

Amendment 1 Version #1 to CB 120948 – Date Correction

Sponsor: Councilmember Solomon

Date Correction

Effect: Council Bill (CB) 120948 would allow an applicant for eligible projects to request an extension or renewal of 24 months for a building permit based on a claim that development is precluded by financial hardship.

This amendment would correct an error in the legislation that set a date for requesting the extension or renewal of November 12, 2024. The amendment would change that date to November 1, 2026, which was the intended date. November 1, 2026, is the targeted date for the next update to Seattle’s construction codes.

Amend Sections 1 and 3 of CB 120948 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~~2~~, ~~2024~~ 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 extend the application for 24 months in addition to any extensions authorized under this Section 106.6.10.

Section 3. Section 106.10 of the Seattle Building Code, enacted by Ordinance 127108, is 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~~2~~, ~~2024~~ 2026, and the applicant claims a hardship related to securing construction or permanent financing, in which case the *building official* shall renew the permit for an additional 24 months; and

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