

## Building Code Matrix - DRAFT

Building/Rental Type	Number of rooms or whole dwelling rental	Renting	Owner Occupancy	Governing Code	Sprinklers	ADA
Whole House or Detached Accessory Dwelling Unit	No limit on number of rooms	Only one single party	Non-Owner Occupied	IRC	Not required	Not required
<b>Single Family Home</b> or Attached Accessory Dwelling Unit	1-5 Rooms (Lodging House)	Shared occupancy (multiple rooms to different parties) or to one single party	Owner Occupied	IRC	Yes required	Not required
Single Family Home	1-5 Rooms	Shared occupancy (multiple rooms to different parties)	Non-Owner Occupied	IBC	Yes required	Yes required
Single Family Home	6 or more rooms (Hotel)	Shared occupancy (multiple rooms to different parties)	Owner Occupied	IBC	Yes required	Yes required
Duplex	Whole dwelling unit rental	Only one single party	Owner not residing in rental unit (May reside in the other dwelling unit)	IRC	Not required	Not required
Apartments/Condos (with 3 or more units in a building)	Whole dwelling unit rental	Only one single party or shared occupancy	N/A-sprinklers are required in rental units regardless of owner occupancy	IBC	Yes required	Yes required

**Definitions:** IBC, International Building Code

IRC, International Residential Code

Accessory Dwelling Unit, Spokane Municipal Code Chapter 17C.300 Accessory Dwelling Units

Duplex, two separate units with 2-hour rated fire wall, providing complete living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation (IRC).

**Single Family Home**, Proposed Building Code Change Applicable

Tara Zeigler  
Neighborhood Services and Code Enforcement  
tzeigler@spokanecity.org

