

	<h1>2021 Accessibility and Home Occupations</h1>		Form last updated 2/2024
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Scope

This bulletin is intended to provide basic guidance relating to accessibility for business uses conducted within a residence. It is intended as a guideline only and must be used in conjunction with the complete text of the International Building Code, ICC/ANSI A117.1-2017 to prepare a complete design.

Enabling Legislation

- **RCW 19.27.031** Known as the State Building Code act, RCW 19.27.031 adopts the 2021 International Building Code, the 2021 International Residential Code as well as other codes not specific to the topic of this paper.
- **RCW 19.27.074** Provides authority to the State Building Code Council to amend and maintain the code enumerated in RCW 19.27.031.
- **WAC 51-51-0202** Amends the definition of a dwelling unit as follows:

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwelling units may also include the following uses:

1. Adult family homes, foster family care homes and family day care homes licensed by the Washington state department of social and health services.
2. Offices, mercantile, food preparation for off-site consumption, personal care salons or similar uses which are conducted primarily by the occupants of the dwelling unit and are secondary to the use of the unit for dwelling purposes, and which do not exceed 500 square feet (46.4m²).

Accessibility requirements

- **Limited accessibility is required whenever either of the following is true.**
 - a. The portion of the dwelling used for business purposes exceeds 500 square feet or,
 - b. The business activities are being performed primarily by persons not normally living in the dwelling unit.
- **Accessible features required.**
 The following items must be provided when limited accessibility is required.
 - An accessible parking stall meeting the requirements of ICC/ANSI A117.1-2017.
 - An accessible route of travel from the accessible parking stall to the business use primary function area.
- **Change of occupancy (example: Single Family Residence to a Business)**
 - Based on IEBC Sections 506 and 305, No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of

occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.