



CITY OF KIRKLAND

Accessory Dwelling Unit Checklist Technical Codes For Code Compliance Use Only

I. EXIT FACILITIES AND EMERGENCY ESCAPES

- A. Operable window or door. All escape or rescue windows shall have:
 1. Minimum net clear openable area = 5.7 square feet
 2. Minimum net clear openable height = 24 inches
 3. Minimum net clear openable width = 20 inches
 4. Minimum finished sill height above floor = 44 inches
- B. Bars, grills, or grates must be equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort.
 - Basement
 - Sleeping room #1
 - Sleeping room #2
 - Sleeping room #3

II. LIGHT, VENTILATION, AND SANITATION

- A. Rooms shall be provided with natural light by means of exterior glazed openings with an area not less than one-tenth of the floor area of such room, with a minimum of 10 square feet.
- B. Rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than one-twentieth of the floor area of such rooms with a minimum of five square feet.

	<u>Light</u>	<u>Ventilation</u>
Basement	<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room #1	<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room #2	<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room #3	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

- C. Bathrooms, laundry rooms and similar rooms shall be provided with natural ventilation by means of operable exterior openings with an area not less than 1/20th of the floor area of such rooms with a minimum of 1-1/2 square feet.

D. In lieu of the above, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided.

- Bathroom #1
- Bathroom #2
- Laundry room
- Other: _____

III. ROOM DIMENSIONS

- A. Ceiling height shall not be less than 7 feet, 6 inches; except kitchens, halls, and bathrooms may have a ceiling height of not less than 7 feet.
- B. At least one room shall have not less than 120 square feet of floor area. Other rooms except kitchens shall have not less than 70 square feet.

	<u>Ceiling</u>	<u>Dimensions</u>
Bedroom #1	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom #2	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom #3	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom #1	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom #2	<input type="checkbox"/>	<input type="checkbox"/>
Basement	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

IV. EFFICIENCY DWELLING UNITS

- A. Efficiency dwelling units shall conform to other requirements of the code, except:
 - The unit shall have a living room of not less than 220 square feet with an additional 100 square feet for each occupant of the unit in excess of two.
 - The unit shall have a separate closet.
 - The unit shall be provided with a kitchen sink, cooking appliances and refrigerator, each having a clear working space of not less than 30 inches in front. Light and ventilation shall be provided.
 - The unit shall be provided with separate bathroom containing a water closet, lavatory, and bathtub or shower.

V. SMOKE DETECTORS

- A. A smoke detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. Where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room.
 - Sleeping room #1
 - Sleeping room #2
 - Sleeping room #3
 - Hallway
 - Basement

VI. FIRE RESISTIVE SEPARATIONS

A. Walls and floors separating dwelling units in the same building shall not be of less than one-hour fire-resistive construction.

- Walls
- Floor/ceiling

B. Separation between house and garage must be of materials approved for one-hour construction on garage side and a self-closing, tight-fitting solid wood door 1-3/8 inch thickness or a self-closing, tight-fitting door with a fire protection rating of not less than 20 minutes. Air ducts must be not less than 26-gauge with no openings in garage or must be equipped with fire dampers.

- Walls
- Floor/ceiling
- Door
- Ducts

VII. MISCELLANEOUS

A. Electrical (wiring, switches, outlets, fixtures, panel, etc.)

B. Mechanical (furnace, chimney, woodstove, fireplace, etc.)

C. Plumbing (fixtures, water supply, hot water tank)
