



## Legislation Details (With Text)

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<b>Type:</b>	Ordinance (Ord)	<b>Status:</b>	Passed	<b>In control:</b>	City Clerk
<b>On agenda:</b>	10/3/2016				
<b>Final Action:</b>	10/7/2016	<b>Ord. No.</b>	Ord 125156		
<b>Title:</b>	AN ORDINANCE relating to the Seattle Fuel Gas Code; amending Section 22.420.010 of the Seattle Municipal Code and adopting by reference Chapters 2 through 8 of the 2015 International Fuel Gas Code, and amending those chapters; adopting a new Chapter 1 for the Seattle Fuel Gas Code related to administration, permitting, and enforcement; and repealing Sections 2-8 of Ordinance 124276.				
<b>Sponsors:</b>	Rob Johnson				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Summary and Fiscal Note, 2. Clerk File 319952, 3. Presentation for Items 2 - 8 (09/15/16), 4. Signed Ord 125156, 5. Affidavit of Publication				

Date	Ver.	Action By	Action	Result
10/7/2016	1	City Clerk	attested by City Clerk	
10/7/2016	1	Mayor	Signed	
10/7/2016	1	Mayor	returned	
10/5/2016	1	City Clerk	submitted for Mayor's signature	
10/3/2016	1	City Council	passed	Pass
9/15/2016	1	Planning, Land Use, and Zoning Committee	pass	Pass
9/6/2016	1	City Council	referred	
9/1/2016	1	Council President's Office	sent for review	
8/23/2016	1	City Clerk	sent for review	
8/23/2016	1	Mayor	Mayor's leg transmitted to Council	

## CITY OF SEATTLE

ORDINANCE \_\_\_\_\_

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

AN ORDINANCE relating to the Seattle Fuel Gas Code; amending Section 22.420.010 of the Seattle Municipal Code and adopting by reference Chapters 2 through 8 of the 2015 International Fuel Gas Code, and amending those chapters; adopting a new Chapter 1 for the Seattle Fuel Gas Code related to administration, permitting, and enforcement; and repealing Sections 2-8 of Ordinance 124276.

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

Section 1. Section 22.420.010 of the Seattle Municipal Code, last amended by Ordinance 124276, is amended as follows:

## 22.420.010 Adoption of International Fuel Gas Code

The Seattle Fuel Gas Code consists of: (1) the following portions of the ((2012)) 2015 edition of the International Fuel Gas Code published by the International Code Council, as amended by City Council by ordinance: Chapters 2-8, together with the adopted amendments and additions, and (2) Chapter 1 relating to administration, permitting and enforcement adopted by City Council by ordinance. One copy of the ((2012)) 2015 International Fuel Gas Code is filed with the City Clerk in C.F. ((343184)) 319952.

Section 2. Chapter 1 of the Seattle Fuel Gas Code is adopted to read as follows:

### CHAPTER 1

### ADMINISTRATION

### SECTION 101

#### TITLE

**101.1 Title.** These regulations shall be known as the “Seattle Fuel Gas Code,” may be cited as such, and are referred to herein as “this code.” All references to the *International Fuel Gas Code* contained in this code mean the *Seattle Fuel Gas Code*.

### SECTION 102

#### PURPOSE

**102.1 Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of fuel gas systems within the City.

The purpose of this code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

### SECTION 103

#### APPLICABILITY AND SCOPE

**103.1 Scope.** This code applies to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the City. The design and testing of equipment regulated by this code are subject to the approval of the code official.

#### Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.

2. The standards for liquefied petroleum gas installations are the 2014 edition of NFPA 58 (Liquefied Petroleum Gas Code) and the 2015 edition of ANSI Z223.1/NFPA 54 (National Fuel Gas Code), as amended.

**103.2 Applicability of city laws.** A mechanical permit application shall be considered under the Seattle Mechanical, Fuel Gas and Energy codes in effect on a date as provided below, or on a date as otherwise required by law.

1. Mechanical permit applications shall be considered under the codes in effect on the date used to determine the codes applicable to the building permit application according to Seattle Building Code Section 101.3 if any of Items 1.1 through 1.3 apply:
  - 1.1 The mechanical permit application is submitted as part of a building permit application;
  - 1.2 The mechanical permit application is for work directly associated with a building permit but is submitted separately from the building permit application; or
  - 1.3 The mechanical permit application is for initial tenant alterations submitted no later than 18 months after the date of the approved final inspection for the building, and is submitted before the expiration date of the building permit for the tenant alteration, as determined by Seattle Building Code Section 106.9.
2. Mechanical permit applications other than those subject to Item 1 shall be considered under the codes in effect on the date a complete mechanical permit application is submitted that complies with all the requirements of Section 114.

**103.3 Additions, alterations and repairs.** Additions, alterations, repairs and replacement of equipment or systems shall comply with the provisions for new equipment and systems except as otherwise provided in Section 104 of this code.

**103.4 Internal consistency.** If in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive governs. If there is a conflict between a general requirement and a specific requirement, the specific requirement governs.

**103.5 Referenced codes and standards.** The codes and standards referenced in this code are part of the requirements of this code to the extent prescribed by each such reference. If differences occur between provisions of this code and referenced codes and standards, the provisions of this code apply.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions apply.

**103.6 Appendices.** Provisions in the *International Fuel Gas Code* appendices do not apply unless specifically adopted.

**103.7 Metric units.** Wherever in this code there is a conflict between metric units of measurement and U.S. customary units, the U.S. customary units govern.

**103.8 References to other codes.** Whenever an International, National or Uniform Code is referenced in this code, it means the

Seattle edition of that code, including local amendments. References to the “Building Code”, “Mechanical Code”, “Fire Code”, “Residential Code” and “Plumbing Code” mean the Seattle editions of those codes.

## SECTION 104

### APPLICATION TO EXISTING MECHANICAL SYSTEMS

**104.1 Additions, alterations, renovations or repairs.** Additions, alterations, renovations or repairs may be made to any mechanical system without requiring the existing mechanical system to comply with all the requirements of this code, if the addition, alteration, renovation or repair conforms to the standards required for a new mechanical system. Additions, alterations, renovations or repairs shall not cause an existing system to become unsafe, unhealthy or overloaded.

