



City of Seattle
Dept of Planning & Development

2006 SBC Code Solution

Sec. 1107.6.2.1
Alterations to Type A Units in Condominiums
Release Date: **January 23, 2009**

The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

Is a pre-sold Type A unit in a condominium building allowed to be altered to a lesser accessibility standard prior to first occupancy?

Policy:

In a condominium building, a pre-sold Type A unit is permitted to be altered to Type B standards prior to first occupancy, provided:

1. The condominium developer submits a letter to DPD agreeing to convert any unit to Type A standards if the sale of the unit is not consummated.
2. The prospective owner submits a letter to DPD stating their desire to alter their Type A unit to Type B standards.
3. Kitchen and bathroom cabinets and counters need not meet Type A unit standards.
4. Platform lifts need not be installed, but structural support and adequate space shall be provided to accommodate future installation.
5. Elevators within a unit need not be installed, but provisions for structural support and an adequately-sized shaft shall be provided to accommodate future installation.
6. The walls of kitchens and bathrooms shall not be moved unless the alterations will result in a unit that would still meet the space requirements for a Type A unit (clear floor spaces, turnarounds, etc.) For the purposes of determining the space requirements, cabinets may intrude into the clear floor spaces.

If you have questions about whether this code solution applies to your project:

- If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application
- If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp



Construction Review & Inspection Quality

Jonathan Siu, Principal Engineer