



# SEATTLE CITY COUNCIL

## Land Use and Neighborhoods Committee

### Agenda

Wednesday, January 13, 2021

9:30 AM

### Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.

Dan Strauss, Chair  
Teresa Mosqueda, Vice-Chair  
Debora Juarez, Member  
Andrew J. Lewis, Member  
Alex Pedersen, Member  
M. Lorena González, Alternate

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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<http://seattle.gov/cityclerk/accommodations>.



**SEATTLE CITY COUNCIL**  
**Land Use and Neighborhoods Committee**  
**Agenda**  
**January 13, 2021 - 9:30 AM**  
**Public Hearing**

**Meeting Location:**

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

**Committee Website:**

<http://www.seattle.gov/council/committees/land-use-and-neighborhoods>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.14, through January 19, 2021. Meeting participation is limited to access by telephone conference line and Seattle Channel online.*

Register online to speak during the Public Comment period at the 9:30 a.m. Land Use and Neighborhoods Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Dan Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

Sign-up to provide Public Comment at the meeting at <http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

Register online to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting at

<http://www.seattle.gov/council/committees/public-comment>.

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*Please Note: Times listed are estimated*

## A. Call To Order

**B. Approval of the Agenda**

**C. Public Comment**

(10 minutes)

**D. Items of Business**

**1. Overview of Proposed Construction Code Changes**

*Supporting*  
*Documents:* [Presentation](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Micah Chappell, Duane Jonlin, and Ardel Jala, Seattle Department of Construction and Inspections; Yolanda Ho and Ketil Freeman, Council Central Staff

2. [CB 119978](#) **AN ORDINANCE relating to floodplains; extending interim regulations established by Ordinance 126113 for 12 months, to continue to rely on updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA’s Flood Insurance Program; and adopting a work plan for studies needed to develop permanent regulations.**

Attachments: [Att A – SDCI Work Plan](#)

Supporting Documents: [Summary and Fiscal Note Presentation \(12/9/20\)](#)

**Public Hearing and Possible Vote**

**Presenters:** Maggie Glowacki, Seattle Department of Construction and Inspections; Ketil Freeman, Council Central Staff

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**E. Adjournment**



Legislation Text

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**File #:** Inf 1737, **Version:** 1

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Overview of Proposed Construction Code Changes

# 2018 Seattle Code Changes Overview



Photo by Tim Durkan



**Seattle** Department of  
Construction & Inspections

**LUN Committee**  
January 13, 2021

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service



# 2018 CONSTRUCTION CODE CHANGES

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- Building code
- Residential code
- Mechanical code
- **Energy code**
- Fuel gas code
- Plumbing code
- Fire code
- Electrical code
- Boiler code



# 2018 SEATTLE ENERGY CODE

## For “Commercial Buildings”

### “2018” Code Timeline

- Nov 2017: IECC published
- Nov 2019: WSEC approved
- **Feb 1, 2021: WSEC effective date**
- Jan – Sept 2020: Seattle public meetings
- Sept – Oct 2020: Review by CCAB
- Jan 2021– Mayoral approval
- Jan 2021 – City Council approval
- **March 15, 2021: SEC effective date**



# CARBON-NEUTRAL SEATTLE BY 2050

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1. Build great envelope
  - Dependable energy savings for decades
2. Eliminate combustion
  - Carbon neutral today, won't need change later
3. Use electricity wisely
  - Don't waste on electric resistance heat
4. Generate power
  - Plus "solar readiness" for larger future system



Build so that no "major surgery" for buildings is required for 2050.

# SEVERAL MAJOR ISSUES IN THIS CODE

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1. Heat pump space heating
    - Not fossil fuel or electric resistance
  2. Heat pump water heating
    - Not fossil fuel or electric resistance
    - In hotel and multifamily buildings
  3. Maintain envelope thermal performance
    - When complying using energy modeling
  4. 8 efficiency package credits
    - ...none of them fossil fuel
    - State code requires 6 credits
  5. Modest solar array required
    - Could gift to affordable housing
- ...plus a few “medium issues”
6. Lighting: 10% less power
  7. Electric outlet & circuit at each dwelling unit gas appliance
  8. Modestly improved envelope:
    - Fenestration U-values
    - Thermal bridging at conc balconies
- ...and many minor changes
- Including clarifications and corrections