Minor additions, alterations, renovations, and repairs to existing mechanical systems may be installed in accordance with the law in effect at the time the original installation was made, if approved by the code official.

**104.2 Existing installations.** Mechanical systems lawful at the time of the adoption of this code may continue their use, be maintained or repaired, be converted to another type of fuel, or have components replaced if the use, maintenance, repair, conversion of fuel, or component replacement is done in accordance with the basic original design and location, and no hazard to life, health or property has been or is created by such mechanical system.

**104.3 Changes in building occupancy.** Mechanical systems that are a part of a building or structure undergoing a change in use or occupancy as defined in the International Building Code shall comply with all requirements of this code that are applicable to the new use or occupancy.

**104.4 Maintenance.** All mechanical systems, materials, equipment, appurtenances and all parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and hazard-free condition. All devices or safeguards that were required by a code in effect when the mechanical system was installed shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent is responsible for maintenance of mechanical systems and equipment. To determine compliance with this subsection, the code official may cause a mechanical system or equipment to be reinspected.

The fire chief and the code official each have authority to obtain compliance with the requirements of this subsection.

**Exception:** The code official may modify the requirements of this section where all or a portion of the building is unoccupied.

**104.5 Moved buildings.** Building or structures moved into or within the City shall comply with standards adopted by the code official. No building shall be moved into or within the City unless, prior to moving, the code official has inspected the building for compliance with this code and the permit holder has agreed to correct all deficiencies found and has been issued a building permit for the work. A bond or cash deposit in an amount sufficient to abate or demolish the building shall be posted prior to issuance of a

permit. See Section 114 for information required on plans. Any moved building that is not in complete compliance with standards for moved buildings within eighteen months from the date of permit issuance and is found to be a public nuisance may be abated.

**104.6 Landmarks--Historic buildings and structures.** The code official may modify the specific requirements of this code as it applies to landmarks and require in lieu thereof alternate requirements that, in the opinion of the code official, will result in a reasonable degree of safety to the public and the occupants of those buildings.

For purposes of this section a landmark is a building or structure that is subject to a requirement to obtain a certificate of approval from the City Landmarks Preservation Board before altering or making significant changes to specific features or characteristics, that has been nominated for designation and the City Landmarks Preservation Board has not issued a determination regarding designation, that has been designated for preservation by the City Landmarks Preservation Board, that has been designated for preservation by the State of Washington, that has been listed or determined eligible to be listed in the National Register of Historic Places, or that is located in a landmark or special review district subject to a requirement to obtain a certificate of approval before making a change to the external appearance of a structure.

## **SECTION 105**

### **ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION**

**105.1 Alternate materials and methods of construction and design.** This code does not prevent the use of any material, design or method of construction not specifically allowed or prohibited by this code, provided the alternate has been approved and its use authorized by the code official. The code official may approve an alternate, provided the code official finds that the proposed alternate complies with the provisions of this code and that the alternate, when considered together with other safety features of the building or other relevant circumstances, will provide at least an equivalent level of strength, effectiveness, fire resistance, durability, safety and sanitation. The code official may require that sufficient evidence or proof be submitted to reasonably substantiate any claims regarding the use or suitability of the alternate. The code official may, but is not required to, record the approval of alternates and any relevant information in the files of the code official or on the approved construction documents.

## **SECTION 106**

### **MODIFICATIONS**

**106.1 Modifications.** The code official may modify the provisions of this code for individual cases if the code official finds: (1) there are practical difficulties involved in carrying out the provisions of this code; (2) the modification is in conformity with the intent and purpose of this code; and (3) the modification will provide a reasonable level of strength, effectiveness, fire resistance, durability, safety and sanitation when considered together with other safety features of the building or other relevant circumstances. The code official may, but is not required to, record the approval of modifications and any relevant information in the files of the code official

or on the approved construction documents.

## **SECTION 107**

### **TESTS**

**107.1 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that any material or method of construction does not conform to the requirements of this code, the code official may require tests as proof of compliance, to be made at no expense to the City. Test methods shall be as specified in this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the code official shall determine the test procedures. All tests shall be made by an approved agency. Reports of such tests shall be retained by the code official for the period required for retention of public records.

## **SECTION 108**

### **ORGANIZATION AND DUTIES OF CODE OFFICIAL**

**108.1 Jurisdiction of the Department of Construction and Inspections.** The Department of Construction and Inspections is authorized to administer and enforce this code. Enforcement of Chapters 4 and 7 are the primary responsibility of the Director of Public Health. The Department of Construction and Inspections is under the administrative and operational control of the Director, who is the code official.

**108.2 Designees.** The code official may appoint such officers, inspectors, assistants and employees as are authorized from time to time. The code official may authorize such employees and other agents as may be necessary to carry out the functions of the code official.

**108.3 Right of entry.** With the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued warrant, the code official may enter a building or premises at any reasonable time to perform the duties imposed by this code.

**108.4 Liability.** Nothing in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from the failure of equipment to conform to the provisions of this code, or by reason or as a consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this code, or by reason of any action or inaction on the part of the City related in any manner to the enforcement of this code by its officers, employees or agents.

This code shall not be construed to lessen or relieve the responsibility of any person owning, operating or controlling any equipment, building or structure for any damages to persons or property caused by defects, nor shall the Seattle Department of Construction and Inspections or the City of Seattle be held to have assumed any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**108.5 Responsibility for compliance.** Compliance with the requirements of this code is the obligation of the owner of the building, structure or premises, the authorized agent of the owner, and other persons responsible for the condition or work, and not of the City or any of its officers, employees or agents.

## SECTION 109

### UNSAFE EQUIPMENT AND HAZARD CORRECTION ORDER

**109.1 Emergency order.** Whenever the code official finds that any equipment regulated by this code is in such a dangerous and unsafe condition as to constitute an imminent hazard to life or limb, the code official may issue an emergency order. The emergency order may (1) direct that the equipment be restored to a safe condition by a date certain; (2) require that the building, structure or premises, or portion thereof, containing the equipment be vacated within a reasonable time to be specified in the order, or in the case of extreme danger, the order may specify immediate vacation of the building, structure or premises, or portion thereof; or (3) authorize immediate disconnection of the utilities or energy source.

