelling~~ unit shall conform to the requirements of the code except as modified herein:

1. The unit shall have a living room of not less than ~~220-190~~ square feet (~~20.4 m²~~) (17.6 m²) of floor area. An additional ~~100-70~~ square feet (~~9.3 m²~~) (6.5 m²) of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. For other than Accessible, Type A and Type B dwelling units. The unit shall be provided with a kitchen sink, cooking appliance and ~~refrigerator refrigeration facilities~~, each having a clear working space of not less than 30 inches (762 mm)—in front. Light and *ventilation* conforming to this code shall be provided.
4. 4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower complying with the International Plumbing Code. Toilet rooms and bathing rooms in Accessible units, Type A units and Type B units shall comply with ICC A117.1.

1104.4 Multistory buildings and facilities. At least one *accessible route* shall connect each *accessible story* and *mezzanine* in multilevel buildings and *facilities*.

Exceptions:

1. An *accessible route* is not required to *stories* and *mezzanines* that have an aggregate area of not more than 3,000 square feet (278.7 m²) and are located above and below *accessible* levels. This exception shall not apply to:
 - 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the *accessible* levels;
 - 1.2. *Stories* or *mezzanines* containing offices of health care providers (Group B or I);
 - 1.3. Passenger transportation facilities and airports (Group A-3 or B); or

1.4. Government buildings.

1.5 Structures with 4 or more Dwelling units

2. *Stories* or *mezzanines* that do not contain *accessible* elements or other spaces as determined by Section 1107 or 1108 are not required to be served by an *accessible route* from an *accessible* level.
3. In air traffic control towers, an *accessible route* is not required to serve the cab and the floor immediately below the cab.
4. Where a two-story building or facility has one *story* or *mezzanine* with an *occupant load* of five or fewer persons that does not contain *public use* space, that *story* or *mezzanine* shall not be required to be connected by an *accessible route* to the *story* above or below.

IPMC

Section 404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two *occupants* shall have a minimum clear floor area of ~~220~~ 190 square feet (~~20.4 m²~~) (17.6 m²) of floor area. A unit occupied by three *occupants* shall have a minimum clear floor area of ~~320~~ 260 square feet (~~29.7 m²~~) (24.1 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of ~~30~~ 40 inches (~~762 mm~~ 990 mm) in front. Light and *ventilation* conforming to this code shall be provided.

Exception: Dwelling units not required to be Accessible units, Type A units or Type B units shall have a clear working space of not less than 30 inches (762 mm) in front of the kitchen sink, cooking appliance and refrigerator

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

Reason:

The reason for the proposed changes are:

The market is trending toward smaller living areas in multi-family R-2 structures particularly in urban areas. US Census statistics show that in 2000, app. 46,000 rental units built were less than 1,000 sq.ft. In 2015, 114,000 units and in 2016, 99,000 units were less than 1,000 sq.ft. The Urban Land Institute

reported in 2013 that major Municipalities including New York City, San Francisco, Boston, Dallas and Philadelphia are allowing smaller apartments with Seattle and Portland (OR) having no minimum sizes. The proposed reduction allows for a modest decrease (13.6%) in the required living room area and (30%) in the floor area for each occupant of such unit in excess of two. Code Professionals are receiving proposals for dwelling units in R2 structures that are nonconforming with the minimum standards in the IBC.

The Room Area standard for dwelling units in BOCA and SBBC as well as the 2000 edition of IBC required that one room must have a minimum floor area of 150 sq.ft. This was reduced to 120 sq.ft in the 2003 IBC and remains today. The minimum living room area for efficiency units in the 2000 IBC is the same as the 2018 IBC. No reduction has been proposed even though the overall dwelling unit room area standard has been reduced. The proposal complies with the current language in IBC Section 1207.3. which requires that habitable rooms be at least 120 sq.ft. The proposal also corrects potential existing conflicts with IBC Chapter 11 (1104.4) which, as currently written, allows an accessible route exemption for dwelling units otherwise required to be type B units (1107.6.2.2.2) for a second level of 3,000 sq.ft. or less and Chapter 10 of ICC A117.1. by requiring a clear working space of 40 inches in front of the kitchen sink, cooking appliance and refrigerator for Type A or B units. The proposal also specifically outlines the bathroom fixture spacing and clear working space for efficiency dwelling units. The proposal includes an amendment to section 404.6 of the International Property Maintenance Code seeking consistency with the room size changes sought in the IBC.