

Code Updates & Errata

Planning, Land Use & Zoning Committee
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Seattle Construction

Source: Seattle Department of Construction and Inspections

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2017 Electrical Code Update

Key Goals



- Adopt 2017 National Electrical Code
- Incorporate applicable amendments from the WAC
- Adopt innovative Seattle amendments
- Ensure City's electrical code is equal to or better than the State of Washington's electrical code
- Harmonize Article 80 with other SDCI code's administrative and enforcement sections



Key Changes



Tesla Charging Station

Source: Plug In America
(https://commons.wikimedia.org/wiki/File:Tesla_Roadster_charger_DSC_0200.jpg), „Tesla Roadster charger DSC 0200“, <https://creativecommons.org/licenses/by-sa/2.0/>

Electric vehicle (EV) charging stations

- Requires setting aside space for future EV charging station infrastructure (625.27)
- Clarifies how to calculate demand to determine future EV capacity (220.57)
- Allows an additional utility connection for electric vehicle charging (230.2)



Key Changes...Continued



“knob and tube” wiring

- Eliminates the need for house panels for simple electrical installations in small common areas (210.25)
- Limits additional electrical equipment in elevator rooms to ensure worker safety (620.27)
- Requires contractors to remove abandoned wiring in existing buildings (throughout code)



Key Changes...Continued

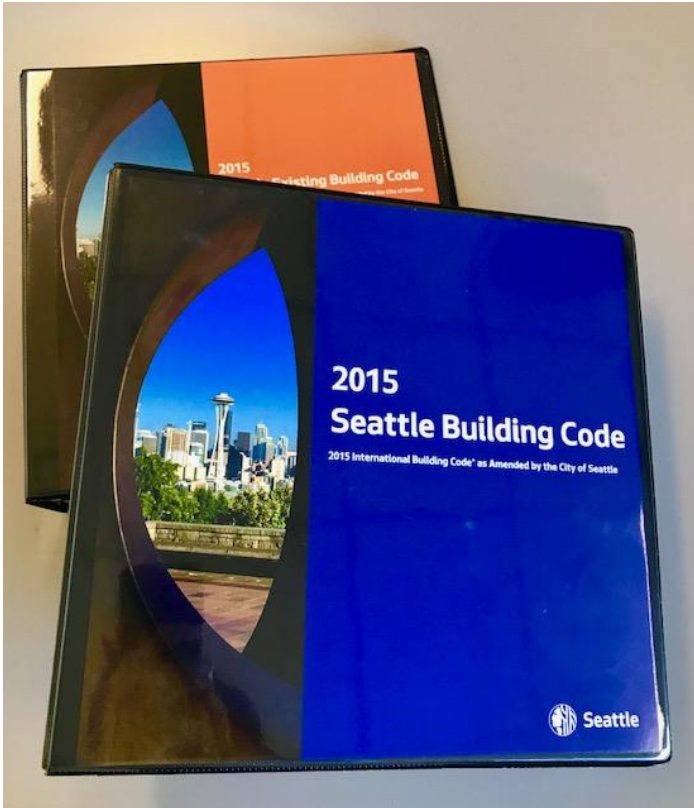


Installing solar shingles

- Raised the threshold triggering a formal SDCI review for renewable energy installations (80.51)

2015 Technical Codes

Technical Codes Errata



2015 Seattle Codes

Source: Seattle Department of Construction and Inspections

Errata Covers:

- Building Code
- Residential Code
- Energy Code
- Mechanical Code
- Existing Building Code
- Plumbing Code



Building Code Errata Highlights

- Section numbering, word changes, spelling and punctuation revisions
- Removed a reference to the Fire Code for pressurized stairways and elevator hoistways
- Hoistway pressurization systems in low-rise buildings no longer require compliance with certain parts of emergency power and the firefighter's smoke control panel standards.
- Allowance of compressive strength to be used for the proportioning of concrete mixtures, as well as the testing and acceptance of concrete



Building Code Errata Highlights

- All elevator key retainer box requirements relocated into one section of the code
- Clarification that a metal tag describing details of the governor tests for elevators is not required to be permanently attached to the governor
- Section specifying that records on-site for elevators may only be in paper format
- Additional cleanup and formatting of tables & graphics, along with revisions to language to match WA State amendments.



2015 Technical Codes

2015 Residential Code Errata Highlights



Installing solar panels

Source: Oregon Department of Transportation
<http://www.flickr.com/people/28364885@N02>

- Rat eradication required prior to demolition permit issuance
- Language confirms that Appendix U for Solar-Ready provisions was approved by the Washington State Building Code Council and is now required for all new construction



Energy/Mech. Code Errata Highlights

- SEC--“Certified Commissioning Professional” definition changed to match WA State Energy Code
- SEC--Changes to Appendix E correct the energy modeling reporting format to reflect recent changes to the energy code. Changes do not modify the code requirements themselves
- SMC--Added note to the makeup air section, reminding users to couple the requirements of the section with applicable requirements of Section 403.2.7.1 in the Seattle Energy Code



Other Code Errata Highlights

- 2015 Plumbing Code
 - Removed references to sections and standards that are no longer applicable.
- 2015 Existing Building Code
 - Updated terms and references



2015 Building Code Amendment



Dialogues in Art: Exhibitions on Homelessness

Seattle Office of Arts and Culture, Seattle Presents Gallery
<http://www.seattle.gov/arts/experience/galleries>

2015 Seattle Building Code amendment

- Allow Art Gallery spaces less than 3000 SF in size to remain or be classified as an M occupancy from an A-3 occupancy.
- Recommendation #9 from CAP Report

Art Gallery Amendment

Amendment Background

- Art Gallery spaces are currently classified as A-3 Occupancies
- A-3 Occupancies allow higher occupant loads with greater potential for panic since occupants are not familiar with their surroundings.
- A-3 Occupancies can require significantly more mitigation measures for these hazards, such as increased number of egress doors, panic door hardware, and possibly automatic sprinkler systems.



Art Gallery Amendment

Amendment Background Continued

- Depending upon the space and building that is being utilized for Art Galleries, other requirements may be triggered via substantial alteration rules (See TIP 314) for energy code, seismic, additional restrooms, etc.
- Additionally, the Building Code allows for small assembly spaces of less than 750 SF in area and where the calculated occupant load is less than 50 occupants, to be classified as a B Occupancy



Special Thanks!

- Electrical Inspection Staff
- Electrical Codes Sub-committee
 - Included electrical contractors, electricians, electrical engineers, etc.
- SDCI Review and Inspection staff
- Office of Arts and Culture
- Seattle's all volunteer, Construction Codes Advisory Board (CCAB)





Greenfire Campus

Source: Seattle Department of Construction and Inspections, <http://www.seattle.gov/dpd/aboutus/whowear/designreview/program/>

THANK YOU

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