

STATE BUILDING CODE INTERPRETATION I-07-07

March 9, 2007

The following is offered in response to your February 27, 2007 letter to me in which you seek a formal interpretation of the requirements for Type B dwelling units in multi-story Townhouses as regulated by the 2003 International Building Code (IBC) portion of the 2005 State Building Code.

Question 1: Does the code allow washer and dryer hookups to be located on an inaccessible floor in a Townhouse required to meet Type B standards?

Answer 1: Yes. Section 1107.7.2.1 of the IBC sets forth those elements that must be located on the accessible street floor of a multi-story Type B Townhouse. Those elements include provisions for living, sleeping, eating, and cooking as well as a complete toilet and bathing facility. While Section 1004.10 of the ICC/ANSI A117.1-2003 Standard contains requirements for laundry facilities that are located on an accessible route in Type B units, there are no scoping requirements in the IBC that prohibit them from being located on other than the accessible street floor.

Question 2: Does the code permit the electrical panel to be located in a basement that is not on an accessible route?

Answer 2: Yes. It has been determined that electrical panels do not fall under the operable parts listed in Section 1004.9 of the standard that must be in accessible locations.