



City of Tukwila

Department of Community Development

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ACCESSORY DWELLING UNIT (ADU)

DOCUMENTS

Required plans and documents for permits, please refer to the checklist: (**Single Family Residential Remodel-Addition**) (Location: <http://www.tukwilawa.gov/departments/permit-center/> click on the tab “**Building Department Application Forms**” under the section “**Checklists**”)

CODES AND ADU's

ADU CONVERSION OR NEW (MINIMUM BUILDING CODE REQUIREMENTS)

The following is a list of minimum building code requirements for conversion of a residential space, or addition to the existing residence, to an Accessory Dwelling Unit (ADU). Permits required, Building, Mechanical and plumbing (as they apply). Conversion shall comply with current Building, Mechanical, Electrical, Plumbing, and local Tukwila codes with Washington State Code and code amendments.

1. Required Separations

A one-hour separation shall be required between the two occupants, both horizontal and/or vertical. See the following references from the building codes for separations between ADU and the remaining Dwelling Unit (other additional codes may apply):

2015 IBC (Separations required between ADU and main residence.)

420.2 SEPARATION WALLS.

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 HORIZONTAL SEPARATION.

Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

708.3 Fire-resistance rating.

Fire partitions shall have a fire-resistance rating of not less than 1 hour.

710.6 PENETRATIONS.

The space around penetrating items shall be filled with an approved material to limit the free passage of smoke.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS.

Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.

2. HEATING and VENTILATION, UTILITIES, SANITATION, LIFE SAFETY.

DWELLING UNIT. (IRC Chapter 2 Definitions) A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

A. HEATING OR SPACE CONDITIONING

R303.9 Required heating.

Every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F at a point 3 feet above the floor and 2 feet from exterior walls in habitable rooms at the design temperature.

The installation of one or more portable space heaters shall not be used.

* In the event the homeowners are not available for a period of time (example on vacation) the tenant shall not be dependent on the homeowner for maintaining or providing space heating, hot water or electricity.

B. VENTILATION

R303.4 Minimum ventilation performance.

Dwelling units shall be equipped with local exhaust and whole house ventilation systems designed and installed as specified in Section M1507.

Exception:

Additions with less than 500 square feet of conditioned floor area are exempt from the requirements in this code for Whole House Ventilation Systems.

C. ELECTRICAL SERVICE

E3601.2 Number of services.

One- and two-family dwellings shall be supplied by only one service. (230.2)

E3601.3 One building or other structure not to be supplied through another.

Service conductors supplying a building or other structure shall not pass through the interior of another building or other structure. (230.3)

* The ADU shall have control and access to its own electrical power panel independently connected to the main power or as a secondary option have an independent and separate power service to that ADU by a separate serviced meter and direct connected to the ADU's power panel.

D. PLUMBING AND SANITATION

R306 SANITATION

R306.1 Toilet facilities.

Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower.

R306.2 Kitchen.

Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

R306.3 Sewage disposal.

Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.

* Depending on which method is to be used, the ADU shall have its own cleanout prior to connecting to the existing building sewer or at the exterior prior to connection to outside sanitary sewer.

* For residence on septic system, King County Health shall be contacted to verify system is adequate for the addition of an ADU.

R306.4 Water supply to fixtures.

Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

* Key words are "hot and cold water" provided and separate from the main residence. Water supply shall have a separate shut-off valve at the supply to the ADU. Hot water shall be supplied by a separate water heating appliance located within the ADU.

D. LIFE SAFETY

R310.1 Emergency escape and rescue opening required.

Bedroom windows shall comply with building codes Egress Window requirements for location, size and sill height.

* Existing spaces converted to ADU, where bedroom windows do not comply, windows shall be sized to comply per code.

R314 SMOKE ALARMS (See code for hardwired and other requirements)

Smoke alarms shall comply with NFPA 72 and Section R314.

Shall be installed in each bedroom and in the hallway within close vicinity of the bedrooms.

R315 CARBON MONOXIDE ALARMS (See code for other additional requirements)

Carbon monoxide alarms shall comply with Section R315.

Shall be installed in the hallway within close vicinity of the bedrooms.

SUMMARY,

ADU's shall comply with current codes and be independent from the main residence:

1. One-hour separation shall be required between the two units.
2. Its own separate source of heating.
3. Separate electrical power panel or meter for control of power within the ADU.
4. Ventilation as required per Washington State Energy code.
5. Plumbing and sanitation: hot and cold water, sewer connection separate from the main residence. (Residence on septic systems shall need King County Health approval)
6. Bedrooms require emergency egress windows or other exits that comply per code.
7. Installation of smoke and carbon monoxide alarms.

AMNESTY FOR EXISTING ADU's

For those that qualify for the amnesty program, there are four basic items concerning life safety and safety of the structure that shall be required. A building permit application with plans and documents shall be required for review. With an approved building permit, inspections shall be required to verify the following items comply with codes:

1. A one-hour separation shall be required between the two residence.
2. Each separate residence shall have their own space conditioning (heating), hot water, electrical panel and not be reliant on one or the other for these conditions.
3. Bedroom windows shall comply with codes for egress or other means of egress that is allowed or required per code.
4. Smoke and Carbon Monoxide (CO) alarms shall be installed per code.

Please note, this may not be a complete list of other concerning code issues that may be observed during plan review or field inspections.