



2015 SBC Code Solution

The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

Director's Rule 9-2017 requires a built-in closet and a minimum amount of additional storage for each SEDU (small efficiency dwelling unit).

1. What is the minimum size of the built-in closet?
2. When the additional storage is located within the unit, can it be combined with the built-in closet?
3. Can the additional storage volume be divided between more than one location?
4. Are there any requirements for locating storage within the unit?
5. Can a storage loft be used to meet the additional storage requirement?
6. If storage is grouped together in a common storage area, does each storage unit need to be independent?
7. Does additional storage located in a Type B unit need to be accessible?

Code Interpretation:

The built-in closet shall meet the following requirements:

1. The built-in closet must allow enough space to hang clothing. The built-in closet must have minimum dimensions of 2 feet wide by 2 feet deep by 4 feet high.
2. The built-in closet and required additional storage must be separate spaces. They can be a combined volume but must be separated by a divider.

The 55 cubic feet of additional storage shall meet the following requirements:

3. The required additional storage must be contiguous. The additional storage cannot be divided between multiple locations.
4. SDCI will accept additional storage within the unit if it meets the following criteria:
 - The additional storage volume does not need a door. However, the storage area must be bounded on at least 3 sides by walls, partitions, and/or built-in furniture.
 - The additional storage volume must be of a minimum geometry to be useable as storage. SDCI will accept a minimum 18" depth.
 - The additional storage volume does not count towards minimum habitable or occupiable space requirements.
 - The additional storage volume should not overlap with the required egress width or height.



5. A storage loft within the unit can be used to satisfy the additional storage requirement. It must still meet all other additional storage criteria.
6. When the additional storage requirement is being met in a common storage area, an independent storage space must be provided for each SEDU.
7. Additional storage located within a Type B unit is not required to be an accessible space and does not need to be located on an accessible route. The required additional storage can be in a loft.

For questions about whether this code solution applies to your project:

- *If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application*
- *If you have not submitted an application, send us a question through the SDCI website <http://www.seattle.gov/dpd/toolsresources/sendusaquestion/default.htm> or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location <http://www.seattle.gov/dpd/aboutus/howeare/applicantservicescenter/default.htm>*