**109.1.1 Service of emergency order.** The order shall be posted on the premises or personally served on the owner of the building or premises or any person responsible for the condition. The order shall specify the time for compliance.

**109.1.2 Effect of emergency order.** No person may occupy a building, structure or premises, or portion thereof, after the date on which the building is required to be vacated until the building, structure or premises, or portion thereof, is restored to a safe condition as required by the order and this code. It is a violation for any person to fail to comply with an emergency order issued by the code official.

**109.2 Hazard correction order.** Whenever the code official finds that unsafe equipment exists, the code official may issue a hazard correction order specifying the conditions causing the equipment to be unsafe and directing the owner or other person responsible for the unsafe equipment to correct the condition by a date certain. In lieu of correction, the owner may submit a report or analysis to the code official analyzing said conditions and establishing that the equipment is, in fact, safe. The code official may require that the report or analysis be prepared by a licensed engineer.

**109.2.1 Service of hazard correction order.** The order shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person or if no address is available after reasonable inquiry, the order may be posted in a conspicuous place on the premises. The order may also be posted if served by personal service or first class mail.

**109.2.2 Effect of hazard correction order.** It is a violation for any person to fail to comply with a hazard correction order as specified in this subsection.

## SECTION 110

## ENFORCEMENT, VIOLATIONS AND PENALTIES

**110.1 Violations.** It is a violation of this code for any person to:

1. Install, erect, construct, enlarge, alter, repair, replace, remodel, move, improve, remove, convert or demolish, equip, occupy, use or maintain any mechanical system or equipment, or cause or permit the same to be done, in the City, contrary to or in violation of any of the provisions of this code.
2. Knowingly aid, abet, counsel, encourage, hire, induce or otherwise procure another to violate or fail to comply with this code.
3. Use any material or install any device, appliance or equipment that is subject to this code and has not been approved by the code official.
4. Violate or fail to comply with any order issued by the code official pursuant to the provisions of this code or with any requirements of this code.
5. Remove, mutilate, destroy or conceal any notice or order issued or posted by the code official pursuant to the provisions of this code, or any notice or order issued or posted by the code official in response to a natural disaster or other emergency.
6. Conduct work under a permit without requesting an inspection as required by Section 116.

**110.2 Notice of violation.** If, after investigation, the code official determines that standards or requirements of this code have been violated or that orders or requirements have not been complied with, the code official may issue a notice of violation upon the owner, agent, or other person responsible for the action or condition. The notice of violation shall state the standards or requirements violated, shall state what corrective action, if any, is necessary to comply with the standards or requirements, and shall set a reasonable time for compliance.

**110.2.1 Service of notice of violation.** The notice shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person, or if no address is available after reasonable inquiry, the notice may be posted in a conspicuous place on the premises. The notice may also be posted if served by personal service or first class mail. Nothing in this section limits or precludes any action or proceeding to enforce this code, and nothing obligates or requires the code official to issue a notice of violation prior to the imposition of civil or criminal penalties.

**110.2.2 Review of notice of violation by the code official.** Any person affected by a notice of violation issued pursuant to Section 110.2 may obtain a review of the notice by making a request in writing to the code official within ten days after service of the notice. When the last day of the period computed is a Saturday, Sunday, or city holiday, the period runs until 5 p.m. of the next business day.

**110.2.2.1 Review procedure.** The review shall occur not less than ten nor more than 20 days after the request is received by



the code official unless otherwise agreed to by the person requesting the review. Any person affected by the notice of violation may submit additional information to the code official. The review shall be made by a representative of the code official who will review any additional information that is submitted and the basis for issuance of the notice of violation. The reviewer may request clarification of the information received and a site visit.

**110.2.2.2 Decision.** After the review, the code official shall:

1. Sustain the notice;
2. Withdraw the notice;
3. Amend the notice; or
4. Continue the review to a date certain.

**110.2.2.3 Order.** The code official shall issue an order containing the decision within 15 days of the date that the review is completed and shall cause the order to be mailed by regular first class mail to the persons requesting the review and the persons named on the notice of violation, addressed to their last known address.

**110.3 Stop work orders.** The code official may issue a stop work order whenever any work is being done contrary to the provisions of this code, or contrary to a permit issued by the code official, or in the event of dangerous or unsafe conditions related to equipment or construction. The stop work order shall identify the violation and may prohibit work or other activity on the site.

**110.3.1 Service of stop work order.** The code official shall serve the stop work order by posting it in a conspicuous place at the site. If posting is not physically possible, the stop work order may be served by personal service or by regular first class mail to the last known address of: the property owner, the person doing or causing the work to be done, or the holder of a permit if work is being stopped on a permit. For purposes of this section, service is complete at the time of posting or of personal service, or if mailed, three days after the date of mailing. When the last day of the period so computed is a Saturday, Sunday or city holiday, the period runs until 5 p.m. on the next business day.

**110.3.2 Effective date of stop work order.** Stop work orders are effective when posted, or if posting is not physically possible, when one of the persons identified in Section 110.3.1 is served.

**110.3.3 Review of stop work orders by the code official.** Any person aggrieved by a stop work order may obtain a review of the order by delivering to the code official a request in writing within two business days of the date of service of the stop work order.

**110.3.3.1 Review procedure.** The review shall occur within two business days after receipt by the code official of the request for review unless otherwise agreed by the person making the request. Any person affected by the stop work order may submit additional information to the code official for consideration as part of the review at any time prior to the review.

The review will be made by a representative of the code official who will review all additional information received and may also request a site visit.

**110.3.3.2 Decision.** After the review, the code official may:

1. Sustain the stop work order;
2. Withdraw the stop work order;
3. Modify the stop work order; or
4. Continue the review to a date certain.

**110.3.3.3 Order.** The code official shall issue an order containing the decision within two business days after the review is completed and shall cause the order to be sent by regular first class mail to the person or persons requesting the review, any person on whom the stop work order was served, and any other person who requested a copy before issuance of the order, addressed to their last known address.

**110.4 Authority to disconnect utilities in emergencies.** The code official has the authority to disconnect fuel-gas utility service or energy supplies to a building, structure, premises or equipment regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property. The code official may enter any building or premises to disconnect utility service. The code official shall, whenever possible, notify the serving utility, the owner and the occupant of the building, structure or premises of the decision to disconnect prior to taking such action, and shall notify the serving utility, owner and occupant of the building, structure or premises in writing of such disconnection immediately thereafter.

