

WAC 246-358-075 Building requirements and maintenance. An operator shall:

(1) Provide TWH dwelling units, including common facilities, that meet the following requirements:

(a) Protect against the elements;

(b) The State Building Code, chapter 19.27 RCW or the TWH construction standard, chapter 246-359 WAC; and

(c) State and local ordinances, codes, and regulations when applicable.

(2) 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) Prevent mold in dwelling units and common facilities.

(4) 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) 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) Provide a locking mechanism on:

(a) Each toilet stall door, if provided; and

(b) Each shower stall door, if provided.

(7) Identify each dwelling unit and space used for shelter by posting a number at each site.

(8) Maintain buildings in good repair and sanitary condition.

(9) Comply with all applicable state and federal laws and rules for lead-based paint.

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

(11) Provide habitable rooms with:

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

(b) At least one-half of each window which 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) Ensure each room used for sleeping purposes has:

(a) At least fifty square feet of floor space for each occupant 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 that equal at least one-tenth of the floor space within the surrounding walls of the sleeping room.

(13) Ensure each room in a family shelter used for sleeping and cooking purposes:

(a) Meets the requirements of subsection (12)(b) of this section; and

(b)(i) Has at least one hundred square feet of floor space per temporary worker.

(ii) 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:

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

(14) 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) Provide sixteen-mesh screening on all exterior openings.

(16) 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) Install all heating, cooking, and water heating equipment according to state and local ordinances, codes, and regulations and maintain in a safe condition.

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

(19) Ensure that all recreational vehicles and park trailers meet the requirements as defined in this chapter.

[Statutory Authority: Chapter 70.114A RCW and RCW 43.70.334 through 43.70.340. WSR 15-13-091, § 246-358-075, filed 6/15/15, effective 1/1/16. Statutory Authority: RCW 70.114A.065 and 70.114A.110. WSR 00-06-082, § 246-358-075, filed 3/1/00, effective 3/1/00. Statutory Authority: RCW 70.54.110. WSR 96-02-014, § 246-358-075, filed 12/21/95, effective 1/1/96; WSR 93-03-032 (Order 326B), § 246-358-075, filed 1/12/93, effective 2/12/93; WSR 92-04-082 (Order 242B), § 246-358-075, filed 2/5/92, effective 3/7/92. Statutory Authority: RCW 43.20.050. WSR 91-02-051 (Order 124B), recodified as § 246-358-075, filed 12/27/90, effective 1/31/91; WSR 88-10-027 (Order 309), § 248-63-075, filed 5/2/88.]