

Seattle Building Code Amendment – 6 Over 2



Photo by Jon Siu



Seattle Department of
Construction & Inspections

Seattle City Council
Planning, Land Use and Zoning Committee
Jonathan Siu & Micah Chappell | May 16, 2018

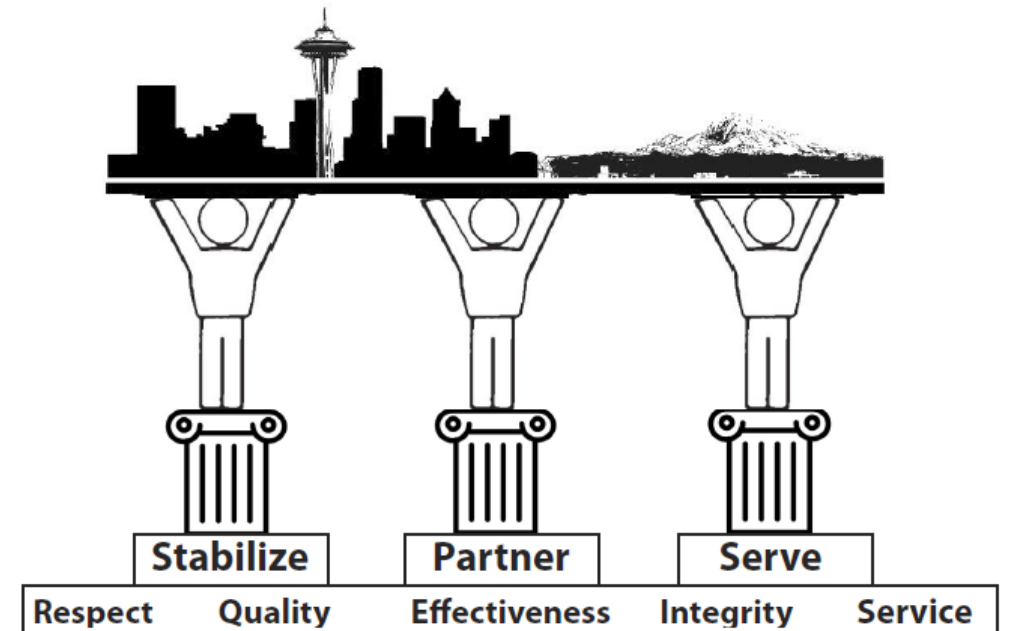
SDCI PURPOSE AND VALUES

Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

Our Values

- Respect
- Quality of work
- Equity
- Integrity
- Service



PROCESS – HOW DID WE GET HERE?

HALA Committee Findings

- Wood frame construction is the most cost effective new buildings for housing
- Built to 75' with 5 stories of wood construction above two-story concrete base
- Unable to maximize potential for new housing in 85' zones due to cost effectiveness
- Additional fire and life safety protections are also required for structures 75' tall and above
- **Recommendation:** Request code changes to reduce construction cost and maximize heights



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

PROCESS – HOW DID WE GET HERE?

Charrette (January 2017)

- Developers, architects, engineers, fire and building code officials
- Facilitated discussion re: issues, mitigation
- Result: concepts based on existing code allowance

