

429.1 General. The provisions of this section shall apply to the construction of new buildings and accessory structures, including parking lots and parking garages.

Electric vehicle supply equipment (EVSE) shall be installed in accordance with applicable requirements of chapter 19.28 RCW and the National Electrical Code, Article 625.

EXCEPTION: Electric vehicle charging infrastructure is not required if any of the following conditions are met:

1. There is no public utility or commercial power supply.
2. Dwelling units without garages or other on-site parking.

429.2 Electric vehicle (EV) charging infrastructure. Buildings and accessory structures shall be provided with EV charging stations, EV-Ready parking spaces, and EV-capable parking spaces in accordance with Table 429.2. Calculations shall be rounded up to the nearest whole number. Where a building contains more than one occupancy, the electric vehicle charging infrastructure percentages of Table 429.2 shall be applied to the number of spaces required for each occupancy.

EXCEPTIONS: 1. Except for Group A, Group E, and Group M occupancies, on-site parking with less than 10 parking spaces shall not be required to comply with Section 429.2.
2. Group A, Group E, and Group M occupancies shall comply with one of the following, whichever is greater:
2.1. The provisions of Section 429.2 shall apply only to designated employee parking spaces.
2.2. One of each 200 parking spaces or fraction thereof shall be EV Ready. One of each 200 parking spaces or fraction thereof shall be an EV Charging Station.

Table 429.2

Electric Vehicle Charging Infrastructure

Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	10% of total parking spaces	10% of total parking spaces	10% of total parking spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces

429.2.1 EV charging stations and EV-Ready parking spaces. A minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV Ready parking space and each EV Charging Station. The branch circuits shall terminate at a receptacle outlet or EV charger in close proximity to the proposed location of the EV Ready parking space or the EV Charging Station.

429.2.2 EV-Capable parking spaces. A listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV-Capable parking space. The raceway shall terminate into a cabinet, box or other enclosure in close proximity to the proposed location of the EV-Capable parking space. Raceways and related components that are planned to be installed underground, and in enclosed, inaccessible or concealed areas and spaces, shall be installed at the time of original construction.

429.3 Electrical room(s) and equipment. Electrical room(s) and/or dedicated electrical equipment shall be sized to accommodate the requirements of Section 429.

The electrical service and the electrical system, including any on-site distribution transformer(s), shall have sufficient capacity to simultaneously charge all EVs at all required EV Charging Stations, EV Ready parking spaces, and EV-Capable parking spaces at a minimum of 40-amperes each.

EXCEPTION: Automatic Load Management System (ALMS) may be used to adjust the maximum electrical capacity required for the EV-Ready and EV-Capable parking spaces. The ALMS must be designed to allocate charging capacity among multiple future EV Charging Stations at a minimum of 16 amperes per EV charger.

429.4 Electric vehicle charging infrastructure for accessible parking spaces. Ten percent of the accessible parking spaces, rounded to the next whole number, shall be EV Charging Stations. Additional ten percent of the accessible parking spaces, rounded to the next whole number, shall be EV Ready. Not fewer than one for each type of EV charging system shall be accessible.

The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of ten percent of the accessible parking spaces, rounded to the next whole number, are allowed to be included in the total number of electric vehicle parking spaces required under Section ~~429.3~~ 429.2.

SECTION 1107 (2021 IBC) as amended - for comparison

MOTOR-VEHICLE-RELATED FACILITIES

1107.1 General. Electrical vehicle charging stations shall comply with Section 1107.2. Fuel-dispensing systems shall comply with Section 1107.3.

1107.2 Electrical vehicle charging stations. Electrical vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

Exception: Electrical vehicle charging stations provided to serve Group ~~R-2~~, R-3 and ~~R-4~~ occupancies are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces. See Section 429.4. ~~Not less than 5 percent of vehicle spaces on the site served by electrical vehicle charging systems, but not fewer than one for each type of electric vehicle charging system, shall be accessible.~~

1107.2.2 Vehicle space size. Accessible vehicle spaces shall comply with the requirements for a van accessible parking space that is 132 inches (3350 mm) minimum in width with an adjoining access aisle that is 60 inches (1525 mm) minimum in width.

