

# DPD

## Director's Rule 6-2004

<b>Applicant:</b>  City of Seattle Department of Planning and Development	<b>Page</b>  1 of 2	<b>Supersedes:</b>  11-96
	<b>Publication:</b>  10/14/04	<b>Effective:</b>  12/1/04
<b>Subject:</b>  Small Efficiency Dwelling Units	<b>Code and Section Reference:</b>  Seattle Building Code (2003) Sections 1025.2, 1203.4, 1205, 1208.3, 1208.4.	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Seattle Building Code	<b>Approved</b>	<b>Date</b>
	(signature on file) Diane M. Sugimura, Director, DPD	11/22/04

### BACKGROUND:

Small efficiency dwelling units are single, independent, residential units that consist of one room (excluding kitchen, bath, and storage rooms). This ruling clarifies minimum size and other requirements for these units.

The Seattle Building Code (SBC) regulates minimum room sizes. Section 1208.3 states that every dwelling unit shall have at least one room of not less than 120 square feet. Section 1208.4 requires an efficiency dwelling unit have a living room of not less than 220 square feet of floor area. Increases in the cost of housing, and the decrease in available low cost housing, are creating a need for more affordable options in Seattle. This rule allows for smaller efficiency units if other amenities are also provided.

## **RULE:**

Buildings containing small efficiency dwelling units shall comply with the Seattle Building Code, except as provided by this Rule.

**Floor area:** A small efficiency dwelling unit shall have a living room of at least 150 net square feet of floor area. The floor area occupied by bathrooms, cabinets, appliances, structural features, and any closets shall not be included in calculating the net floor area.

**Kitchen:** Each small efficiency dwelling unit shall contain a kitchen area with a cooking appliance, refrigerator, sink with hot and cold water, food and utensil storage, and not less than 4 square feet of contiguous countertop work area.

The kitchen shall be provided with two 20 amp small appliance branch circuits. Each circuit shall serve at least one duplex receptacle. The cooking appliance shall be on an additional circuit. All kitchen circuits shall have ground fault circuit interrupter protection.

**Bathroom:** Each small efficiency dwelling unit shall contain a bathroom with a water closet, lavatory, and a shower or bathtub.

**Closets and Storage:** A closet shall be provided within each unit. The closet shall be not less than 2 feet by 3 feet by 7 feet high.

An additional lockable storage space of not less than 4 feet by 4 feet by 3 ½ feet high shall be provided for each unit. This can be located anywhere within the building, and several may be grouped together in a common storage area.

The portion of a closet used to store a built-in bed or other built-in equipment shall not be counted in the unit's required square footage, and it also shall not be counted as a required closet.

**Light and Ventilation:** Each habitable room in the unit shall be provided with light, as required by Section 1205. An egress window shall be provided from the space that conforms to Section 1025. Ventilation for all areas shall conform to the requirements of Section 1203.4.