

Amendment 7 Version #1 to CB 120969 OPCD Interim State Zoning Compliance ORD

Sponsor: Councilmember Rinck

Request update on changes to expand applicability of the Residential Code to middle housing types

Effect: This amendment would request that the Seattle Department of Construction and Inspections report to the City Council on changes that the Washington State Building Code Council (SBCC) has made to the types of projects that are reviewed under the Residential Code. Development in Washington State is reviewed either under the Building Code or the Residential Code. The Residential Code generally applies to smaller projects like single-family houses. These codes are updated on a three-year cycle. Seattle's Building and Residential codes are based on the State Building and Residential codes.

The SBCC has been tasked by the Washington State Legislature with adopting provisions to regulate multiplex housing under the State Residential Code, with the SBCC anticipated to complete their work on these questions in December 2025.

Add a new Section 33 to CB 120969 and renumber subsequent sections as appropriate. The new section would read as follows:

Section 33: The City Council requests that the Seattle Department of Construction and Inspections (SDCI) report to the Council on changes made by the Washington State Building Code Council (SBCC) to the types of projects that are reviewed under the Washington Residential Code. The Council requests that SDCI report back to Council the later of January 2026 or after the SBCC makes final decisions on what changes the SBCC has made, and the City's work program to incorporate those changes into the Seattle Residential Code.