



2018 SRC Code Interpretation

SRC R101.2b
Common Space for Two-family
Dwellings

Release Date: June 14, 2021

Page 1 of 1

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: Under the Seattle Residential Code Interpretation R101.2b, dwelling units in two-family dwellings may share common space. What are the separation requirements from the common space?

Note: The following interpretation does not apply to shared parking spaces, garages, and/or driveways.

Code Interpretation:

Common space shared by both dwelling units in two-family dwellings may be constructed under the Seattle Residential Code where:

1. Such spaces are separated from each dwelling unit by wall and floor/ceiling assemblies constructed to the standards of the two-family dwelling unit separation; and
2. Supporting construction of such assemblies shall have an equal or greater fire resistance rating; and
3. Openings are limited to 20-minute fire-rated doors equipped with self-closing or automatic-closing devices.

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/whoweare/applicantservicescenter/default.htm>