



2015 Codes

Sammamish Municipal Code- SMC 21A.20.030:

Accessory dwelling units:

- (1) Only one accessory dwelling per primary single detached dwelling unit;
- (2) Only in the same building as the primary dwelling unit when there is more than one primary dwelling on a lot;
- (3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;
 - (a) The accessory dwelling units shall not exceed a floor area of 1,000 square feet when detached, except when one of the dwelling units is wholly contained within the existing residence then the floor area shall not exceed 50 percent of the floor area of the existing unit;
 - (b) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;
 - (c) The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in SMC [21A.15.450](#);
- (4) No additional off-street parking space shall be required when the parcel contains four or more parking spaces;

21A.15.450 Family.

“Family” means one or more persons (but not more than six unrelated persons) living together as a single housekeeping unit. For the purposes of this code, children with familial status within the meaning of Title 42 United States Code, Section 360(k) and persons with handicaps within the meaning of Title 42 United States Code, Section 360(h) will not be counted as unrelated persons. (Ord. O2003-132 § 10)

(d) Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit;

GENERAL INFORMATION:

- Obtain a building permit before starting construction.
- The intent of this sheet is to address the basics of private residential construction only.
- This tip sheet is intended to show code requirements per the Washington Code requirements..

(5) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

(6) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department [notice on title] with the [King County] records and elections division that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules.

Building Code Requirements: (2015 International Residential Code “IRC”) + (Related Local Regulations)

1. Sewer Adequacy (UPC) + Sewer District Requirements
 - Septic Approvals through the Dept. of Health or Sewer District Approvals
2. Water Adequacy (UPC) + Water District requirements
 - Approved water shut-off valve for both units
 - Water District approvals
3. Natural Gas (IFGC)
 - Verification of adequacy of existing system
 - Shut off required for ADU occupants with a separate gas line
4. Electrical (NEC)
 - Electrical service or amperage capacity
 - Arc fault protection for bedrooms
 - (1) switched outlet per 12’ of wall line and (2) appliance outlets in kitchen
 - Electric permit required through the Washington Dept. of Labor and Industries
5. Heating (IRC 303.9)
 - Capability of maintaining 68 degrees in habitable space w/o the use of portable heaters
6. Plumbing (IRC 306)
 - Each unit shall have a kitchen sink, water closet, lavatory and bath or shower
 - Each unit shall have access to a common or individual water heater with an expansion tank and seismic strapping

7. Fire-resistive construction (IRC 302)

- Detached ADUs need 5' fire separation distance or rated walls and projections
- Attached ADUs must maintain a 1-hour fire separation in compliance with IRC 302.3 Fully sprinklered structures are allowed a fire-rating reduction to ½ hour.

8. Smoke/Carbon Monoxide Detectors (IRC 314/315)

- Required for newly permitted ADU's

9. Egress Windows (IRC 310)

- The sill height shall not be more than 44 inches above the floor. The minimum opening area shall be 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.
- Required in all bedrooms and habitable basements and attics

10. Light, Ventilation, and Sanitation (R303)

- Each room must have glazing area of at least 8% of floor area. Per WA State Amendment R303 Minimum Ventilation Performance: Every space intended for human occupancy shall be equipped with source specific and whole house ventilation system designed and installed as specified in Sec. IRC M1507 and M1508.
- Bathrooms require ventilation to comply with IRC Table M1507.3.

11. Room Dimensions (R304/305/307)

- Habitable rooms of at least 70sf, except kitchens
- 7 foot minimum room dimension in any direction
- 7 foot min. ceiling height in habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces. 6'-8" is allowed at stairs and non-habitable areas of basements, except beams, girders, ducts or other obstructions may project to within 6 ft. 4 in. of the finished floor. See code exceptions for areas with sloped ceilings and ceiling height allowed at fixtures in bathrooms.
- 21" min clearance in front of toilets