Dear Stakeholder:

The City of Seattle is committed to affordable and livable housing. Housing unit size directly impacts affordability and livability. The Seattle Construction Codes Advisory Board (CCAB) is conducting a review of the 2015 Seattle Building Code (SBC) Section 1208 Interior Space Dimensions & Director's Rule 7-2016 for Small Efficiency Dwelling Units. CCAB has been asked to explore whether Seattle's approach to minimum room and dwelling unit sizes, dimensions and total area can be more flexible without impacting the health and safety of residents.

We need your valuable perspective on this subject. Surveys can be submitted to jenifer.gilliland@seattle.gov at the Seattle Department of Construction and Inspections by November 23, 2016 by 5 pm.

City of Seattle

Department of Construction and Inspections

Minimum Unit Size: *The diagrams below show the minimum dwelling unit sizes allowed in Seattle:*

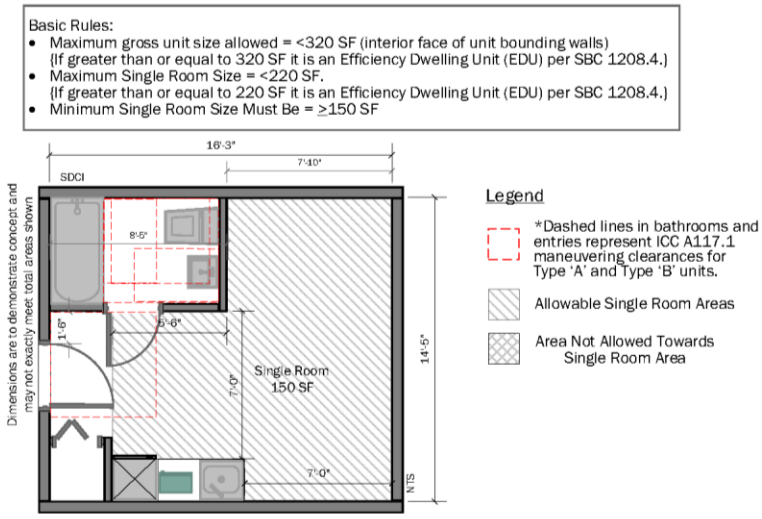

FIGURE 1: EXAMPLE OF A BASIC MINIMUM UNIT

(5'-5" x 7'-0") + (7'-0" x 12'-5") + (7'-0" x 2'-0") = 150 (<220 SF)

Gross Unit Size 16'-3" x 14'-5" = 234 (≤ 320 is OK)

Maximum Single Room Size = <220 SF

Minimum Single Room Size = >150 SF

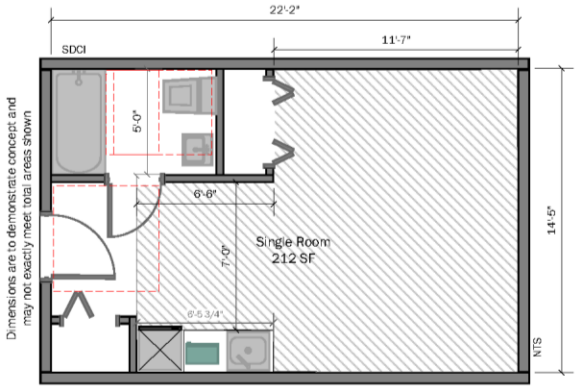

FIGURE 2: EXAMPLE OF A MAXIMUM GROSS UNIT SIZE

For this example the single room net size of = 212 SF (<220 satisfies SEDU)

For this example the gross unit size of 22'-2" x 14'-5" = 319.65 (≤ 320 satisfies SEDU)

Questions:

1. An efficiency dwelling unit is required to have a "living" room of not less than 220 square feet in floor area in addition to a separate closet, bathroom, and a kitchen area with a sink, cooking appliance and refrigerator facilities.

- Could the overall unit size be reduced without sacrificing the livability and safety of the unit?

- What do you believe would be the smallest unit that would be "livable" for a person? Why?

Alternate Room Size Design Method: *The diagrams below show two alternate designs to minimize single room size. One is allowed and the other is not.*

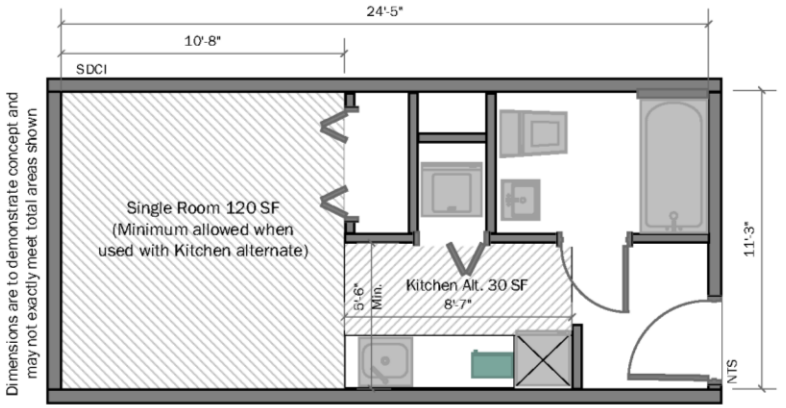

FIGURE 3: EXAMPLE FOR USE OF ALTERNATE KITCHEN AREA

120 + 30 = 150 Satisfies Minimum SEDU

Gross Unit Size 24'-5" x 11'-3" = 277 SF (≤320 is OK)