# DECARBONIZATION: NOT ALL IN ONE JUMP

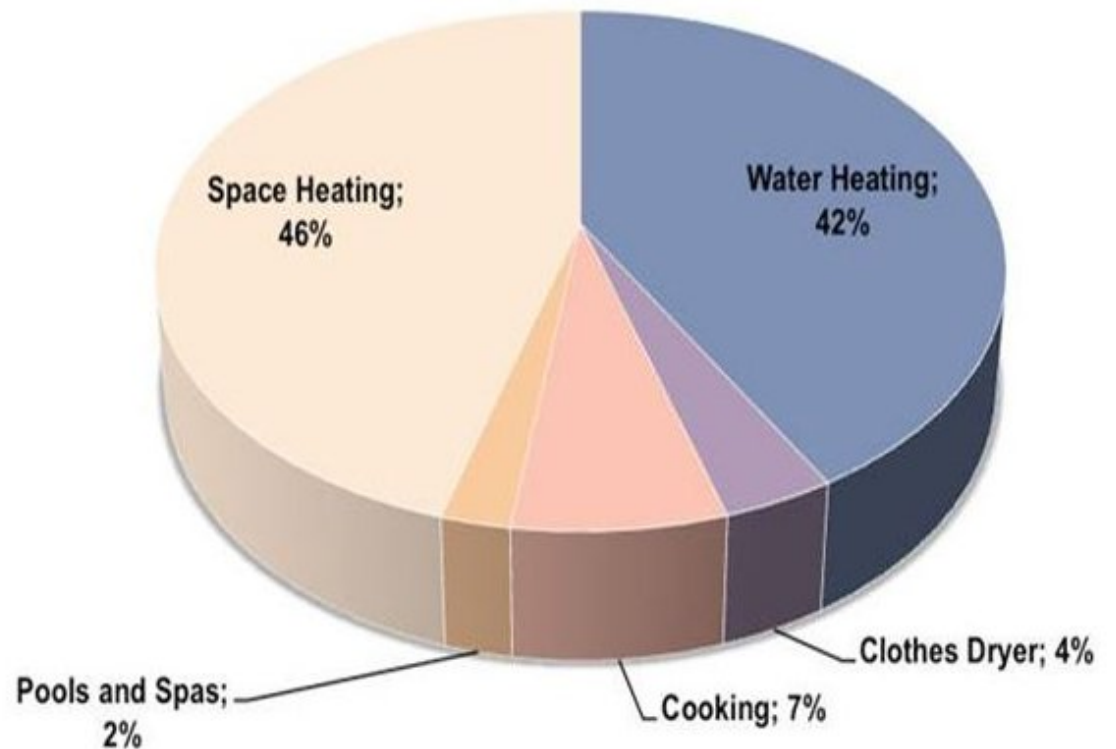
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Start with the big chunks:

- **Space heating**
- **Water heating**

Leave the minor gas uses, pending further technical development :

- Gas cooking
- Gas fireplaces



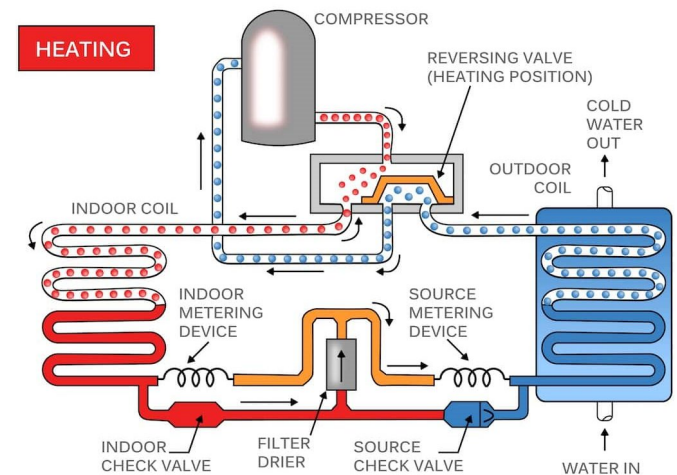
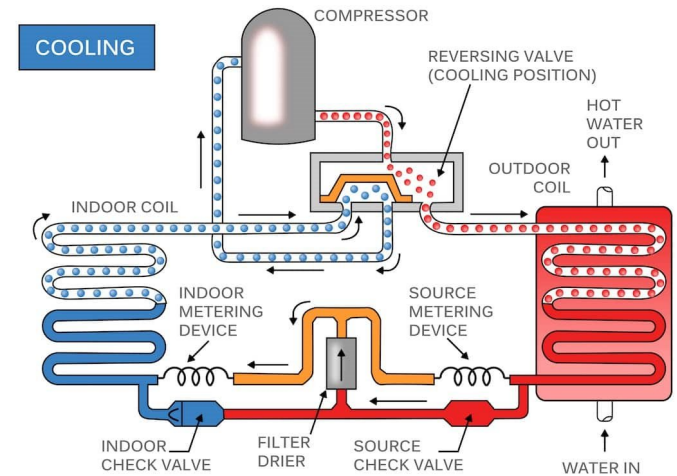
# SEATTLE: SPACE HEATING

No electric resistance or fossil fuel combustion for space heating.

(Usually means “Heat with heat pumps”)

Exceptions allow electric resistance heat for:

1. Permits applied for before 1/1/2022
2. Dwelling units: Max 750 W per habitable room (1000 W for corner room)
3. Other space types: Max 2.5 W/sf total installed heating (The “Passive House” rule)
4. Heat pump auxiliary heat in cold weather
5. Buildings smaller than 2,500 sf
6. ...etc



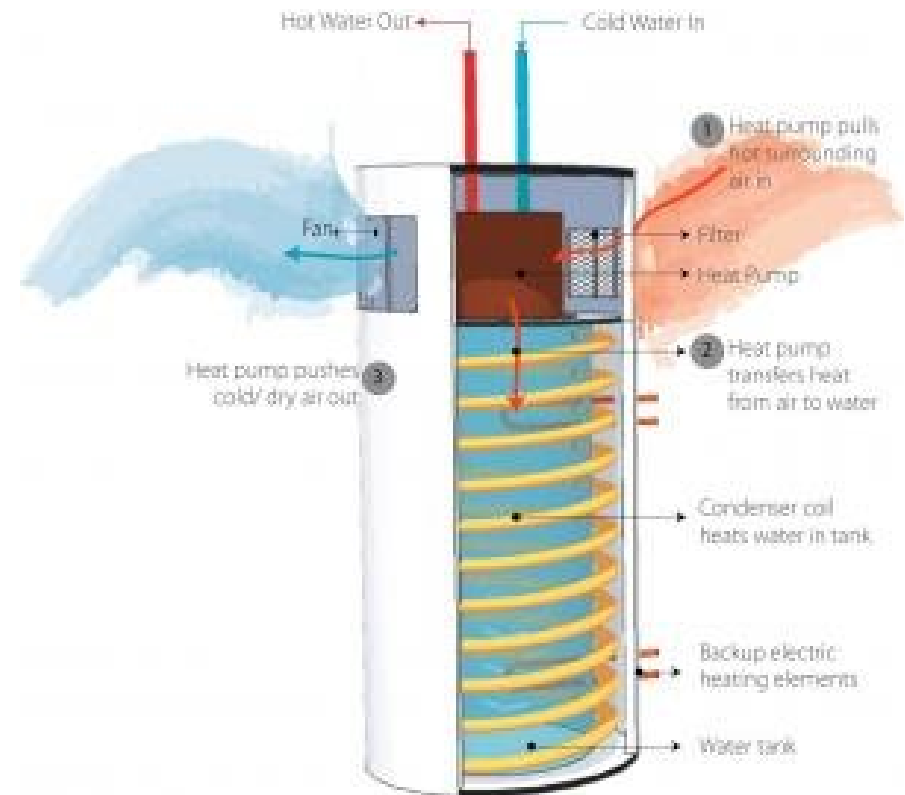
Heat pumps squeeze warmth out of cold air.