HALA Committee & Construction Code Advisory Board (CCAB) review



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SEATTLE BUILDING CODE

Key Fire- & Life-Safety Principles

- Early Warning
- Suppression
- Containment
- Structural Protection
- Egress

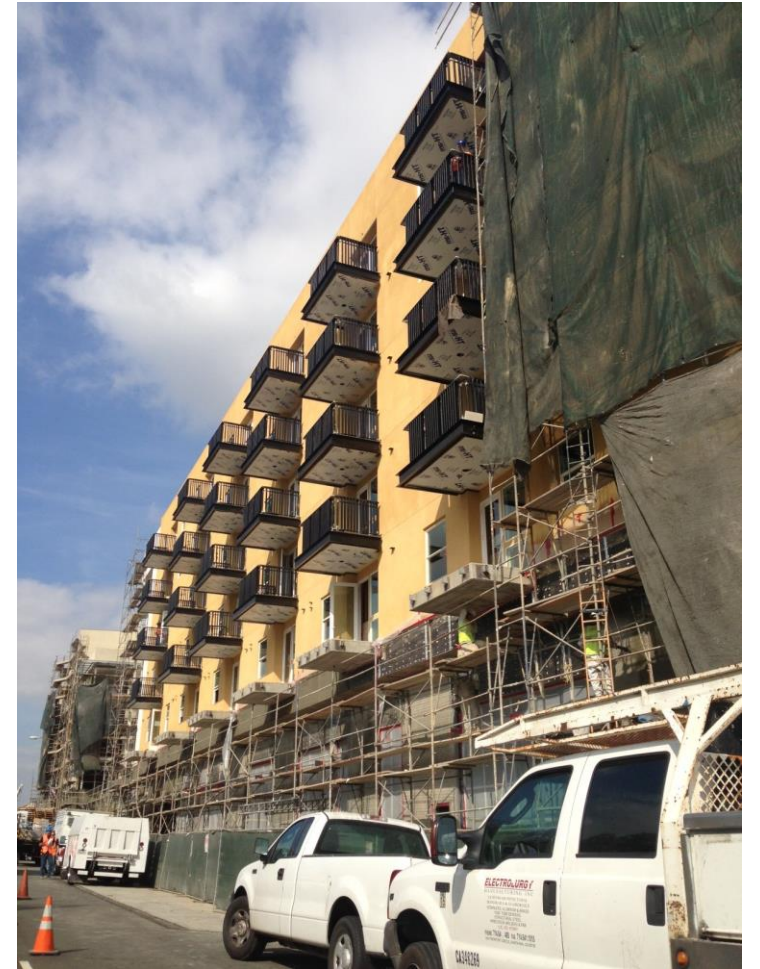
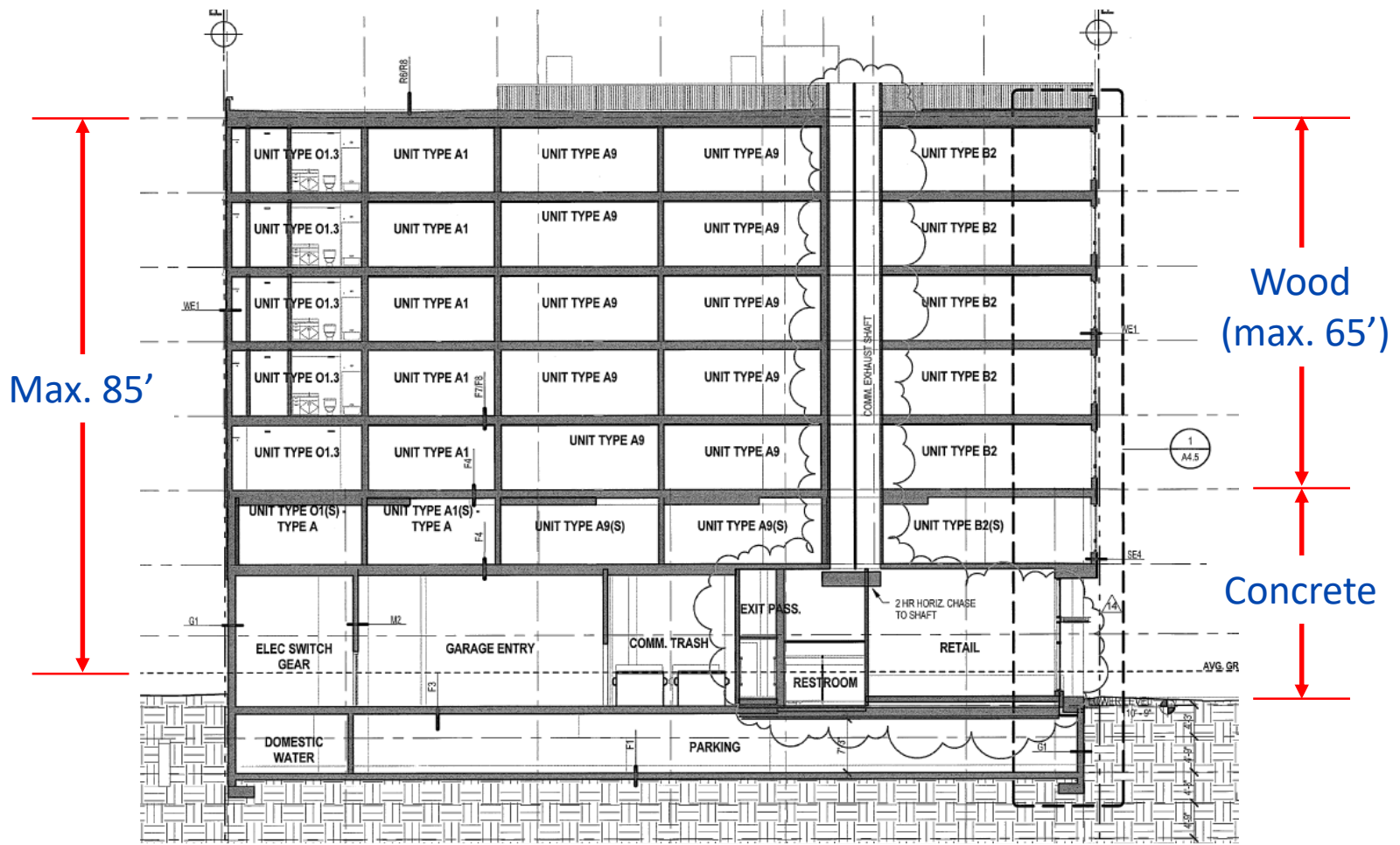


