



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE INTERPRETATION NO. 14-16

- CODE:** 2012 Washington State Energy Code, Commercial
- SECTION:** Section C101.4.6 Mixed Occupancy
Section C402.4.1.2.3 Air Leakage Building Test
Section R402.4.1.2 Air Leakage Testing
Section R101.4.6 Mixed Occupancy
- QUESTION:** For a three-story mixed use building with bottom floor retail and upper floor dwelling units interconnected with common core areas, what whole building air leakage testing required - Section C402.4.1.2.3 or Section R402.4.1.2?
- ANSWER:** **The commercial portion of the building would be required to comply with the whole building air leakage testing requirements of Sections C101.4.6, and C402.4.1.2.3. The residential portion of the building would be required to comply with the air leakage requirements of Section R101.4.6 and R402.4. As the commercial and residential air leakage testing requirements are different, the appropriate section would need to be applied to each area of the building unless approved by the code official through the use of Section C102 or R102.**
- If alternate means and methods (C102 or R102) compliance path is utilized for the entire building, then the more stringent commercial C402.4.1.2.3 testing criteria would be allowable provided the entire building successfully passed the air leakage test, which would be required by Section R402.4.1.2 for residential buildings.**
- The exception would be if the R-2 occupancy contains sleeping units (not dwelling units) which are considered by the IECC code commentary to be under the commercial code even if the building is 3 stories or less.**

SUPERSEDES: None

REQUESTED BY: Pierce County