# SEATTLE: MULTIFAMILY HEAT PUMP HOT WATER

## Effective January 2022

Only for hotel & multifamily buildings with central domestic water heating:

- No electric resistance or fossil fuel water heating equipment.
  - Typically, use heat pumps instead
- Some auxiliary heat OK below 40 F
- Elec resistance OK to reheat circulating water



# LIGHTING POWER

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- WA – Reduce interior LPAs (lighting power allowances) 11% overall
  - But many smaller rooms get larger LPA
  - From ASHRAE 90.1 - 2019
- Seattle: Interior LPAs **10% below WA**
  - Was 10% below WA in 2015 code also
- Elec outlets at gas appliances
  - In dwelling units
  - For future “plug & play” conversion





# C406 EFFICIENCY PACKAGE CREDITS

## Moving towards all-electric

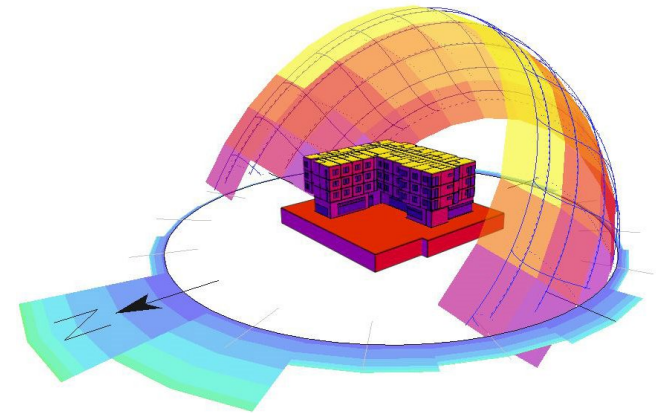
- 1. HVAC efficiency
- 2. **Lighting 10%**
- 3. **Lighting 20%**
- 4. **Lighting controls**
- 5. **Renewable energy**
- 6. DOAS
- 7. High-perf DOAS
- 8. Water heating
- 9. High-perf water heat
- 10. Envelope
- 11. Air infiltration
- ~~12. Kitchen appliance~~

- WA: 6 credits required
- **Seattle: 8 credits required**
  - Gas equip doesn't qualify

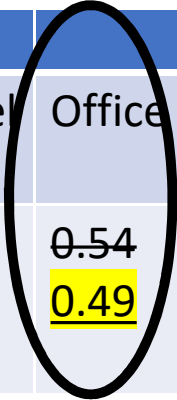
	R1	R2	B	E	M	Other
1. More efficient HVAC performance in accordance with Section C406.2	2.0	3.0	3.0	2.0	1.0	2.0
2. Reduced lighting power: Option 1 in accordance with Section C406.3.1	1.0	1.0	2.0	2.0	3.0	2.0
3. Reduced lighting power: Option 2 in accordance with Section C406.3.2 <sup>a</sup>	2.0	3.0	4.0	4.0	6.0	4.0

# ENERGY MODELING – WHOLE NEW SYSTEM

- Carbon emissions compared with 2004 ASHRAE 90.1 standard
- 10% lower than WA code
  - To align models with more stringent Seattle Energy Code requirements



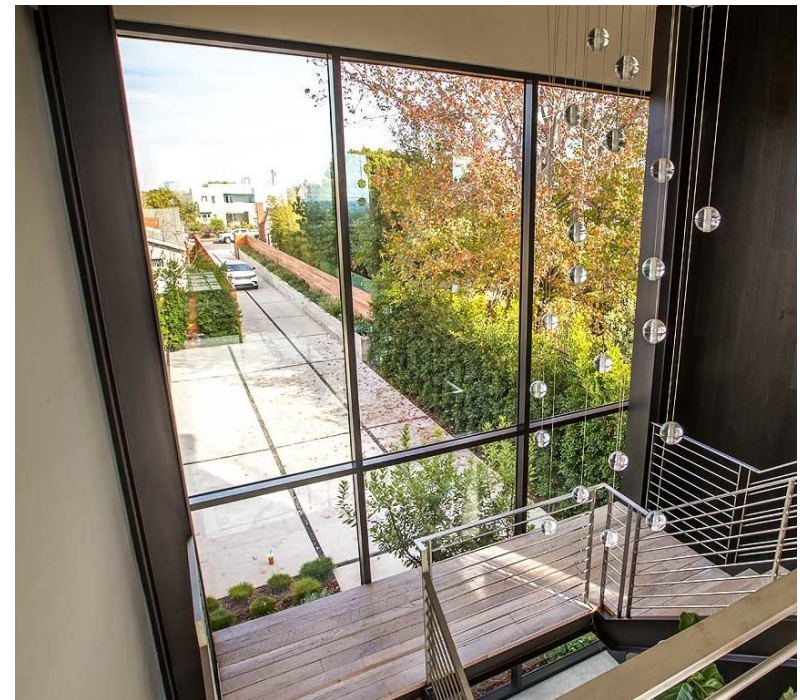
SEATTLE 10% lower									
<b>Building Area Type</b>	Multi family	Health care	Hotel	Office	Rest.	Retail	School	Ware house	Others
<b>Building Performance Factor</b>	0.56 <u>0.50</u>	0.54 <u>0.49</u>	0.64 <u>0.58</u>	0.54 <u>0.49</u>	0.73 <u>0.66</u>	0.47 <u>0.42</u>	0.36 <u>0.32</u>	0.48 <u>0.43</u>	0.54 <u>0.49</u>



