



**San Juan County  
Community Development & Planning**

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**POLICIES / PROCEDURES / INTERPRETATIONS**

<b>Blower door tests for dwellings less than 750 square feet</b>	
<b>John Geniuch</b>	<b>Number BP-2012-01</b>
<b>Deputy Building Official / Plans Examiner</b>	<b>Issued 03/28/2012</b>

**ISSUE:**

Should dwellings less than 750 square feet be subject to the requirement of performing a blower door test?

**ANALYSIS:**

The Washington State Energy Code (WSEC) section **502.4.5 “Building Air Leakage Testing”**, requires a blower door test to be performed. The section provides an exception, exempting *“additions less than 750 square feet.”*

Occasionally an applicant seeks to construct a very small dwelling unit, less than 750 square feet. The code recognizes that an addition of this size to an existing structure provides little or no positive cost-benefit from conducting a blower door test.

It is reasonable to apply this recognition to the construction of a dwelling that is under this 750 square foot threshold.

**POLICY:**

It shall be the policy of San Juan County to allow the construction of dwellings less than 750 square feet without performing the blower door test as specified in WSEC section **502.4.5 “Building Air Leakage Testing”**, provided:

- 1) All other energy/insulation provisions of the WSEC and IRC shall be in compliance.
- 2) Compliance with all other applicable codes, laws, rules, and regulations is required.