

Amendment #6 to Council Bill (CB) 118201

Sponsors: Burgess, Licata
Planning, Land Use, and Sustainability Committee

Sink requirements for small efficiency dwelling units

This amendment would require all small efficiency dwelling units developed in Seattle to include at least two sinks, one in the bathroom and one in the food preparation area. Existing language in CB 118201 would only require the units to have a sink in the food preparation area; placing a second sink in the bathroom would be optional. The content of the amendment is shown below in double underline.

Section 3. A new Section 23.42.048 is added to the Seattle Municipal Code as follows:

23.42.048 Configuration of dwelling units

B. Small efficiency dwelling units. In all zones small efficiency dwelling units are subject to the following standards. Small efficiency dwelling units are also subject to additional standards specified in the Seattle Building Code and any Director's Rule making interpretation thereof.

1. Sleeping room net floor area. Each small efficiency dwelling unit shall have a sleeping room that has at least 120 net square feet of floor area. The floor area occupied by bathrooms, cabinets, appliances and structural features, is not included in calculating the net floor area.

2. Total floor area. In a building containing small efficiency dwelling units, the average total floor area of the small efficiency dwelling units and other dwelling units in the building inclusive of bathrooms, cabinets and structural features shall be at least 220 square feet. Dwelling units greater than 400 gross square feet are not included in calculating the average total floor area.

3. Food preparation area. Each small efficiency dwelling unit shall contain a food preparation area with a cooking appliance that may be portable, such as a microwave, a refrigerator, a sink, and not less than 4 square feet of contiguous countertop work area.

4. Bathroom. Each small efficiency dwelling unit shall contain a bathroom with a toilet, sink, and a shower or bathtub.