# LIMITS ON SUB-STANDARD ENVELOPE

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- **WA:** Modeled envelope heat loss cannot be more than **20% worse** than prescriptive
- **Seattle:** Modeled envelope heat loss cannot be more than **10%** worse than prescriptive



# SEATTLE: RENEWABLE ENERGY

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- **0.25 W/sf**, based on area of all floors
  - Instead of 0.07 W/square foot
  - Instead of just largest 5 floors
- Affordable housing **exempted**
- Option: Gift to affordable housing
  - Projects can donate turnkey system to Seattle affordable housing.
  - Or to state agency solar program
- “Solar-ready” roof and main panel



# HOW BIG IS 0.25W/SF?

- Assume all floors same size
- Area includes space between PV rows



Thanks to FSI Engineers

Building Stories	Roof Area Required
1	1.8%
2	3.6%
4	7.2%
6	10.9%
8	14.5%
10	18.1%
12	21.7%
14	25.4%
16	29.0%
18	32.6%
20	36.2%

# 2018 CONSTRUCTION CODE CHANGES

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- Building code
- Residential code
- Mechanical code
- Energy code
- Fuel gas code
- Plumbing code
- Fire code
- Electrical code
- Boiler code



CHAPTER 6  
TYPES OF CONSTRUCTION

User note:

About this chapter: Chapter 6 establishes five types of construction in which each building must be categorized. This chapter looks at the materials used in the building (combustible or noncombustible) and the extent to which building elements such as building frame, roof, wall and floor can resist fire. Depending on the type of construction, the specific building element and its proximity to a lot line, fire resistance of 1 to 3 hours is specified.

# MAJOR CHANGES IN 2018 SBC

- Format – single column
- Mass timber
- Occupied roofs
- Efficiency dwelling units
- Gender-neutral toilet facilities
- High rise shaft pressurization
- Tsunami loads
- Increased seismic

SECTION 601  
GENERAL

601.1 Scope. The provisions of this chapter shall control the classification of buildings as to type of construction.

SECTION 602  
CONSTRUCTION CLASSIFICATION

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction.

[W] TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV			TYPE V			
	A	B	A	B	A	B	A	B	C	HT	A	B	
Primary structural frame <sup>a</sup> (see Section 202)	3 <sup>a,b</sup>	2 <sup>a,b</sup>	1 <sup>b</sup>	0	1 <sup>b</sup>	0	2 <sup>a</sup>	2 <sup>a</sup>	2 <sup>a</sup>	2 <sup>a</sup>	HT	1 <sup>b</sup>	0
Bearing walls													
Exterior <sup>c,f</sup>	3	2	1	0	2	2	2	2	2	2	1/HT	1	0
Interior	3 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	2	2	2	2	1/HT	1	0
Nonbearing walls and partitions	See Table 602												
Exterior	See Table 602												
Interior <sup>d</sup>	0	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)	2 <sup>a</sup>	2 <sup>a</sup>	1	0	1	0	2	2	2	2	HT	1	0
Roof construction and associated secondary members (see Section 202)	1 1/2 <sup>a</sup>	1 <sup>b,c</sup>	1 <sup>b,c</sup>	0 <sup>e</sup>	1 <sup>b,c</sup>	0	1 1/2 <sup>a</sup>	1	1	1	HT	1 <sup>b,c</sup>	0

For SI: 1 foot = 304.8 mm.  
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.  
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.  
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.  
d. Not less than the fire-resistance rating required by other sections of this code.  
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).  
f. Not less than the fire-resistance rating as referenced in Section 704.10.  
Note: See Sections 1019, 1023 and 602.1 item 27 for stairway construction.  
g. The fire-resistance rating for mezzanines constructed in accordance with Section 505.2 need not exceed 1 hour.

