

## SUMMARY and FISCAL NOTE

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>Executive Contact/Phone:</b>
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### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to the Seattle Building Code; amending Section 22.100.010 of the Seattle Municipal Code; adopting by reference Chapters 2 through 29, Chapters 31 through 33, and Chapter 35 of the 2015 International Building Code, and amending certain of those chapters; adopting a new Chapter 1 related to administration, permitting, and enforcement; adopting a new Chapter 30 related to elevators and conveying systems; and repealing Sections 2 through 27 of Ordinance 124273.

#### **Summary and background of the Legislation:**

This legislation adopts the 2015 Seattle Building Code, consisting of the 2015 International Building Code and Seattle amendments.

This legislation is one of nine coordinated bills that regulate construction and use of buildings in Seattle. Seven are prepared by the Seattle Department of Construction and Inspections (SDCI): the Seattle Building, Residential, Mechanical, Fuel Gas, Energy, Existing Building and Boiler codes. An eighth bill adopts the 2015 Plumbing Code, which is administered by Public Health – Seattle & King County. The ninth bill adopts the 2015 Seattle Fire Code, and is being heard by the Gender Equity, Safe Communities & New Americans Committee. These codes are the current state and national standards for building construction.

Except for the Boiler Code, new editions of these codes are adopted by the State every 3 years, and State law requires local jurisdictions to enforce them. Seattle adds local amendments to the State codes. Most of the amendments currently exist in the 2012 Seattle Code, and are being carried forward into the new edition of the International Code.

The Boiler Code is unique to Seattle, and is not based on a model code.

#### **Highlights of changes in 2015 Seattle Building Code**

Most of the changes in the International Building Code, the Washington State Code, and the Seattle amendments are technical changes that will not have a major impact on construction.

The most significant of the changes are listed here:

- 306.2 & 312.1 State amendments are included which classify marijuana processing as a factory-industrial occupancy, and growing as a utility occupancy similar to other agricultural buildings.
- 403.1 New amendments clarify how hazardous materials in high-rise buildings are regulated. The amendments clarify that hazardous materials are allowed but must comply with specific regulations for hazardous materials.

- 403.5.2 An interpretation is added to clarify when the additional stairway for very tall high-rises is not required. Buildings over 420' tall, other than apartments and condominiums, are required to have an additional exit stairway, or to equip the elevators to allow for emergency evacuation of building occupants. The interpretation clarifies when the requirement applies to mixed-use buildings that include apartments or condos.
- Chapter 5. The IBC code sections about allowable height and area for buildings are extensively reformatted. No technical changes were made but code users will find that the provisions look very different.
- 510.2 IBC revised the section governing "5 over 2" or podium-style buildings that have a 2-story base of concrete with 5 stories of wood-frame above. In the 2015 IBC, the base structure is no longer limited to 2 stories, which will allow buildings of up to 8 stories in this style of building.
- Chapter 11. IBC added requirements for providing accessibility for recreational facilities in order to coordinate with Americans with Disabilities Act guidelines.
- 2902.1.1.2 An existing amendment to the Seattle and State codes that requires urinals in any men's restroom that is assumed to serve more than 26 occupants is deleted from the 2015 Seattle Building Code. This amendment would have required a urinal in some all-gender restrooms.
- 3016.5 The requirement for vents at the top of elevator hoistways is being deleted. This decision generated some controversy within the elevator industry but it is consistent with national standards.
- 3303.15 New provisions require that rats be eradicated from a site before a demolition permit will be issued. This new provision was added to assist Public Health-Seattle & King County enforce related regulations.

## 2. CAPITAL IMPROVEMENT PROGRAM

This legislation creates, funds, or amends a CIP Project.

## 3. SUMMARY OF FINANCIAL IMPLICATIONS

This legislation does not have direct financial implications.

## 4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**  
No
- b) **Is there financial cost or other impacts of not implementing the legislation?**  
RCW 19.27 requires the City to implement this legislation.
- c) **Does this legislation affect any departments besides the originating department?**

The legislation will require all departments that will build or renovate buildings in the city of Seattle to comply with the 2015 codes.

**d) Is a public hearing required for this legislation?**

No

**e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**

No

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No

**g) Does this legislation affect a piece of property?**

The legislation will affect construction, alteration and demolition of all property but is not directed at any specific property.

**h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

No impact on vulnerable or historically disadvantaged communities is anticipated.

**i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

This legislation does not include any new initiatives or major expansion of any program.

**j) Other Issues:**

**List attachments/exhibits below:**