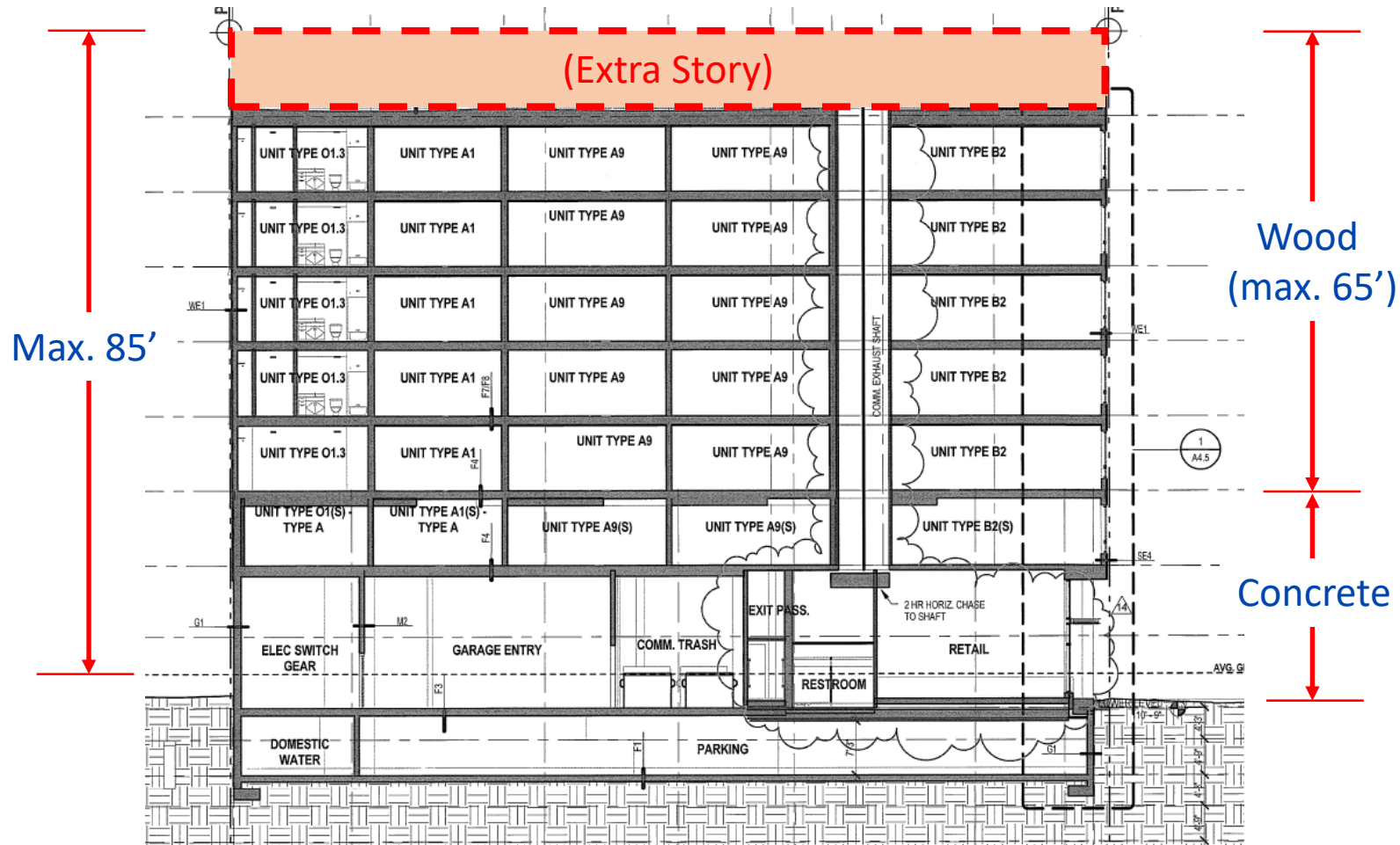
Photo by Dennis Richardson

TYPICAL LARGE PODIUM BUILDING



Runberg Architecture Group

6 OVER 2 PODIUM BUILDING



Runberg Architecture Group

6 OVER 2 PODIUM BUILDING - KEY FEATURES

Containment:

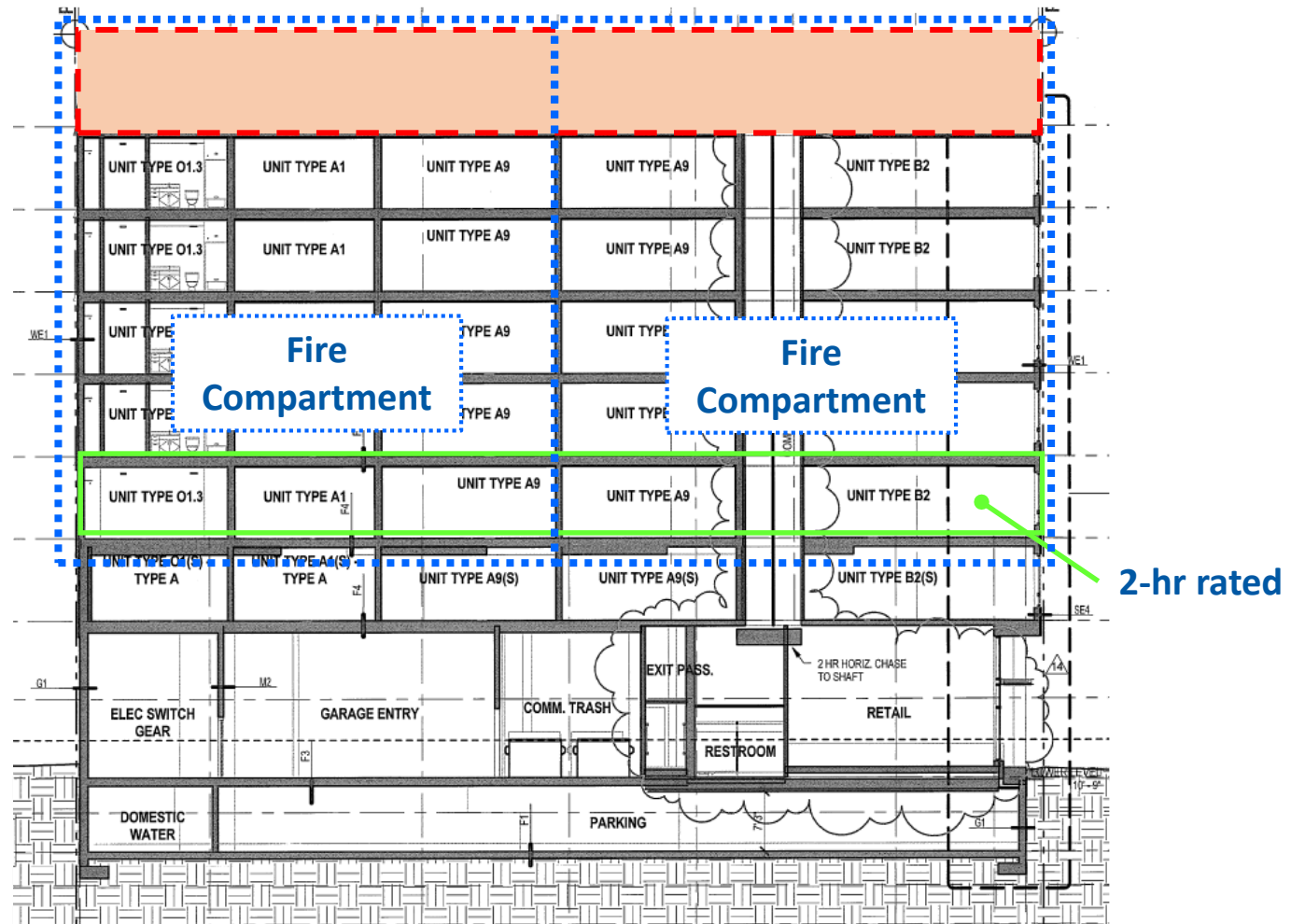
- Min. 2 fire compartments except small floor plates

Structural Protection:

- 1st wood story – 2-hour fire resistance rating

Other:

- Seismic design => more solid exterior walls, limited weight on roof



Runberg Architecture Group

QUESTIONS?

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