# MASS TIMBER

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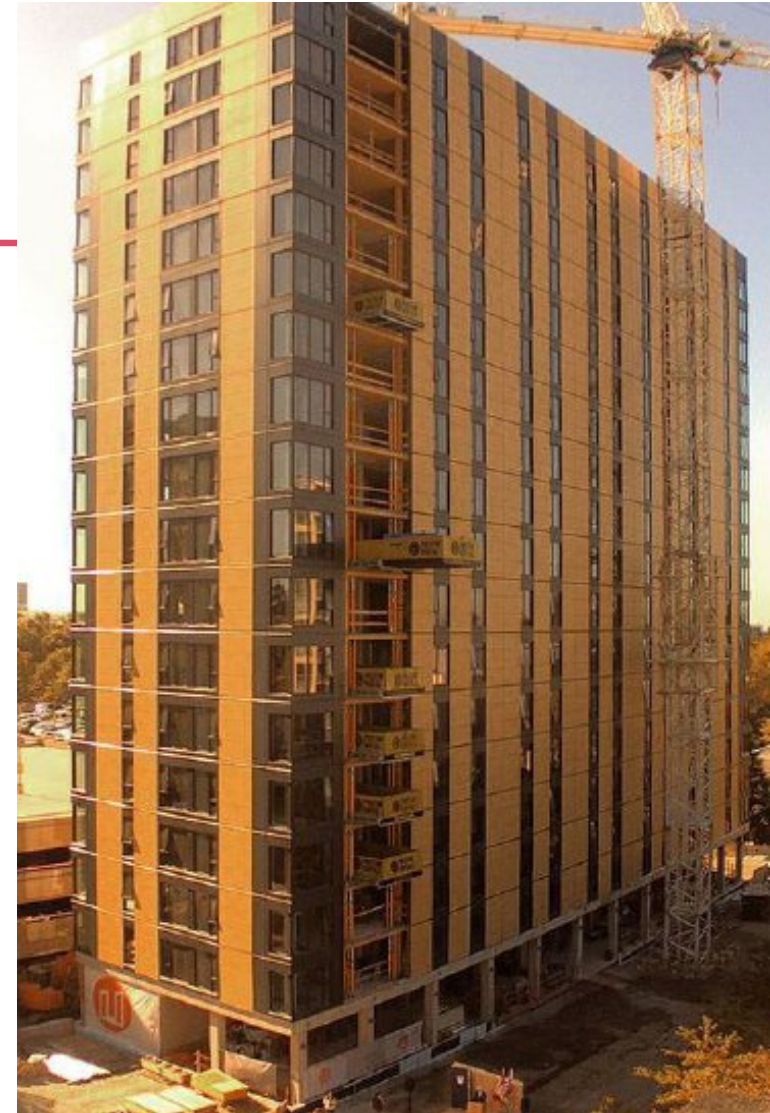
Since July 2019, Seattle has allowed use of the WA State-adopted standards for mass timber.

In the 2018 SBC, Seattle formally adopts mass timber provisions.

New Construction Types:

- Type IV-A
- Type IV-B
- Type IV-C

Maintains legacy type heavy timber: IV-HT





# HABITABLE SPACE IN DWELLING UNITS

NEW

	Single Room (net floor area)	Other Habitable / Occupiable Spaces (net floor area)	Natural Light	Food Prep Area	Bathroom	Closet	Storage	Gross Unit Size
Dwelling Unit	≥ 120 SF	≥ 70 SF**	No*	Yes	Yes	No	No	N/A
EDU SBC 1208.4	<b>≥190 SF</b>	N/A	No*	Yes	Yes	Yes	No	N/A
SEDU DR9- 2017	< 190 SF ≥ 120 SF	≥ 30 SF**	Yes	Yes	Yes	Yes	Yes	≤ 320 SF

\*

S

B

# GENDER-NEUTRAL RESTROOMS

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Where provided:

- Can't reduce the number of fixtures based on separate facilities
- Full height walls
- Securable
- Egress from the room cannot be locked
- Compartment is not required in a locked single occ toilet room



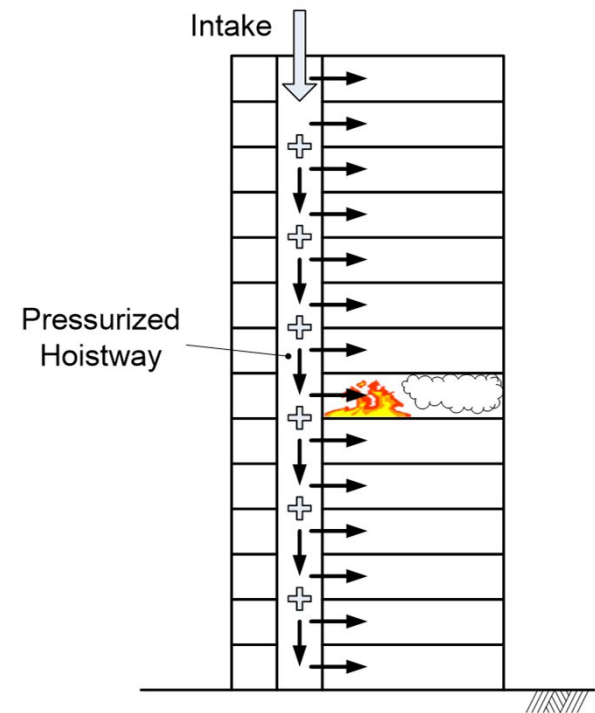
# HIGH RISE SHAFT PRESSURIZATION

## Testing and Submittals

Submittal and testing requirements for stairway and hoistway pressurization have been enhanced and clarified.

**Smoke Control Conference** is required prior to arch submittal. This is in ADDITION to the HR 403 Presubmittal conference.

**Special Inspection** requirements by a design professional to verify the entire system operates as designed.



# SIGNIFICANT CHANGES – CHAPTER 16

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## 1615 – Tsunami Loads

- Risk Category **III** and **IV** buildings and structures
- Located in the Tsunami Design Zones
- Design in accordance with Chapter 6 of ASCE 7