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WAC 51-50-1005 Section 1005—(~~Reserved~~) Means of egress

sizing. **1005.1 General.** All portions of the *means of egress system* shall be sized in accordance with this section.

EXCEPTIONS: 1. Aisles and aisle accessways in rooms or spaces used for assembly purposes complying with Section ~~1029~~ 1030.
2. The capacity in inches, of means of egress components for fixed guideway transit and passenger rail stations, shall meet the requirements of Section ~~344~~ 3116.

WAC 51-50-1014 (~~Reserved~~) Section 1014—Location. **1014.2**

Location. Handrails serving flights of stairways, ramps, stepped aisles, and ramped aisles shall comply with the provisions of Sections 1014.2.1 and 1014.2.2.

1014.2.1 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm). Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

EXCEPTIONS: 1. Where handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.
2. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are associated with a Group R-3 occupancy or associated with individual dwelling units in Group R-2 occupancies; where handrail fittings or bendings are used to provide continuous transition between flights, transition at winder treads, transition from handrail to guard, or where used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
3. Handrails on top of a guard where permitted along stepped aisles and ramped aisles in accordance with Section 1030.16.

1014.2.2 Lateral location. Handrails located outward from the edge of the walking surface of flights of stairways, ramps, stepped aisles, and ramped aisles shall be located within 6 inches (152.4 mm) measured

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horizontally from the edge of the walking surface. Handrails projecting into the width of the walking surface shall comply with Section 1014.8.

1014.3 Lateral location. Handrails located outward from the edge of the walking surface of flights of stairways, ramps, stepped aisles, and ramped aisles shall be located within 6 inches (152.4 mm) measured horizontally from the edge of the walking surface. Handrails projecting into the width of the walking surface shall comply with Section 1014.8.

WAC 51-50-10170 Section 1017—Exit access travel distance.

Table 1017.2

Exit Access Travel Distance^a

Occupancy	Without Sprinkler System (feet)	With Sprinkler System (feet)
A, E, F-1, M, R, S-1	200 ^e	250 ^b
I-1	Not Permitted	250 ^b
B	200	300 ^c
F-Z, S-Z, U	300	400 ^c
H-1	Not Permitted	75 ^d
H-Z	Not Permitted	100 ^d
H-3	Not Permitted	150 ^d
H-4	Not Permitted	175 ^d
H-5	Not Permitted	200 ^c
I-Z, I-3	Not Permitted	200 ^c
I-4	150	200 ^c

For SI: 1 foot = 304.8 mm.

^a See the following sections for modifications to exit access travel distance requirements:

- Section 402.8: For the distance limitation in malls.
- Section 407.4: For the distance limitation in Group I-2.
- Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.

- Section 411.2: For the distance limitation in special amusement ~~buildings~~ areas.
 - Section 412.6: For the distance limitations in aircraft manufacturing facilities.
 - Section 1006.2.2.2: For the distance limitation in refrigeration machinery rooms.
 - Section 1006.2.2.3: For the distance limitation in refrigerated rooms and spaces.
 - Section 1006.3.4: For buildings with one exit.
 - Section 1017.2.2: For increased distance limitation in Groups F-1 and S-1.
 - Section 1030.7: For increased limitation in assembly seating.
 - Section 3103.4: For temporary structures.
 - Section 3104.9: For pedestrian walkways.
 - Section ~~3114~~ 3116: For fixed guideway and passenger rail stations.
- ^b Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- ^c Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
- ^d Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.1.

1107.2 Electrical vehicle charging stations. Electrical vehicle charging stations shall comply with Sections 1107.2.1 and 1107.2.2.

EXCEPTION: Electrical vehicle charging stations provided to serve Group R-3 occupancies are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces. See Section 429.4.

WAC 51-50-1110 Section 1110—Other features and facilities.