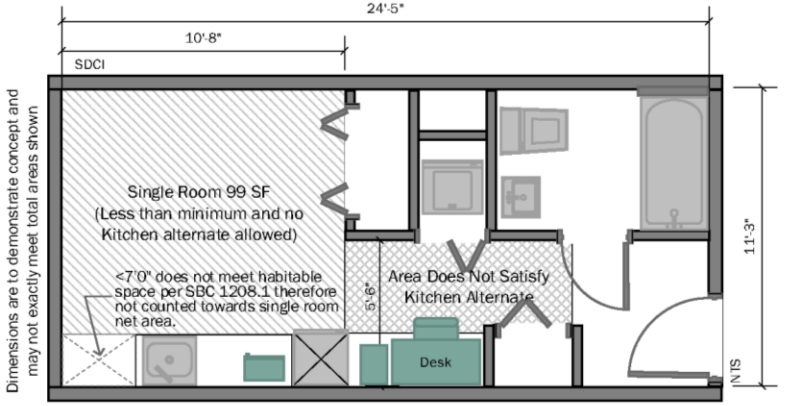

FIGURE 4: EXAMPLE OF WHERE ALTERNATE FOR KITCHEN AREA IS NOT ALLOWED

99 SF <150 **Does Not Satisfy** Minimum SEDU

Gross Unit Size 24'-5" x 11'-3" = 277 SF (≤320 is OK)

Minimum Room Size: *The diagrams below show the minimum single room sizes allowed in Seattle:*

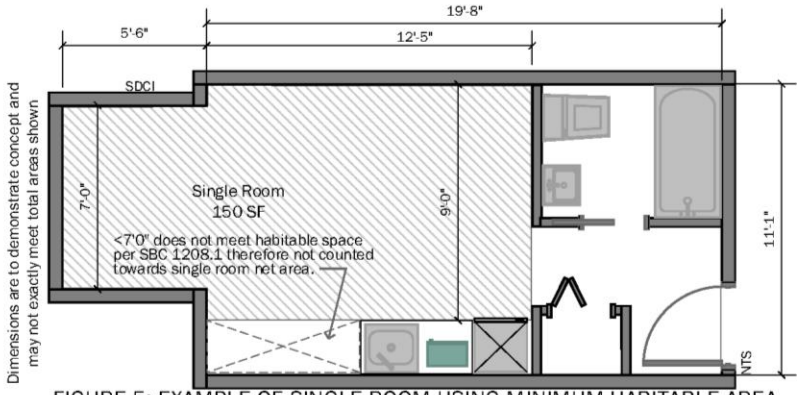

FIGURE 5: EXAMPLE OF SINGLE ROOM USING MINIMUM HABITABLE AREA

150 SF (<220) satisfies SEDU and total unit = <320 SF

Gross Unit Size (5'-6" x 7'-0")+(19'-8" x 11'-1") = 256.5 SF (≤ 320 is OK)

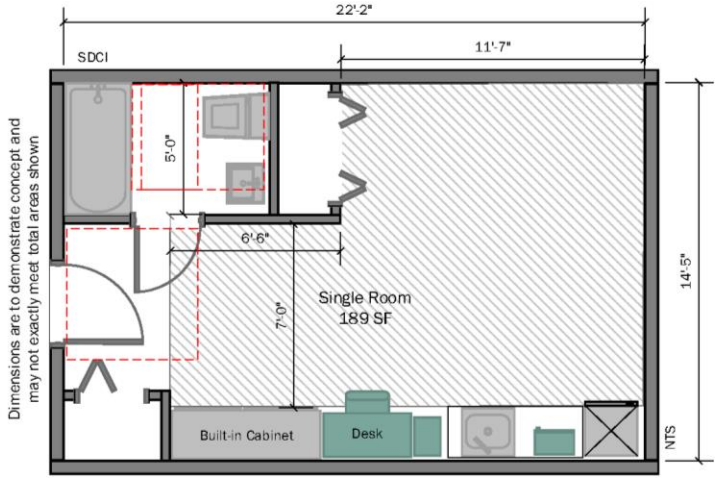

FIGURE 6: EXAMPLE OF ALLOWABLE ROOM EXTENSION IN MAXIMUM UNIT SIZE

For this example the single room net size of = 189 SF (<220 satisfies SEDU)

For this example the gross unit size of 22'-2" x 14'-5" = 319.65 (≤ 320 satisfies SEDU)

Questions:

2. The smallest single room allowed in small efficiency dwelling units is a single room of 150 net square feet on one level. The single room cannot be less than 7 feet in any dimension (see Figure 5 and 6).

Seattle has also approved an alternate method for unit layout which allows a single room of 120 net square feet if there is an adjacent unobstructed kitchen area with a width not less than 5'6" from the black splash wall to the adjacent parallel wall (see Figure 3).

- Could the room size be reduced without sacrificing the livability and safety of the unit?

- In your opinion, what would be the smallest dimensions a room could have that would maintain livability for the occupant?

3. Should the minimum room dimensions in question two include or not include the floor area of built-in furnishings?

- What do you define as built-in furnishings?

- How would you measure or describe the amount that would be included or not included in a minimum room size calculation? (Percentage of the overall unit area? Minimal dimensions?)

- Could the minimum dimensions of a room be reduced if common areas or amenities were provided elsewhere in the building? (shared living rooms, kitchen/dining facilities, exercise rooms, media/recreation rooms, conference rooms, etc.) If so, to what extent?

4. In your opinion, what are the key elements that make a dwelling space habitable and/livable)? How do you define habitability?

5. What other factors or issues should be considered?

Submit the completed survey to jenifer.gilliland@seattle.gov at Seattle Department of Construction and Inspections by November 10, 2016 by 5 pm.