**110.5 Authority to condemn equipment.** Whenever the code official determines that any equipment or portion thereof regulated by this code is hazardous to life, health or property, the code official shall order in writing that such equipment either be disconnected, removed or restored to a safe or sanitary condition, as appropriate. The written notice shall fix a date certain for compliance with such order. It is a violation for any person to use or maintain defective equipment after receiving such notice.

When any equipment or installation is to be disconnected, the code official shall give written notice of such disconnection and causes therefore within 24 hours to the serving utility, the owner and the occupant of the building, structure or premises. When any equipment is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the code official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

**110.6 Connection after order to disconnect.** No person shall make connections from any energy, fuel or power supply nor supply energy or fuel to any equipment regulated by this code that has been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such equipment.

**110.7 Civil penalties.** Any person violating or failing to comply with the provisions of this code is subject to a cumulative civil penalty in an amount not to exceed \$500 per day for each violation from the date the violation occurs or begins until compliance is achieved. In cases where the code official has issued a notice of violation, the violation will be deemed to begin, for purposes of determining the number of days of violation, on the date compliance is required by the notice of violation.

**110.8 Enforcement in Municipal Court.** Civil actions to enforce this code shall be brought exclusively in Seattle Municipal Court, except as otherwise required by law or court rule. In any civil action for a penalty, the City has the burden of proving by a preponderance of the evidence that a violation exists or existed; the issuance of a notice of violation or of an order following a review by the code official is not itself evidence that a violation exists.

**110.9 Judicial review.** Because civil actions to enforce this code must be brought exclusively in Seattle Municipal Court pursuant to Section 110.8, orders of the code official, including notices of violation issued under this chapter, are not subject to judicial review pursuant to chapter 36.70C RCW.

**110.10 Alternative criminal penalty.** Anyone who violates or fails to comply with any notice of violation or order issued by the code official pursuant to this code or who removes, mutilates, destroys or conceals a notice issued or posted by the code official shall, upon conviction thereof, be punished by a fine of not more than \$5000 or by imprisonment for not more than 365 days, or by both such fine and imprisonment for each separate violation. Each day's violation shall constitute a separate offense.

**110.11 Additional relief.** The code official may seek legal or equitable relief to enjoin any acts or practices and abate any condition when necessary to achieve compliance.

**110.12 Administrative review by the code official.** Prior to issuance of the mechanical permit, applicants may request administrative review by the code official of decisions or actions pertaining to the administration and enforcement of this code. Requests shall be addressed to the code official.

**110.13 Administrative review by the Construction Codes Advisory Board.** After administrative review by the code official, and prior to issuance of the mechanical permit, applicants may request review of decisions or actions pertaining to the application and interpretation of this code by the Construction Codes Advisory Board according to International Building Code Section 103.11, except for stop work orders, notices of violations and revocations of permits. The review will be performed by three or more members of the Construction Codes Advisory Board, chosen by the Board Chair. The Chair shall consider the subject of the review and members' expertise when selecting members to conduct a review. The decision of the review panel is advisory only; the final decision is made by the code official.

**110.14 Recording.** The code official may record a copy of any order or notice with the Department of Records and Elections of King County.

**110.15 Appeal to Superior Court.** Final decisions of the Seattle Municipal Court on enforcement actions authorized by Title 22 and this code may be appealed pursuant to the Rules for Appeal of Decisions of Courts of Limited Jurisdiction.

## SECTION 111

### RULES OF THE CODE OFFICIAL

**111.1 Authority.** The code official has authority to issue interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

**111.2 Procedure for adoption of rules.** The code official shall promulgate, adopt and issue rules according to the procedures specified in the Administrative Code, Chapter 3.02 of the Seattle Municipal Code.

## SECTION 112

### CONSTRUCTION CODES ADVISORY BOARD

**112.1 Construction Codes Advisory Board committee.** A committee of the Construction Codes Advisory Board may examine proposed administrative rules and amendments relating to this code and related provisions of other codes and make recommendations to the code official and to the City Council for changes in this code. The committee will be called on as needed by the Construction Codes Advisory Board.

## SECTION 113

### PERMITS

**113.1 Permits required.** Except as otherwise specifically provided in this code, a permit shall be obtained from the code official prior to each installation, alteration, repair, replacement or remodel of any equipment or mechanical system regulated by this code. A separate mechanical permit is required for each separate building or structure.

**113.2 Work exempt from permit.** A mechanical permit is not required for the work listed below.

1. Any portable heating appliance, portable ventilating equipment, or portable cooling unit, if the total capacity of these portable appliances does not exceed 40 percent of the cumulative heating, cooling or ventilating requirements of a building or dwelling unit and does not exceed 3 kW or 10,000 Btu input.
2. Any closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Minor work or the replacement of any component part of a mechanical system that does not alter its original approval and complies with other applicable requirements of this code.

**113.3 Compliance required.** All work shall comply with this code, even where no permit is required.

**113.4 Flood hazard areas.** In addition to the permit required by this section, all work to be performed in areas of special flood hazard

as defined in Chapter 25.06 of the Seattle Municipal Code, subject to additional standards and requirements set forth in Chapter 25.06, the Seattle Floodplain Development Ordinance.

**113.5 Emergency repairs.** In the case of an emergency, the installation, alteration or repair of any refrigeration system or equipment may be made without a permit, provided that application for a permit is made within the later of 24 hours or one working day from the time when the emergency work was started.

## **SECTION 114**

### **APPLICATION FOR PERMIT**

**114.1 Application.** To obtain a permit, the applicant shall first file an application in a format determined by the code official. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide the contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by construction documents, including plans, diagrams, computations and specifications, equipment schedules and other data as required in Sections 114.2 and 114.3.
5. State the valuation of the mechanical work to be done. The valuation of the mechanical work is the estimated current value of all labor and material, whether actually paid for or not, for which the permit is sought.
6. Be signed by the owner of the property or building, or the owner's authorized agent, who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the code official.
8. State the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with applicable law in effect on the date described in Section R101.3, as modified by any exception.