1110.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1110.2.4 and 1110.2.5 at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

EXCEPTIONS: 1. Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.

2. This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1108.
3. Where multiple single-user all gender toilet rooms or bathing rooms are clustered at a single location, at least 50 percent ~~but not less than one room for each use at each cluster~~ shall be accessible. ~~Where rooms are designated as all gender, the total number of accessible toilet or bathing rooms shall be at least 50 percent, but not less than two rooms.~~
4. Where no more than one urinal is provided in a toilet room or bathing room, the urinal is not required to be accessible.
5. Toilet rooms or bathing rooms that are part of critical care or intensive care patient sleeping rooms serving accessible units are not required to be accessible.
6. Toilet rooms or bathing rooms designed for bariatrics patients are not required to comply with the toilet room and bathing room requirement in ICC A117.1. The sleeping units served by bariatrics toilet or bathing rooms shall not count toward the required number of accessible sleeping units.
7. Where permitted in Section 1107, in toilet rooms or bathrooms serving accessible units, water closets designed for assisted toileting shall be permitted to comply with Section 1109.2.4.
8. Where permitted in Section 1107, in bathrooms serving accessible units, showers designed for assisted toileting shall be permitted to comply with Section 1109.2.5.
9. Where toilet facilities are primarily for children's use, required accessible water closets, toilet compartments and lavatories shall be permitted to comply with children's provision of ICC A117.1.

WAC 51-50-2902 Section 2902—Minimum plumbing facilities.

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 2902.1. Uses not shown in Table 2902.1 shall be determined individually by the *building official* based on the occupancy which most nearly resembles the proposed occupancy. The number of occupants shall be determined by this code. Plumbing fixtures need not be provided for unoccupied buildings or facilities.

2902.1.1 Fixture calculations. To determine the *occupant load* of each sex, the total *occupant load* shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the *occupant load* of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies,

Commented [BS(2): This section is shown in WAC 51-50 as a state amendment, but matches the model code in 2015 IBC and 2018 IBC. There are two new exceptions in 2021 IBC. Neither the IBC TAG, the BFP Committee nor the Council had a discussion on this section. Staff recommendation is to delete this section from the WAC and adopt the model code in 2021 IBC. The other option is to add the model code exceptions and keep the section in WAC as modified.

such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

- EXCEPTIONS:
1. The total *occupant load* shall not be required to be divided in half where *approved* statistical data indicate a distribution of the sexes of other than 50 percent of each sex.
 2. Where multiple-user facilities are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total occupant load. In such multiple-user user facilities, each fixture type shall be in accordance with ICC A117.1 and each urinal that is provided shall be located in a stall.
 3. Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 2902.1.2.

2902.1.1.1 Private offices. Fixtures only accessible to private offices shall not be counted to determine compliance with this section.

2902.1.1.2 Urinals in men's facilities. Where urinals in men's facilities are provided, one water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than one quarter (25 percent) of the minimum specified. ~~For men's facilities serving 26 or more persons, not less than one urinal shall be provided.~~

Commented [BS(3): 2021 UPC, Table 422.1, footnote 4: For each urinal added in excess of the minimum required, one water closet shall be permitted to be deducted. The number of water closets shall not be reduced to less than two-thirds of the minimum requirement.

2902.1.1.3 Urinals in all-gender facilities. Where urinals are provided in ~~gender-neutral~~all-gender facilities, one water closet less than the number specified may be provided for each urinal

installed, except the number of water closets in such cases shall not be reduced less than one quarter (25 percent) of the minimum specified. ~~Facilities serving 26 or more persons, not less than one urinal shall be provided.~~

2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

- EXCEPTIONS:
1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
 2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 15 or fewer.
 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
 4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
 5. Separate facilities shall not be required in spaces primarily used for drinking or dining with a total occupant load, including both employees and customers, of 30 or fewer.
 6. Separate facilities shall not be required when ~~gender-neutral~~ all-gender facilities are provided in accordance with Section 2902.2.2.
 7. Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets are installed in accordance with Section ~~1210.3.1-405.3.4 of the International Plumbing Code~~. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.