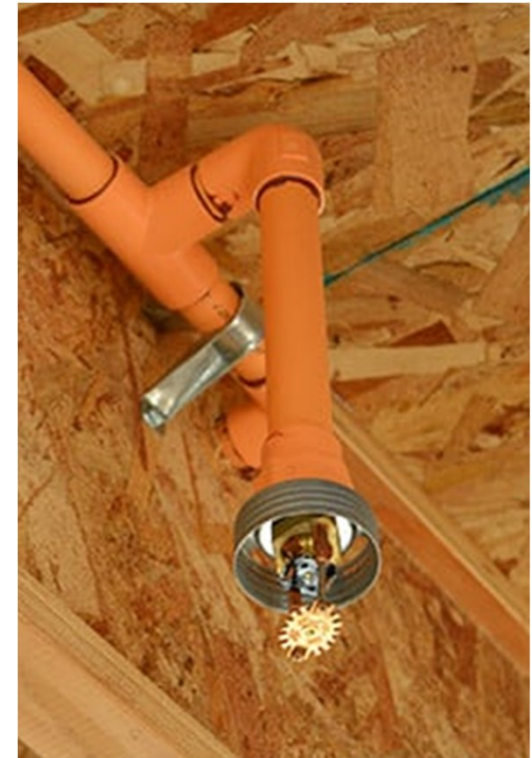
## “Increased Seismic Load”

- Mapped Acceleration Parameters ( $S_s$ ,  $S_1$ )
- Site Class Coefficients ( $F_a$ ,  $F_v$ )
- Site Specific Procedures requirements--Site Class D
  - Perform site-specific response analysis... or...
  - Take penalty to the prescriptive response spectral seismic demand

# R313.1 TOWNHOUSE AUTOMATIC SPRINKLERS

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- Requires P2904 or NFPA 13D system in all new townhouse units
- Exception for existing units
- Allows for reductions in table 302.1(2) FSD



# APPENDIX Q – TINY HOUSES

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- Single dwelling unit 400sf or less
  - Excludes sleeping lofts
- 6'-8" ceiling heights at habitable spaces
- 6'-4" at kitchens and bathrooms
  - Excludes sleeping lofts



# MAJOR CHANGES, OTHER 2018 SEATTLE CODES

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## **Mechanical Code**

- Smoke filtration–Air handlers greater than 500CFM accommodate a minimum MERV 13 filter.

## **Electrical Code**

- Calculated Electric Load--Modify Article 220.84 to prevent calculated excess service capacity when using advanced heat pump systems.
- Electric Vehicle Charging Infrastructure--Modifies Article 220.57 and 625. 27 to align EV charging infrastructure requirements with the Land Use Code.

## **Plumbing Code**

- Air admittance valve--This change identifies the allowable locations and installation requirements for air admittance valves.

# QUESTIONS?

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Micah Chappell

[micah.chappell@seattle.gov](mailto:micah.chappell@seattle.gov)

206-256-5157

Duane Jonlin, FAIA

[duane.jonlin@seattle.gov](mailto:duane.jonlin@seattle.gov)

Jenifer Gilliland

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[www.seattle.gov/sdci](http://www.seattle.gov/sdci)







Legislation Text

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**File #:** CB 119978, **Version:** 1

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**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to floodplains; extending interim regulations established by Ordinance 126113 for 12 months, to continue to rely on updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA's Flood Insurance Program; and adopting a work plan for studies needed to develop permanent regulations.

WHEREAS, in July 2020, the City adopted interim floodplain development regulations to regulate

development in special flood hazard areas in accordance with standards established by the National Flood Insurance Program and the Washington State Department of Ecology and areas identified as flood-prone in subsection 25.09.012.B of the Seattle Municipal Code with an effective date of August 24, 2020 and expiration date of February 24, 2021; and

WHEREAS, the United States continues to experience a pandemic that is impacting all segments of government business including the normal time to carry out all required aspects of adopting a

permanent floodplain development regulations to meet National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The City Council makes the following legislative findings of fact and declares as follows:

A. The Council incorporates by reference the findings of fact contained in Ordinance 126113.

B. In July 2020, the City Council passed and the Mayor signed Ordinance 126113, establishing interim floodplain development regulations to maintain the City's standing in Federal Emergency Management Agency's National Flood Insurance Program, enabling residents to continue to be eligible for flood insurance

while preventing development incompatible with City goals related to development in the floodplains.

C. Since that time, the City began working on developing permanent regulations, however, due to factors detailed below, the work necessary to develop permanent regulations will not be completed before the expiration of the interim regulations on February 24, 2021.

D. Work on permanent regulations has been limited in part due to the February 29 and March 3, 2020 proclamations of civil emergency by Governor Inslee and Mayor Durkan, respectively, related to the spread of COVID-19.

E. Revised Code of Washington (RCW) 36.70A.390 authorizes the City to renew interim regulations by ordinance. Interim regulations can be authorized up to one year if accompanied by a work plan. A work plan for the studies needed to complete the permanent regulations is included as Attachment 1.

Section 2. Pursuant to RCW 36.70A.390, the interim regulations first set forth in Ordinance 126113, shall be extended and in effect for a period of 12 months from the date the ordinance introduced as Council Bill \_\_\_\_\_ is effective, and shall automatically expire after the 12-month period unless the same is extended as provided by statute, or unless terminated sooner by the City Council.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A - SDCI Work Plan

<b>SDCI WORK PLAN</b>	
<b>Analysis of the Flood Risk in the South Park Neighborhood between S. Orchard and S. Kenyon Streets; and approximately 2<sup>nd</sup> Ave S. and the Duwamish River and Adoption of Permanent Floodplain Development Regulations</b>	
<b>Timeline</b>	<b>Tasks</b>
<b>Project Management</b>	
November – December 2020	Develop scope of work and timeline
<b>Data Analysis</b>	
December 2020 – March 2021	Work with SPU flood prediction data and SPU staff to determine data needs for analysis, prepare and vet data (iterative process)
April 2021	SDCI will analyze results and prepare final results
April 2021	Determine the geographic area, if any, to be regulated as flood-prone based on SPU flood prediction data
<b>GIS Mapping</b>	
April – May 2021	Update the maps from interim regulations based on results of data analysis
<b>Other required steps for adoption of the Permanent Floodplain Development Regulations</b>	
<b>Public Outreach</b>	
January – August 2021	Outreach to affected property owners
<b>Draft Recommendations</b>	
May – June 2021	Incorporate updated maps and prepare draft legislation
January – August 2021	Consult with FEMA and WA state
<b>Final Recommendations</b>	
August – September 2021	Mayor Approval, SEPA Decision for Permanent Floodplain Development Regulations
<b>Approval and Adoption of the Permanent Floodplain Development Regulations</b>	
October – December 2021*	City Council Deliberations and Adoption (including a minimum of two Committee meetings, one public hearing and a full Council meeting)

\*Becomes effective 30 days after the Mayor’s signature.

