

WAC 296-307-16145 Building requirements and maintenance. (1) An operator must construct, if provided TWH dwelling units, including common facilities, which must meet the following requirements:

- (a) Protect against the elements;
- (b) The State Building Code, chapter 19.27 RCW, or TWH construction standard, chapter 246-359 WAC; and
- (c) State and local ordinances, codes, and regulations.

(2) An operator must prevent condensation in dwelling units and common facilities to the degree that it does not contribute to a health risk or safety issue to occupants.

(3) An operator must prevent mold in dwelling units and common facilities.

(4) An operator must provide a locking mechanism on the exterior door(s) of each family shelter. The mechanism must not prevent egress and must be easily opened from the inside without use of a key or special knowledge.

(5) An operator must provide a locking mechanism on all bedroom doors, excluding doors to bedrooms housing more than fifteen occupants. The mechanism must not prevent egress and must be easily opened from the inside without use of a key or special knowledge.

- (6) An operator must provide a locking mechanism on:

- (a) Each toilet stall door, if provided; and
- (b) Each shower stall door, if provided.

(7) An operator must identify each dwelling unit and space used for shelter by posting a number at each site.

(8) An operator must maintain buildings in good repair and sanitary condition.

(9) An operator must comply with all applicable state and federal laws and rules for lead based paint. For more information on lead, go to <http://www.lni.wa.gov/Safety/Topics/AtoZ/Lead>.

(10) An operator must provide exits that are unobstructed and remain free of any material or matter where its presence would obstruct or render the exit hazardous.

- (11) An operator must provide habitable rooms with:

- (a) Windows covering a total area equal to at least one-tenth of the total floor space; and

- (b) At least one-half of each window can be opened to the outside for ventilation; or

- (c) Mechanical ventilation in accordance with applicable standards from the American Society of Heating, Refrigerating, and Air-conditioning Engineers (ASHRAE).

(12) An operator must provide each room used for sleeping purposes with:

- (a) At least fifty square feet of floor space for each worker, not including any floor space in any portion of a room less than seven feet from the finished floor to the finished ceiling; and

- (b) Windows covering a total area equal to at least one-tenth of the floor space within the surrounding walls of the sleep room.

(13) An operator must provide each room used for sleeping and cooking purposes:

- (a) Meet the requirements of subsection (12) of this section;

- (b) At least one hundred square feet of floor space per temporary worker; and

- (c) For a family shelter constructed or approved for construction under chapter 246-359 WAC before January 1, 2016, one hundred square feet of floor space per temporary worker is required by January 1,

2019. Upon the operator's request, the department of health may grant an extension(s) for up to three additional years. Requests must:

- (i) Include a schedule and work plan for achieving compliance;
- (ii) Be on a form provided by the department of health; and
- (iii) Be submitted to the department of health prior to January 1, 2019.

(14) An operator must ensure wooden floors are at least one foot above ground level or meet the requirements in the State Building Code, chapter 19.27 RCW or Temporary worker housing construction standard, chapter 246-359 WAC.

(15) An operator must provide sixteen-mesh screening on all exterior openings and screen doors with self-closing devices.

(16) An operator must provide and maintain screen doors on all exterior entrances that:

- (a) Have self-closing devices; and
- (b) Close without gaps that would allow entry of pests.

(17) An operator must install all heating, cooking, and water heating equipment according to state and local ordinances, codes, and regulations and maintain in a safe condition.

(18) An operator must provide habitable rooms with equipment capable of maintaining a temperature of at least seventy degrees Fahrenheit during cold weather.

(19) An operator must ensure that all recreational vehicles and park trailers meet the requirements as defined in this chapter.

[Statutory Authority: RCW 49.17.010, 49.17.040, 49.17.050, and 49.17.060. WSR 20-21-091, § 296-307-16145, filed 10/20/20, effective 11/20/20; WSR 15-13-092, § 296-307-16145, filed 6/15/15, effective 1/1/16. Statutory Authority: RCW 49.17.010, [49.17].040, and [49.17].050 and 1999 c 374. WSR 00-06-081, § 296-307-16145, filed 3/1/00, effective 3/1/00.]