2902.2.2 ~~Gender-neutral~~ All-gender facilities. ~~Gender-neutral~~ All-gender toilet facilities, when provided, shall be in accordance with the following:

1. There is no reduction in the number of fixtures required to be provided for male and female in the type of occupancy and in the minimum number shown in Table 2902.1.

2. ~~Gender-neutral~~ All-gender multiuser toilet rooms shall have water closets and urinals located in toilet compartments in accordance with ICC A117.1.

3. ~~Gender-neutral~~ All-gender multiuser toilet room water closet and urinal compartments shall have full-height walls and a door enclosing the fixture to ensure privacy.

4. ~~Gender-neutral~~ All-gender toilet room water closet and urinal compartment doors shall be securable from within the compartment.

5. ~~Gender-neutral~~ All-gender toilet rooms provided for the use of multiple occupants, the egress door from the room shall not be lockable from the inside of the room.

6. Compartments shall not be required in a single-occupant toilet room with a lockable door.

2902.3 Employee and public toilet facilities. For structures and tenant spaces intended for public utilization, customers, patrons and visitors shall be provided with public toilet facilities. Employees associated with structures and tenant spaces shall be provided with toilet facilities. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902 for all users. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

EXCEPTION: Public toilet facilities shall not be required for:

1. Parking garages where operated without parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28 m²).
3. Fixed guideway transit and passenger rail systems constructed in accordance with Section 3112.

2902.3.3 Location of toilet facilities in occupancies other than

malls. In occupancies other than covered and open mall buildings, the required *public* and employee toilet facilities shall be located in each building not more than one story above or below the space required to be provided with toilet facilities, or conveniently in a building adjacent thereto on the same property, and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m).

- EXCEPTIONS:
1. The location and maximum distances of travel to required employee facilities in factory and industrial occupancies shall be permitted to exceed that required by this section, provided that the location and maximum distance of travel are *approved*.
 2. The location and maximum distances of travel to required public and employee facilities in Group S occupancies shall be permitted to exceed that required by this section, provided that the location and maximum distances of travel are approved.

2902.5 Drinking fountain location. Drinking fountains shall not be required to be located in individual tenant spaces provided that public drinking fountains are located within a distance of travel of 500 feet of the most remote location in the tenant space and not more than one story above or below the tenant space. Where the tenant space is in a covered or open mall, such distance shall not exceed 300 feet. Drinking fountains shall be located on an accessible route. Drinking fountains shall not be located in toilet rooms.

2902.5.1 Drinking fountain number. Occupant loads over 30 shall have one drinking fountain for the first 150 occupants, then one per each additional 500 occupants.

- EXCEPTIONS:
1. Sporting facilities with concessions serving drinks shall have one drinking fountain for each 1000 occupants.

2. A drinking fountain need not be provided in a drinking or dining establishment.

2902.5.2 Multistory buildings. Drinking fountains shall be provided on each floor having more than 30 occupants in schools, dormitories, auditoriums, theaters, offices and public buildings.

2902.5.3 Penal institutions. Penal institutions shall have one drinking fountain on each cell block floor and one on each exercise floor.

2902.5.4 Bottle filling stations. Bottle filling stations shall be provided in accordance with Sections 2902.5.4.1 through 2902.5.4.3.

2902.5.4.1 Group E occupancies. In Group E occupancies with an occupant load over 30, a minimum of one bottle filling station shall be provided on each floor. This bottle filling station may be integral to a drinking fountain.

2902.5.4.2 Substitution. In all occupancies that require more than two drinking fountains per floor or secured area, *bottle filling stations* shall be permitted to be substituted for up to 50 percent of the required number of drinking fountains.

2902.5.4.3 Accessibility. At least one of the required bottle filling stations shall be located in accordance with Section 309 ICC A117.1.

2902.6 Small occupancies. This section is not adopted.

2902.8 Dwelling units. Dwelling units shall be provided with a kitchen sink.

2902.9 Water. Each required sink, lavatory, bathtub and shower stall shall be equipped with hot and cold running water necessary for its normal operation.

SECTION 2903—RESERVED.

SECTION 2904—RESERVED.

Table 2902.1

Minimum Number of Required Plumbing Fixtures^a

(See Sections 2902.2 and 2902.3)

No.	Classification	Occupancy	Description	Water Closets		Lavatories		Bathtubs/ Showers
				Male	Female	Male	Female	
1	Assembly	A-1 ^d	Theaters and other buildings for the performing arts and motion pictures	1 per 125	1 per 65	1 per 200		—
		A-2 ^d	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	1 per 40	1 per 40	1 per 75		—
			Restaurants, banquet halls and food courts	1 per 75	1 per 75	1 per 200		—
		A-3 ^d	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	1 per 125	1 per 65	1 per 200		—
			Passenger terminals and transportation facilities	1 per 500	1 per 500	1 per 750		—
			Places of worship and other religious services	1 per 150	1 per 75	1 per 200		—
		A-4	Coliseums, arenas, skating rinks, pools, and tennis courts for indoor sporting events and activities	1 per 75 for first 1,500 and 1 per 120 for remainder exceeding 1,500	1 per 40 for first 1,520 and 1 per 60 for remainder exceeding 1,520	1 per 200	1 per 150	

No.	Classification	Occupancy	Description	Water Closets		Lavatories		Bathtubs/ Showers
				Male	Female	Male	Female	
		A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	1 per 75 for first 1,500 and 1 per 120 for remainder exceeding 1,500	1 per 40 for first 1,520 and 1 per 60 for remainder exceeding 1,520	1 per 200	1 per 150	—
2	Business	B	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	1 per 25 for first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for first 80 and 1 per 80 for remainder exceeding 80		—
3	Educational	E ^c	Educational facilities	1 per 35	1 per 25	1 per 85	1 per 50	—
4	Factory and industrial	F-1 and F-2	Structures in which occupants are engaged in work fabricating, assembling or processing of products or materials	1 per 100		1 per 100		Check State (UPC)
5	Institutional	I-1	Residential care	1 per 10		1 per 10		1 per 8
		I-2	Hospitals, ambulatory nursing home care recipient ^b	1 per room ^c		1 per room ^c		1 per 15
			Employees, other than residential care ^b	1 per 25		1 per 35		—
			Visitors other than residential care	1 per 75		1 per 100		—
		I-3	Prisons ^b	1 per cell		1 per cell		1 per 15
			Reformatories, detention centers and correctional centers ^b	1 per 15		1 per 15		1 per 15
			Employees ^b	1 per 25		1 per 35		—
I-4	Adult day care and child day care	1 per 15		1 per 15		1		
6	Mercantile	M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		—
7	Residential	R-1	Hotels, motels, boarding houses (transient)	1 per sleeping unit		1 per sleeping unit		1 per sleeping unit
		R-2	Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10		1 per 10		1 per 8
			Apartment house	1 per dwelling unit		1 per dwelling unit		1 per dwelling unit
		R-3	One- and two-family dwellings	1 per dwelling unit		1 per 10		1 per dwelling unit
			Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8
R-4	Congregate living facilities with 16 or fewer persons	1 per 10		1 per 10		1 per 8		
8	Storage	S-1	Structures for the storage of goods,	1 per 100		1 per 100		Check State (UPC)
		S-2						

No.	Classification	Occupancy	Description	Water Closets		Lavatories		Bathtubs/ Showers
				Male	Female	Male	Female	
			warehouses, storehouses and freight depots, low and moderate hazard					

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code, except with respect to Group E occupancies the provisions of note "e" shall apply.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted where such room is provided with direct access from each patient sleeping unit and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. For Group E occupancies: The number of occupants shall be determined by using a calculation of 100 square feet gross building area per student for the minimum number of plumbing fixtures.