**114.2 Construction documents.** Construction documents shall be submitted in one or more sets with each application for a permit, or shall be submitted in electronic format determined by the code official. The code official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. Projects having a total mechanical valuation of \$50,000 or larger shall have a mechanical engineering stamp and signature on each sheet.

**Exception:** A mechanical engineer's stamp or submission of construction documents is not required if the code official finds that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this

code.

### 114.3 Information on construction documents.

**114.3.1 Clarity of plans.** Plans shall be drawn to a clearly indicated and commonly accepted scale in a format determined by the code official.

**114.3.2 Fire-resistive notes.** The code official may require that plans for buildings more than two stories in height of other than Group R-3 and Group U occupancies indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

**114.3.3 Information required on plans.** The plans or specifications shall show the following:

1. Layout for each floor with dimensions of all working spaces and a legend of all symbols used.
2. Location, size and material of all piping.
3. Location, size and materials of all air ducts, air inlets and air outlets.
4. Location of all fans, warm-air furnaces, boilers, absorption units, refrigerant compressors and condensers and the weight of all pieces of such equipment weighing 200 pounds or more.
5. Rated capacity or horsepower and efficiency rating of all boilers, warm-air furnaces, heat exchangers, blower fans, refrigerant compressors and absorption units. See also the *International Energy Conservation Code*.
6. Location, size and material of all combustion products vents and chimneys.
7. Location and area of all ventilation and combustion air openings and ducts.
8. Location of all air dampers and fire shutters.
9. The first sheet of each set of plans and specifications shall show the address of the proposed work and the name and address of the owner or lessee of the premises.
10. Architectural drawings, typical envelope cross sections and other drawings or data may be required to support system sizing calculations or other thermal requirements of this code or the *International Energy Conservation Code*.

## SECTION 115

### APPLICATION REVIEW AND PERMIT ISSUANCE

**115.1 Issuance.** The application and construction documents shall be reviewed by the code official. The construction documents may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction.

**115.1.1 Issuance of permit.** The code official shall issue a permit to the applicant if the code official finds the following:

1. The work described in the construction documents substantially conforms to the requirements of this code and other pertinent laws and ordinances;

2. The fees specified in the Seattle Municipal Code, Title 22, Subtitle IX, Permit Fees have been paid; and
3. The applicant has complied with all requirements to be performed prior to issuance of a permit for the work under other pertinent laws, ordinances or regulations or included in a master use permit, or otherwise imposed by the building official.

When the permit is issued, the applicant or the applicant's authorized agent becomes the permit holder.

**115.1.2 Compliance with approved construction documents.** When the code official issues a permit, the code official shall endorse the permit in writing or in electronic format and stamp the plans "APPROVED." Such approved plans and permit shall not be changed, modified or altered without authorization from the code official, and all work shall be done in accordance with the approved construction documents and permit except as authorized by the code official during field inspection to correct errors or omissions, or as authorized by Section 115.2.

**115.2 Revisions to the permit.** When changes to the approved work are made during construction, approval of the code official shall be obtained prior to execution. The building or mechanical inspector may approve minor changes for work not reducing the structural strength or fire and life safety of the structure. The building or mechanical inspector shall determine if it is necessary to revise the approved construction documents. If revised plans are required, changes shall be submitted to and approved by the code official, accompanied by fees specified in the Seattle Municipal Code, Title 22, Subtitle IX, Permit Fees prior to occupancy. All changes shall conform to the requirements of this code and other pertinent laws and ordinances and other issued permits.

Minor changes shall not incur additional fees if these changes do not (1) add to the general scope of work; (2) change the basic design concept; (3) involve major relocation of equipment, ducts, or pipes; (4) substantially alter approved equipment size; or (5) require extensive re-review of the plans and specifications.

**115.3 Cancellation of permit applications.** Applications may be cancelled if no permit is issued by the earlier of the following: (1) twelve months following the date of application; or (2) sixty days after the date of written notice that the permit is ready to be issued. After cancellation, construction documents may be returned to the applicant or destroyed by the code official.

The code official shall notify the applicant in writing at least 30 days before the application is cancelled. The notice shall specify a date by which a request for extension must be submitted in order to avoid cancellation. The date shall be at least two weeks prior to the date on which the application will be cancelled.

**115.4 Extensions prior to permit issuance.** At the discretion of the code 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.

**115.5 Retention of plans.** One set of approved plans, which may be on microfilm or in electronic format, shall be retained by the code official. One set of approved plans shall be returned to the applicant and shall be kept at the site of the building or work for use by the inspection personnel at all times when the work authorized is in progress.

**115.6 Validity of permit.** The issuance or granting of a permit or approval of construction documents shall:

1. Not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or other pertinent laws and ordinances.
2. Not prevent the code official from requiring the correction of errors in the construction documents, or from preventing building operations being carried on thereunder when in violation of this code or of other pertinent laws and ordinances of the City.
3. Not prevent the code official from requiring correction of conditions found to be in violation of this code or other pertinent laws and ordinances of the City, or
4. Not be construed to extend the period of time for which any such permit is issued or otherwise affect any period of time for compliance specified in any notice or order issued by the code official or other administrative authority requiring the correction of any such conditions.

**115.7 Expiration of permits.** Authority to do the work authorized by a permit expires 18 months from the date of issuance. An approved renewal extends the life of a permit for an additional 18 months from the prior expiration date. An approved reestablishment extends the life of the permit for 18 months from the date the permit expired.

**Exceptions:**

1. Initial permits for major construction projects that require more than 18 months to complete may be issued for a period that provides reasonable time to complete the work, according to an approved construction schedule. The building official may authorize a permit expiration date not to exceed three years from the date of issuance.
2. The code official may issue permits that expire in less than 18 months if the code official determines a shorter period is appropriate to complete the work.

**115.8 Renewal of permits.** Permits may be renewed and renewed permits may be further renewed by the code 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, and 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 this code, the permit shall not be renewed unless:

- 3.1 The code official determines that the permit complies, or is modified to comply with the Seattle Mechanical, Fuel Gas and Energy 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 inspections have been approved for work such as foundations, framing, mechanical, insulation and finish work 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 approval by the code official.

**115.9 Reestablishment of expired permits.** A new permit is required to complete work if a permit has expired and was not renewed.