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
SDCI / LEG	Maggie Glowacki, 6-4036 / Ketil Freeman, 4-8178	N/A

*\* 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 floodplains; extending interim regulations established by Ordinance 126113 for 12 months, to continue to rely on updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA’s Flood Insurance Program; and adopting a work plan for studies needed to develop permanent regulations.

**Summary and background of the Legislation:**

This proposal is to extend the interim floodplain development legislation adopted by Ordinance 126113 as allowed by state growth management laws. Without adoption of this legislation the interim regulations would expire on February 24, 2021. This legislation would extend the original interim regulations for 12 months so that the City’s floodplain mapping and development regulations would continue to be consistent with federal law. These regulations would continue to be in place while SDCI develops permanent regulations according to a schedule included in the legislation. The additional time is needed for preparations for a proposal for permanent regulations that includes conducting necessary studies, consulting with federal and state agencies, and public outreach.

The extension of the interim regulations would apply to permit applications for construction on property within floodplain areas mapped by the Federal Emergency Management Agency (FEMA). FEMA has required these types of updates across the country. FEMA published the final updated floodplain map for King County in February 2020. This map (called the Flood Insurance Rate Map) identifies properties that are at risk of flooding and is used to determine which properties are required to have flood insurance. The updated FEMA map is considered final and took effect on August 19, 2020.

**2. CAPITAL IMPROVEMENT PROGRAM**

**Does this legislation create, fund, or amend a CIP Project?** \_\_\_ Yes X No

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation amend the Adopted Budget?** \_\_\_ Yes X No

**Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**

No. While the updated mapping in the interim legislation, Ordinance 126113, includes approximately 185 additional properties, the number of permit applications that are being reviewed using the interim regulations is minimal. Existing SDCI staff is sufficient to review permit applications and costs are recovered by existing permit fees. The updated maps have already been prepared.

**Is there financial cost or other impacts of *not* implementing the legislation?**

No financial costs to the City are anticipated. If the City does not extend the interim regulations, property owners in the FEMA mapped floodplain areas may not be able to purchase flood insurance or renew an existing policy.

**4. OTHER IMPLICATIONS**

**a. Does this legislation affect any departments besides the originating department?**

Yes, Seattle Department of Construction and Inspections.

**b. Is a public hearing required for this legislation?**

Yes.

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

No.

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

Yes, a hearing notice is required in the Daily Journal of Commerce.

**e. Does this legislation affect a piece of property?**

The legislation will continue to apply to approximately 2,190 properties along the Puget Sound coast, the Duwamish River, and certain streams. This number includes the additional 185 properties included in the interim regulations.

**f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

Nationally, areas with more minority residents tend to have a greater share of unmapped flood risk. While FEMA's February 2020 maps better reflect that risk, some property owners will need to purchase flood insurance, which low-income property owners may struggle to afford. The City's floodplain regulations are consistent with the federal requirements for flood insurance.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

N/A.

**List attachments/exhibits below:** None.

# Interim Floodplain Development Regulations Extension

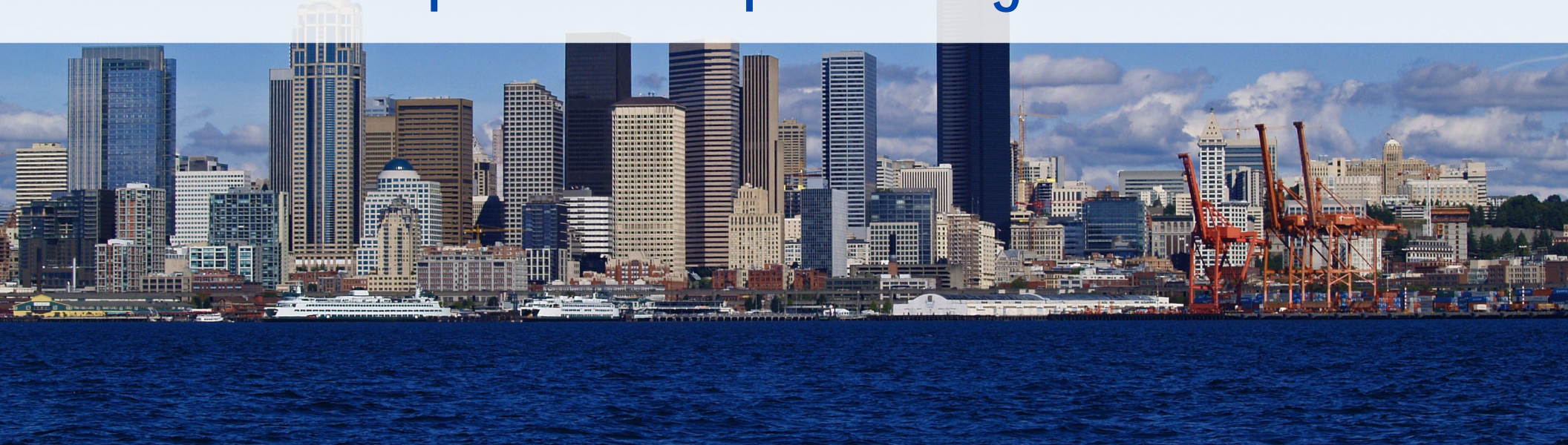


Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

Land Use and Neighborhoods Committee  
December 9, 2020



# INTERIM FLOODPLAIN DEVELOPMENT REGULATIONS

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- Overview of Interim Floodplain Development Regulations
- Reason for the extension
- Public outreach to date
- Next steps



