

CITY OF SEATTLE
ORDINANCE 127205
COUNCIL BILL 120948

AN ORDINANCE relating to Seattle's construction codes; allowing for the extension of certain projects and building permits; amending Sections 106.6.10, 106.9, and 106.10 of the Seattle Building Code, adopted by Ordinance 127108.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 106.6.10 of the Seattle Building Code, enacted by Ordinance 127108, is amended as follows:

106.6.10 Extensions prior to permit issuance. At the discretion of the *building official*, applications for projects that require more than 12 months to review and approve may be extended for a period that provides reasonable time to complete the review and approval, but in no case longer than 24 months from the date of the original application. No application may be extended more than once. After cancellation, the applicant shall submit a new application and pay a new fee to restart the permit process.

Notwithstanding other provisions of this code, applications may be extended where issuance of the permit is delayed by litigation, preparation of environmental impact statements, appeals, strikes or other causes related to the application that are beyond the applicant's control, or while the applicant is making progress toward issuance of a master use permit.

Notwithstanding other provisions of this code, if an applicant requests an extension prior to November 1, 2026 for an application subject to a version of the Seattle Building Code based on amendments to the 2015 or 2018 International Building Code, and the applicant claims a hardship related to securing construction or permanent financing, the *building official* shall

1 extend the application for 24 months in addition to any extensions authorized under this Section
2 106.6.10.

3 Section 2. Section 106.9 of the Seattle Building Code, enacted by Ordinance 127108, is
4 amended as follows:

5 **106.9 Expiration of permits.** Authority to do the work authorized by a permit expires 18
6 months from the date of issuance. ~~((A))~~ Except as provided in Item 3.4 of Section 106.10, an
7 *approved* renewal extends the life of a permit for an additional 18 months from the prior
8 expiration date. An *approved* reestablishment extends the life of the permit for 18 months from
9 the date the permit expired.

10 **Exceptions:**

11 1. Initial permits for major construction projects that require more than 18 months
12 to complete may be issued for a period that provides reasonable time to complete the work,
13 according to an *approved* construction schedule. The *building official* may authorize a permit
14 expiration date not to exceed three years from the date of issuance, except when there is an
15 associated Shoreline Substantial Development permit in which case the *building official* may
16 authorize an expiration date not to exceed the life of the Shoreline permit.

17 2. The *building official* may issue permits which expire in less than 18 months if
18 the *building official* determines a shorter period is appropriate to complete the work.

19 This section is subject to the limitations in Seattle Municipal Code Section 22.800.100,
20 Stormwater Code.

21 Section 3. Section 106.10 of the Seattle Building Code, enacted by Ordinance 127108, is
22 amended as follows:

106.10 Renewal of permits. Permits may be renewed and renewed permits may be further renewed by the *building official* if the following conditions are met:

1. Application for renewal is made within the 30-day period immediately preceding the date of expiration of the permit; and

2. If the project has had an associated discretionary Land Use review, the land use approval has not expired; and

3. If an application for renewal is made more than 18 months after the date of mandatory compliance with a new or revised edition of the Seattle Building Code, the permit shall not be renewed unless:

3.1. The *building official* determines that the permit complies, or is modified to comply, with the Seattle Building, Mechanical, Fuel Gas, Energy, Stormwater, Side Sewer and Grading codes in effect on the date of application for renewal; or

3.2. The work authorized by the permit is substantially underway and progressing at a rate approved by the *building official*. “Substantially underway” means that normally required building inspections have been *approved* for work such as foundations, framing, mechanical, insulation and finish work that is being completed on a continuing basis; or

3.3. Commencement or completion of the work authorized by the permit is delayed by litigation, appeals, strikes, or other extraordinary circumstances related to the work authorized by the permit, beyond the permit holder’s control, subject to the approval of the *building official*; or

3.4. The permit was issued under a version of the Seattle Building Code based on amendments to the 2015 or 2018 International Building Code, application for renewal is made prior to November 1, 2026, and the applicant claims a hardship related to securing construction

1 or permanent financing, in which case the *building official* shall renew the permit for an
2 additional 24 months; and

3 4. The permit shall not be renewed unless: (a) the *building official* determines that the
4 permit complies, or is modified to comply, with the Seattle Stormwater Code in effect on the
5 date of application for renewal; or (b) construction has started. For purposes of this provision,
6 “started construction” means the site work associated with and directly related to the *approved*
7 project has begun. For example, grading the project site to final grade or utility installation
8 constitutes the start of construction; simply clearing the project site does not.

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 22nd day of April, 2025,
and signed by me in open session in authentication of its passage this 22nd day of
April, 2025.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 23rd day of April, 2025.



Bruce A. Harrell, Mayor

Filed by me this 23rd day of April, 2025.



Scheereen Dedman, City Clerk

(Seal)