**Exception:** A permit that expired less than one year prior to the date of a request for reestablishment may be reestablished upon approval of the code official if it complies with Items 2 and 3 of Section 115.8. Once re-established the permit will not be considered to have expired. The new expiration date of a re-established permit shall be determined in accordance with Section 115.7.

**115.10 Revocation of mechanical permits.** Whenever the code official determines there are grounds for revoking a permit, the code official may issue a notice of revocation. The notice of revocation shall identify the reason for the proposed revocation, including, but not limited to, the violations, the conditions violated, and any alleged false or misleading information provided.

**115.10.1 Standards for revocation.** The code official may revoke a permit if:

- 1. The code or the permit has been or is being violated and issuance of a notice of violation or stop work order has been or would be ineffective to secure compliance because of circumstances related to the violation; or
- 2. The permit was obtained with false or misleading information.

**115.10.2 Service of notice of revocation.** The notice of revocation shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person or if no address is available after reasonable inquiry, the notice may be posted in a conspicuous place on the premises. The notice may also be posted if served by personal service or first class mail.

**115.10.3 Effective date of revocation.** The code official shall identify in the notice of revocation a date certain on which the revocation will take effect. This date may be stayed pending complete review by the code official pursuant to Section 115.10.4.

**115.10.4 Review by the code official for notice of revocation.** Any person aggrieved by a notice of revocation may obtain a

review by making a request in writing to the code official within three business days of the date of service of the notice of revocation. The review shall occur within five business days after receipt by the building official of the request for review. Any person affected by the notice of revocation may submit additional information to the building official for consideration as part of the review at any time prior to the review.

**115.10.4.1 Review procedure.** The review will be made by a representative of the code official who will review all additional information received and may also request a site visit. After the review, the code official may:

1. Sustain the notice of revocation and affirm or modify the date the revocation will take effect;
2. Withdraw the notice of revocation;
3. Modify the notice of revocation and affirm or modify the date the revocation will take effect; or
4. Continue the review to a date certain.

**115.10.4.2 Order of revocation of permit.** The code official shall issue an order containing the decision within ten days after the review is completed and shall cause the same to be sent by regular first class mail to the person or persons requesting the review, any other person on whom the notice of revocation was served, and any other person who requested a copy before issuance of the order. The order of the building official is the final order of the City, and the City and all parties shall be bound by the order.

## SECTION 116

### INSPECTIONS

**116.1 General.** All construction or work for which a permit is required is subject to inspection by the code official, and certain types of construction shall have special inspections by registered special inspectors specified in Chapter 17 of the *International Building Code*. In addition to the “called” inspections specified above, the code official may make or require any other inspections of any mechanical work to ascertain compliance with the provisions of this code and other laws and ordinances that are enforced by the code official.

**116.2 Inspection requests.** The owner of the property or the owner’s authorized agent, or the person designated by the owner or agent to do the work authorized by a permit shall notify the code official that work requiring inspection as specified in this section and Section 120 is ready for inspection.

**116.3 Access for inspection.** The permit holder and the person requesting any inspections required by this code shall provide access to and means for proper inspection of such work, including safety equipment required by the Washington Industrial Safety and Health Agency. The work shall remain accessible and exposed for inspection purposes until approved by the code official. Neither the code official nor the City shall be liable for expense entailed in the required removal or replacement of any material to allow inspection.

**116.4 Inspection record.** Work requiring a mechanical permit shall not be commenced until the permit holder or the permit holder's agent has posted an inspection record in a conspicuous place on the premises and in a position that allows the code official to conveniently make the required entries regarding inspection of the work. This record shall be maintained in such a position by the permit holder or the permit holder's agent until final approval has been granted by the code official.

**116.5 Approvals required.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the code official.

**116.5.1 Effect of approval.** Approval as a result of an inspection is not approval of any violation of the provisions of this code or of other pertinent laws and ordinances of the City. Inspections presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City are not valid.

**116.6 Final inspection.** When the installation of a mechanical system is complete, an additional and final inspection shall be made.

**116.7 Operation of mechanical equipment.** The requirements of this section do not prohibit the operation of any mechanical systems installed to replace existing equipment or fixtures serving an occupied portion of the building in the event a request for inspection of such equipment or fixture has been filed with the code official not more than 48 hours after such replacement work is completed, and before any portion of such mechanical system is concealed by any permanent portion of the building.

**116.8 Special investigation.** If work that requires a permit or approval is commenced or performed prior to making formal application and receiving the code official's permission to proceed, the code official may make a special investigation inspection before a permit is issued for the work. If a special investigation is made, a special investigation fee may be assessed in accordance with the Fee Subtitle.

**116.9 Reinspections.** The code official may require a reinspection if work for which inspection is called is not complete, required corrections are not made, the inspection record is not properly posted on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which inspection is requested, if deviations from construction documents that require the approval of the code official have been made without proper approval, or as otherwise required by the code official.

**116.9.1 Compliance with Section 104.4.** For the purpose of determining compliance with Section 104.4, Maintenance, the code official or the fire chief may cause any structure or system to be reinspected.

**116.9.2 Reinspection fee.** The code official may assess a reinspection fee as set forth in the Seattle Municipal Code, Title 22, Subtitle IX, Permit Fees for any action for which reinspection is required. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

## **SECTION 117**

### **CONNECTION APPROVAL**

**117.1 Energy connections.** No person shall make connections from a source of energy fuel to a mechanical system or equipment regulated by this code for which a permit is required until approved by the code official.

**117.2 Temporary connections.** The code official may authorize temporary connection of the mechanical equipment to the source of energy fuel for the purpose of testing the equipment, or for use under a temporary certificate of occupancy.

## SECTION 118

### FEES

**118.1 Fees.** A fee for each mechanical permit and for other activities related to the enforcement of this code shall be paid as set forth in the Seattle Municipal Code, Title 22, Subtitle IX, Permit Fees.

