

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the Seattle Existing Building Code; amending Section 22.110.010 of the Seattle Municipal Code; adopting by reference Chapters 2 through 5, 7 through 11, 14 through 16, A1, A3, A4, and A6 of the 2015 International Existing Building Code; amending certain of those chapters, and adopting a new Chapter 1 related to administration, permitting, and enforcement; and repealing Sections 2-17 of Ordinance 124283.

Summary and background of the Legislation: This legislation adopts the 2015 Seattle Existing Building Code (SEBC), consisting of the 2015 International Existing Building Code and Seattle amendments. The legislation is one of nine coordinated bills updating the regulations regarding construction and use of buildings in Seattle.

The SEBC is based on current state and national standards for building construction. New editions of these codes are adopted by the State of Washington every 3 years, and State law requires local jurisdictions to enforce the code. The SEBC was reviewed by the City's Construction Codes Advisory Board (CCAB) in a series of meetings over a several month period. The Board recommends the SEBC for your approval.

The most significant changes in the 2015 Seattle Existing Building Code are included in the highlights section below:

Highlights of changes in 2015 Seattle Existing Building Code

Most of Seattle's amendments to the International Existing Building Code are being carried forward from the 2012 Existing Building Code. Most of the changes in the International Existing 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.

From the Existing Building Code:

- Section 305 Repairs was moved to precede Sections 303 Substantial Alteration Requirements for all Compliance Methods and 304 Structural Requirements for all Compliance Methods.

The new order:

- 303 Repairs
- 304 Substantial Alteration Requirements for all Compliance Methods

- 305 Structural Requirements for all Compliance Methods
- The content of Chapter 3 applies to all 3 compliance methods (Performance, Prescriptive, and Work Area), however some common requirements across the methods have remained in the individual chapters. To increase clarity and consistency of the 2015 SEBC, these common sections have been moved to Chapter 3 in the following way:
 - Section 305 Structural Requirements for all Compliance Methods. All remaining structural requirements from Chapters 4, 7, 8, 9, 11, and 14 that hadn't yet been moved to Section 305 or 303 in prior code cycles have now been relocated.
 - Section 306 Landmarks. It has been clarified in Chapters 3, 4, 5, 7, and 14 that requirements for landmark buildings now reside in Section 306; Except for accessible design associated with landmark buildings, which is found in Section 307.9.
 - New Section 307 Accessibility for Existing Buildings. Requirements pertaining to accessible construction have been relocated from Chapters 4, 7, 8, 9, 11 into Chapter 3.
 - New Section 308 Reroofing. Reroofing requirements have been moved from Chapter 7 into Chapter 3 and now appropriately apply to all 3 methods.
 - New Section 309 Moved Structures. Chapter 13 has been deleted and the content moved to Chapter 3.
 - New Section 310 Flood Hazard Areas. The content of Chapters 4, 7, and 11 relating to flood hazard areas has been relocated into Chapter 3.
- Section 407.1.1 & 1001.1. A note has been added to illustrate how a change of occupancy is interpreted by SDCI.
- 803.2.1 Existing vertical openings. This section now specifies that enclosures are not required for vertical openings not exceeding 3 stories in R-1 occupancies when the building is protected throughout by an approved sprinkler system.
- Section 405.1 & 805.3.1.2. This section clarifies that existing fire escapes shall continue to be an acceptable component in the means of egress for existing buildings only.

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?**
No.
- c) Does this legislation affect any departments besides the originating department?**
The legislation will require all departments that 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 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.**
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: