

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 Residential Code; amending Section 22.150.010 of the Seattle Municipal Code; and adopting by reference Chapters 2 through 10, 12 through 24, Section P2904, Chapter 44, and Appendices F and U of the 2015 International Residential Code (IRC), and amending certain of those chapters; adding a new Chapter 1 to the IRC related to administration, permitting and enforcement; and repealing Sections 2 through 20 of Ordinance 124282.

Summary and background of the Legislation: This legislation adopts the 2015 Seattle Residential Code (SRC), consisting of the 2015 International 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 SRC is based on current state and national standards for building construction. New editions of the residential code are adopted by the State of Washington every 3 years, and State law requires local jurisdictions to enforce the code. The SRC 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 SRC for your approval.

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

Highlights of changes in 2015 Seattle Residential Code

The Residential Code applies to single-family residences, duplexes and townhouses. According to RCW 19.27.060, local amendments that affect the construction of buildings within the scope of the IRC may only be enforced if they are approved by the State Building Code Council. In the Seattle Residential Code (SRC), we adopt the State amendments to the International Residential Code and a limited number of Seattle amendments that were approved for previous editions of the SRC.

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

304.1 A change in the IRC deletes a requirement that every dwelling unit have at least one room

that is 120 square feet in area. A remaining provision requires that rooms other than kitchens and bathrooms be at least 70 square feet.

Appendix U Seattle is adopting an amended version of an IRC section that requires residences to have rooftop space reserved for future installation of photovoltaic equipment, also referred to as “solar ready”. This legislation includes findings of fact that support our petition to the State Building Code Council for approval of the amendments.

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 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.

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: