



Skamania County Building Department

Skamania County Courthouse Annex

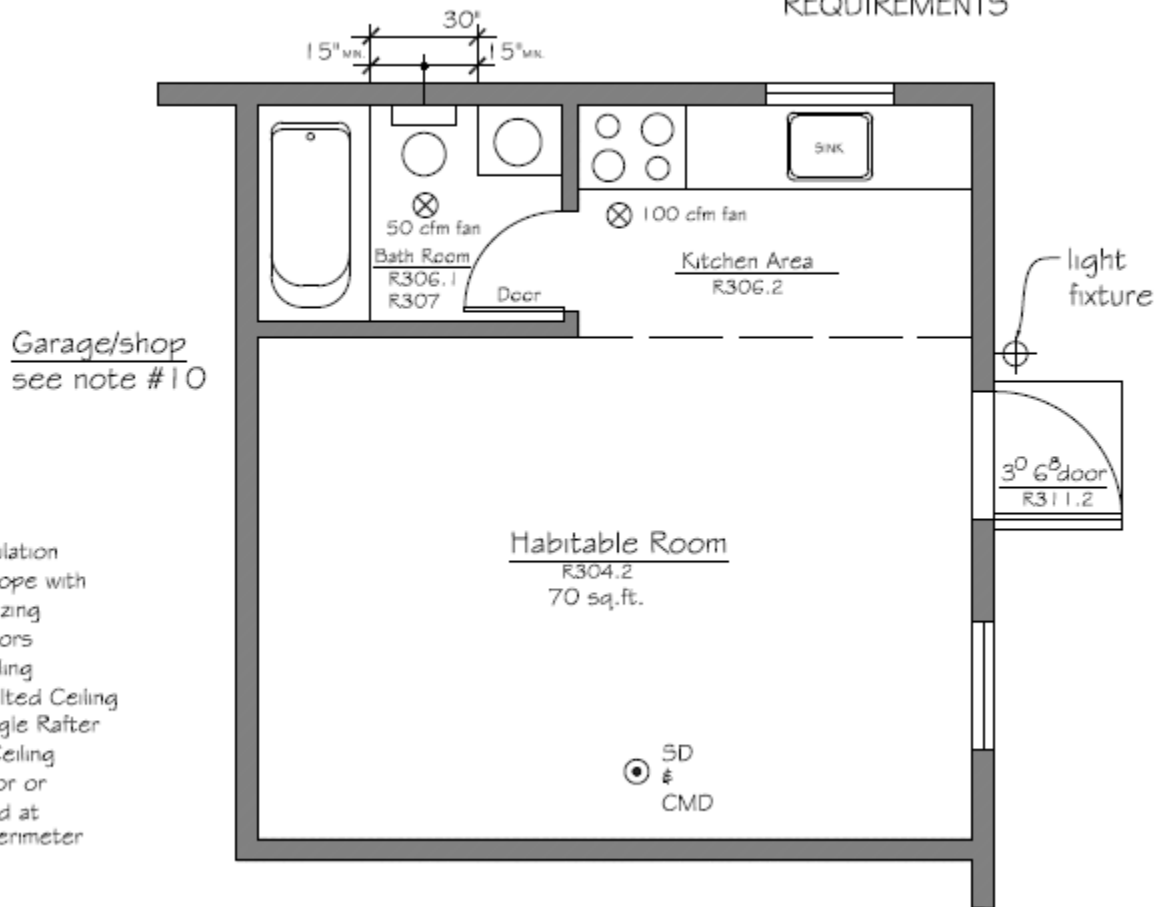
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MINIMUM DWELLING UNIT

VERIFY LOCAL ZONING
REQUIREMENTS



1. Every dwelling unit shall have at least one habitable room that shall not have less than 70 square feet of gross floor area. See IRC 301.1. Exception: Kitchens
2. R304.2. Habitable rooms shall not be less than 7 feet in any horizontal dimension. Exception: Kitchens.
3. R304.3. Portions of a room with sloping ceiling measuring less than 5'-0" or a furred ceiling measuring less than 7'-0" from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for the room.
4. R306.1 Every dwelling unit shall be provided with a water closet, lavatory and bathtub or shower.
5. R306.2 Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.
6. R306.3 Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.
7. R306.4 All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtub, shower, bidet, laundry rooms and washing machines shall be provided with hot and cold water.
8. Minimum plumbing clearances and size requirements per R307.1.
9. R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6'-0" above the floor.
10. R302.5.1. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
11. Min. separation from garage per table R302.6. Openings in garage walls shall comply with section R302.5. Attachment of gypsum board shall comply with Table R702.5.5.
12. Source specific ventilation per WAC 51-51M1507.1 & Whole House Ventilation requirements per WAC M1507.33.
13. Compliance with Washington State Energy Code WAC 51-11, 1.5 credits required for small dwelling units less than 1500 sqft.
14. WACR303.9 required heating all habitable rooms shall be provided with heating capable of maintaining minimum 60 degrees at a point 3 feet above the floor and 2 feet from exterior walls. The installation of one or more portable heaters shall not be used to achieve compliance with this section. Wood shall be prohibited as primary heat source.