

STATE BUILDING CODE INTERPRETATION NO. I-30-08

May 20, 2009

The following is being offered in response to your faxed letter in which you seek a formal interpretation. The question would apply to Section M1305.1, of the 2003 International Residential Code portion of the 2005 State Building Code.

Question:

In a two family dwelling where the only access to the appliance (such as heating and cooling equipment and appliances) is through one of the units, probably a locked door, would this meet the minimum requirement for access?

Answer:

Yes, Section M1305.1 states in part: *Appliances shall be accessible for inspection, service, repair and replacement without removing permanent construction.* An appliance is not accessible if any portion of the structure's permanent finish materials, such as paneling, built-in furniture and cabinets, drywall must be removed before access to the appliance is provided. A locked door is not permanent construction because it is operable with the use of a key.