



Attached Accessory Dwelling Unit

BP-76

Department of Building and Planning

What is a Attached Accessory Dwelling Unit?

The Spokane County Zoning Code allows the establishment of a small, second dwelling unit in your present or proposed single-family residential structure. Check with the County's Permit Center to see if your zoning classification allows an Attached, Accessory Dwelling.

Why an Accessory Unit?

The County established this concept in 2004 to:

- Provide older homeowners a means of obtaining rental income, companionship, security and services to enable them to continue residing in their existing homes;
- Add inexpensive rental units to the housing stock;
- Provide residential living assistance in a moderately independent environment.

How do I apply for approval?

After deciding whether you can meet the following criteria and thoroughly investigating the applicable building code regulations and associated construction costs, visit the County's Permit Center and talk to the Building and Planning Department personnel. The application process, requirements and fees will be explained.

What standards and criteria do I need to meet?

- International Residential Code
- Spokane County Zoning Code

What you are creating is a second dwelling unit in your present, or proposed single-family residential structure. It will be a complete and independent living

space, sharing no common spaces, interior stairways, or openings between the principal and accessory units, with separate kitchen, bathroom, bedroom, and living room, and a separate entrance from that of the principal residence.

Attached, accessory dwelling units must be inspected to verify certain life safety issues have been addressed prior to occupancy. These regulations are administered by the Spokane County Building and Planning Department. At a minimum, a safety inspection is required. Additional permits and inspections, such as those relating to plumbing and mechanical alterations, may be required prior to construction or alteration.

An Attached Accessory Dwelling Unit must meet the following criteria – those in regular font are zoning regulations and those in italics are building code regulations:

- The accessory unit shall not be considered as a dwelling unit when calculating density.
- The space in the accessory dwelling unit can only be occupied by one family.
- One off-street parking space is required for the accessory unit, in addition to the off-street parking required for the main residence.
- The accessory unit shall be a complete, separate housekeeping unit that is within or attached to the principal unit with a common wall(s).
- Only one accessory unit can be developed in a residential structure.
- An attached accessory dwelling unit will not be permitted on lots containing a detached accessory dwelling unit, duplex or multi-family dwelling.
- The resulting structure must substantially main-

tain the appearance of a single-family structure. Separate entrances need to be located on the side or in the rear of the building or in a manner as to be unobtrusive in appearance when viewed from the front of the building.

- The combined square footage of livable floor area in the principal and accessory units must be greater than 1,200 square feet.
- The attached accessory dwelling unit must also meet the following limitations/requirements:
 - no greater than 35% of the total livable floor area nor more than 900 square feet, whichever is less;
 - no more than 2 bedrooms
- The space in the accessory dwelling unit can only be occupied by one family.
- The attached accessory dwelling unit privilege exists only in the following zones:
 - Low Density Residential
 - Low Density Residential Plus
 - Medium Density Residential
 - High Density Residential
 - Rural-5
 - Rural Traditional
 - Rural Conservation
 - Rural Activity Center
 - Urban Reserve
 - Large Tract Agricultural
 - Small Tract Agricultural
 - Forest Lands
- *The principal and accessory dwelling units shall be separated from each other by wall and/or floor assemblies having not less than 1 hour fire-resistance rating. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated, shall be protected in accordance with the International Residential Code (IRC).*
- Water supply and sanitary waste disposal shall be adequate. Contact the Spokane Regional Health District for further information.
- *A separate closet must be provided.*
- *A kitchen sink cooking appliance and refrigeration facilities need to be provided, each having a clear working space of not less than 30 inches in front. Light and ventilation in the unit must also be considered.*
- *A separate bathroom containing a water closet, lavatory, and bathtub or shower is necessary.*

- *Emergency egress is required from all sleeping rooms. This can be an exterior door or window. If a window is provided, it must meet the following;*
 1. *Net clear opening 5.7 square feet*
 2. *Net clear opening height 24 inches*
 3. *Net clear opening width 20 inches*
 4. *Finished sill height 44 inches above the floor (maximum)*
- *Separate access/exit is required by the Building and Zoning Code. The exit from the unit shall be a minimum of a 3-foot door side hinged with proper landings/stairs..*
- *Separate heating system:*
- *The uniform Mechanical Code requires that the return air from a heating system not be vented from one dwelling unit to another. This may require a separate heating system be installed, unless you utilize electric baseboard heat. Any existing forced air heating/cooling ducts serving space to be occupied by the new unit will need to be closed and sealed. If electric baseboard heat is installed to serve as the heating system, for the new unit, it may require upgrades to your electrical service.*
- *Smoke detectors:*
Power source: In new construction, smoke detectors need to receive their primary power from the building wiring and shall be equipped with a battery backup. The detector must emit a signal when the batteries are low. Wiring is to be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detectors may be solely battery operated when installed in existing buildings.

Location within dwelling units: A detector must be installed in each sleeping room and a centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling has more than one story and in dwellings that have basements, a detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to a hallway serving the bedrooms exceeds

that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

For more information or an appointment contact:

Department of Building and Planning
1026 W. Broadway Ave – Spokane, WA 99260
(509) 477-3675 bp@spokanecounty.org
<http://www.spokanecounty.org/bp>

Spokane Regional Health District
1101 West College Avenue - Spokane, WA 99201
(509) 324-1500 [http:// www.srhd.org](http://www.srhd.org)

Other Brochures that may be helpful

- BP-7 *Sewer Connection Permits*
- BP-17 *Driveways*
- BP-18 *Wildland Urban Interface*
- BP-19 *Erosion and Sediment Control*
- BP-19a *Erosion and Sediment Control Techniques*
- BP-31 *Rules, Regulations, and Red Tape*
- BP-39 *Addressing*
- BP-40 *Information Directory*
- BP-51 *Application Submittal Requirements*
- BP-52 *Permit Processing Time Savers*
- PW-2 *Working Near Surface Water and
 Wetlands in Spokane County*