Section 3. The following sections of Chapter 2 of the International Fuel Gas Code, 2015 Edition, are amended as follows:

## CHAPTER 2

### DEFINITIONS

#### SECTION 201 (IFGC)

##### GENERAL

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**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Building Code*, *International Fire Code*, *International Mechanical Code* or ~~((*International*))~~ *Uniform Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

\*\*\*

#### SECTION 202 (IFGC)

##### GENERAL DEFINITIONS

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**BOILER(~~(, LOW-PRESSURE)~~).** A closed vessel in which water is heated, steam is generated, steam is superheated, or any combination thereof, under pressure or vacuum by the direct application of heat. The term boiler shall also include fired units for heating or vaporizing liquids other than water where these systems are complete within themselves. ~~((A self-contained appliance for supplying steam or hot water.~~

**~~Hot water heating boiler.~~** ~~A boiler in which no steam is generated, from which hot water is circulated for heating purposes and~~

then returned to the boiler, and that operates at water pressures not exceeding 160 pounds per square inch gauge (psig) (1100 kPa gauge) and at water temperatures not exceeding 250°F (121°C) at or near the boiler *outlet*.

**Hot water supply boiler.** A boiler, completely filled with water, which furnishes hot water to be used externally to itself, and that operates at water pressures not exceeding 160 psig (1100 kPa gauge) and at water temperatures not exceeding 250°F (121°C) at or near the boiler *outlet*.

**Steam heating boiler.** A boiler in which steam is generated and that operates at a steam pressure not exceeding 15 psig (100 kPa gauge).))

**BOILER CODE.** The *Seattle Boiler and Pressure Vessel Code*.

\*\*\*

[A] **CODE.** These regulations, subsequent amendments thereto or any emergency rule or regulation that ((the administrative authority having jurisdiction has lawfully)) have been adopted.

[A] **CODE OFFICIAL.** The ((officer or other designated authority charged with the administration and enforcement of this code,)) Director of the Seattle Department of Construction and Inspections or a duly authorized representative.

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**PERSON.** Any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the State of Washington, corporation, limited liability company, association, society or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit or otherwise, and the United States or any instrumentality thereof.

\*\*\*

**UNSAFE.** Constituting a fire or health hazard or otherwise dangerous to human life, or constituting a hazard to safety, health or public welfare.

\*\*\*

[M] **WATER HEATER.** Any heating *appliance* or *equipment* that heats potable water and supplies such water to the potable hot water distribution system, and includes only those appliances that do not exceed pressure of 160 pounds per square inch (1103 kPa), volume of 120 gallons (454 L) and a heat input of 200,000 Btu/hr (58.6 kW). Appliances and equipment that exceed these values are

classified as boilers.

Section 4. The following sections of Chapter 3 of the International Fuel Gas Code, 2015 Edition, are amended as follows:

**CHAPTER 3**  
**GENERAL REGULATIONS**

**SECTION 301 (IFGC)**

**GENERAL**

**301.1 Scope.** This chapter shall govern the approval and installation of all *equipment* and appliances that comprise parts of the installations regulated by this code in accordance with Section ((401-2)) 103.1. See also the *International Fire Code*.

**301.1.1 Other fuels.** The requirements for combustion and dilution air for gas-fired appliances shall be governed by Section 304. The requirements for combustion and dilution air for appliances operating with fuels other than fuel gas shall be regulated by the *International Mechanical Code*. The standards for liquefied petroleum gas installations shall be the 2011 Edition of NFPA 58 (Liquefied Petroleum Gas Code) and the 2012 Edition of ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

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**SECTION 303 (IFGC)**

**APPLIANCE LOCATION**

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**303.7 Pit locations.** Appliances installed in pits or excavations shall not come in direct contact with the surrounding soil. The sides of the pit or excavation shall be held back a minimum of 12 inches (305 mm) from the *appliance*, and a minimum of 30 inches (762 mm) on the control side. Where the depth exceeds 12 inches (305 mm) below adjoining grade, the walls of the pit or excavation shall be lined with concrete or masonry, such concrete or masonry shall extend a minimum of 4 inches (102 mm) above adjoining grade and shall have sufficient lateral load-bearing capacity to resist collapse. The *appliance* shall be protected from flooding in an *approved* manner.

**[B] 303.8 Installation of pipes or ducts conveying gases, vapors or liquids in hoistways, machine rooms or machinery spaces.**

Pipes and ducts conveying gases, vapors or liquids are not permitted to be installed in elevator hoistways, elevator machine rooms and elevator machinery spaces.

**Exceptions:**

1. Only ducts for heating, cooling, ventilating and venting these spaces are permitted to be installed in the hoistway, machine room and machinery space.

2. Ducts and electrical conduit may pass through an elevator machine room or machinery space provided they are separated from the room or space by construction equal to the rated construction of the room or space and located so that all required clearances are maintained.

If a vented machine room is not vented directly to the outside of the building, the vent shall be enclosed within a fire barrier with at least a one-hour fire-resistance rating, or as required for shafts where it passes through occupied floors.

3. Subject to the approval of the code official, pipes protected with double containment and pipes with threaded or welded joints may be permitted. Pipes shall not be located less than 7 feet (2134 mm) above the floor in machine rooms.

**[B] 303.9 Interior exit stairways and exit passageways.** Mechanical systems shall not be located in interior exit stairways and exit passageways. Penetrations passing entirely through both protective membranes are prohibited.

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**SECTION 306 (IFGC)**

**ACCESS AND SERVICE SPACE**

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**[M] 306.3.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with ~~((NFPA 70))~~ the Seattle Electrical Code.

\*\*\*

**[M] 306.4.1 Electrical requirements.** A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with ~~((NFPA 70))~~ the Seattle Electrical Code.

**[M] 306.5 Equipment and appliances on roofs or elevated structures.** Where equipment or appliances requiring access (~~((or appliances))~~) are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, an interior or exterior means of access shall be provided.

Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders.

Permanent ladders installed to provide the required *access* shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than ~~((30))~~ 42 inches (~~((762))~~ 1067 mm).

2. Ladders shall have rung spacing not to exceed ~~((14))12~~ inches (~~((356))305~~ mm) on center. The upper-most rung shall be not more than 24 inches (610 mm) below the upper edge of the roof hatch, roof or parapet, as applicable.
3. Ladders shall have a toe spacing not less than ~~((6))7~~ inches (~~((152)) 178~~ mm) deep.
4. There shall be not less than 18 inches (457 mm) between rails.
5. Rungs shall have a diameter not less than 0.75-inch (19 mm) and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds per square foot (488.2 kg/m<sup>2</sup>). Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be not less than 30 inches (762 mm) measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs, except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches by 30 inches (762 mm by 762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by *approved* means.
10. Access to ladders shall be provided at all times.