# OVERVIEW OF INTERIM REGULATIONS

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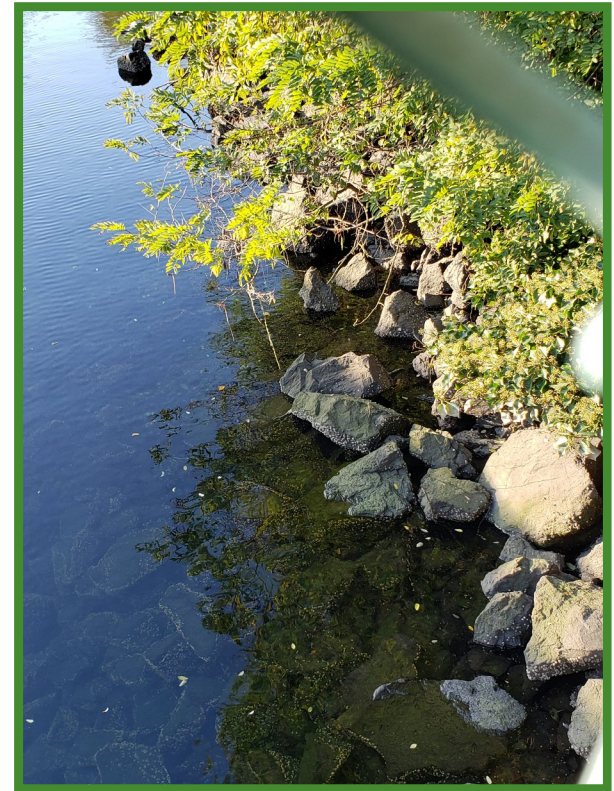
- In July 2020, the City Council passed and the Mayor signed [Ordinance 126113](#), establishing interim floodplain development regulations
- Contain building codes and other standards that make homes, businesses, and people safer from flooding
- Apply to permit applications for construction on property within mapped floodplain areas



# OVERVIEW OF INTERIM REGULATIONS

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- The Federal Emergency Management Agency (FEMA) produced the updated maps and established the minimum required standards for the regulations
- Due to expire on February 24, 2021. If not extended, property owners in FEMA floodplain areas may not be able to purchase flood insurance or renew existing policies



# REASON FOR EXTENSION

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- Need additional time to evaluate properties that are not mapped by FEMA but are mapped by SPU as “flood prone” to determine if additional areas need to be included in the regulations
- Public outreach and environmental review for the permanent regulations have taken longer than anticipated



# South Park Neighborhood



# PUBLIC OUTREACH COMPLETED TO DATE

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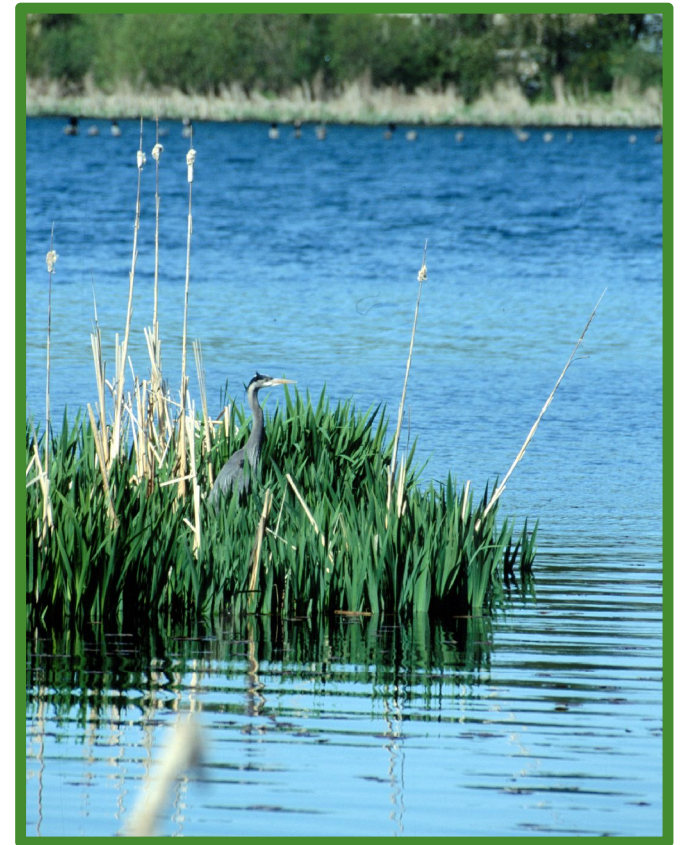
- Project Webpage - information and link to sign up for SDCI's email list
- Over 160 subscribers to the Floodplain Development Regulations Update email list
- Postcards –2,400 mailed to owners of property in the FEMA floodplain mapped areas



# NEXT STEPS

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- Continue with public outreach
- Work with SPU staff to evaluate if additional areas should be included as flood prone
- Develop permanent regulations



# QUESTIONS?

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[www.seattle.gov/sdci](http://www.seattle.gov/sdci)