<p><b>Interpretation:</b> Item 10 allows access to ladders to be restricted to authorized personnel, and prohibits storage that blocks or restricts access to the ladder.</p>
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Catwalks installed to provide the required *access* shall be not less than 24 inches (610 mm) wide and shall have railings as required for service platforms.

**Exception:** This section shall not apply to Group R-3 occupancies.

**[M] 306.5.1 Sloped roofs.** Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a level platform shall be provided on each side of the *appliance* or *equipment* to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to



prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. *Access* shall not require walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Where *access* involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path of travel to and from appliances, fans or *equipment* requiring service.

**[M] 306.5.2 Electrical requirements.** A receptacle outlet shall be provided at or near the *appliance* location in accordance with ((NFPA 70)) the *Seattle Electrical Code*.

\*\*\*

## SECTION 307 (IFGC)

### CONDENSATE DISPOSAL

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**307.2 Fuel-burning appliances.** Liquid combustion byproducts of condensing appliances shall be collected, pH-neutralized and discharged to an *approved* plumbing fixture or disposal area in accordance with the manufacturer's instructions. Condensate *piping* shall be of *approved* corrosion-resistant material and shall be not smaller than the drain connection on the *appliance*. Such *piping* shall maintain a minimum slope in the direction of discharge of not less than one-eighth unit vertical in 12 units horizontal (1-percent slope).

**[M] 307.3 Drain pipe materials and sizes.** Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polyethylene, ABS, CPVC PVC or polypropylene pipe or tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the ((*International*)) *Uniform Plumbing Code* relative to the material type. Condensate waste and drain line size shall be not less than 3/4 inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the

place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with an *approved* method.

\*\*\*

## SECTION 309 (IFGC)

### ELECTRICAL

**309.1 Grounding.** Gas *pip*ing shall not be used as a grounding electrode.

**309.2 Connections.** Electrical connections between appliances and the building wiring, including the grounding of the appliances, shall conform to ~~((NFPA-70))~~ the *Seattle Electrical Code*.

\*\*\*

Section 5. The following sections of Chapter 4 of the International Fuel Gas Code, 2015 Edition, are amended as follows:

## CHAPTER 4

### GAS PIPING INSTALLATIONS

#### SECTION 401 (IFGC)

##### GENERAL

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~~[W]((401.9 Identification. Each length of pipe and tubing and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.))~~

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#### SECTION 403 (IFGS)

##### PIPING MATERIALS

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**403.7 Workmanship and defects.** Pipe, tubing and fittings shall be clear and free from cutting burrs and defects in structure or threading, and shall be thoroughly brushed, and chip and scale blown.

Defects in pipe, tubing and fittings shall not be repaired. Defective pipe, tubing and fittings shall be replaced. No gas piping shall be strained or pinched, and no appliance shall be supported by, or develop any strain or stress on, its supply piping.

\*\*\*

**403.10 Metallic piping joints and fittings.** The type of *piping* joint used shall be suitable for the pressure-temperature conditions and shall be selected giving consideration to joint tightness and mechanical strength under the service conditions.

The joint shall be able to sustain the maximum end force caused by the internal pressure and any additional forces caused by temperature expansion or contraction, vibration, fatigue or the weight of the pipe and its contents.

**403.10.1 Pipe joints.** Pipe joints shall be threaded, flanged, brazed or welded. Where nonferrous pipe is brazed, the brazing materials shall have a melting point in excess of 1,000°F (538°C). Brazing alloys shall not contain more than 0.05-percent phosphorus.

**403.10.1.1 Welding.** All welding in the piping system shall be done in accordance with ASME Boiler and Pressure Vessel Code Section IX.

\*\*\*

## SECTION 406 (IFGS)

### INSPECTION, TESTING AND PURGING

**406.1 General.** Prior to acceptance and initial operation, all *piping* installations shall be visually inspected and pressure tested to determine that the materials, design, fabrication and installation practices comply with the requirements of this code.

**406.1.1 Inspections.** Inspection shall consist of visual examination during or after manufacture, fabrication, assembly or pressure tests.

**406.1.2 Repairs and additions.** In the event repairs or additions are made after the pressure test, the affected *piping* shall be tested. Minor repairs and additions, as determined by the code official, are not required to be pressure tested provided that the work is inspected and connections are tested with a noncorrosive leak-detecting fluid or other *approved* leak-detecting methods.

\*\*\*

## SECTION 413 (IFGC)

### COMPRESSED NATURAL GAS MOTOR

### VEHICLE FUEL-DISPENSING FACILITIES

\*\*\*

**[F] 413.9.2.4 Grounding and bonding.** The structure or appurtenance used for supporting the cylinder shall be grounded in accordance with ((NFPA 70)) the Seattle Electrical Code. The cylinder valve shall be bonded prior to the commencement of

venting operations.

\*\*\*

Section 6. The following sections of Chapter 5 of the International Fuel Gas Code, 2015 Edition, are amended as follows:

## CHAPTER 5

### CHIMNEYS AND VENTS

\*\*\*

#### SECTION 503 (IFGS)

#### VENTING OF APPLIANCES

\*\*\*

**503.3.3 Mechanical draft systems.** Mechanical draft systems shall comply with the following:

1. Mechanical draft systems shall be *listed* and shall be installed in accordance with the manufacturer's instructions for both the *appliance* and the mechanical draft system.
2. Appliances requiring venting shall be permitted to be vented by means of mechanical draft systems of either forced or induced draft design.
3. Forced draft systems and all portions of induced draft systems under positive pressure during operation shall be designed and installed so as to prevent leakage of flue or vent gases into a building.
4. Vent connectors serving appliances vented by natural draft shall not be connected to any portion of mechanical draft systems operating under positive pressure.
5. Where a mechanical draft system is employed, provisions shall be made to prevent the flow of gas to the main burners when the draft system is not performing so as to satisfy the operating requirements of the *appliance* for safe performance.
6. The exit terminals of mechanical draft systems shall be not less than 7 feet (2134 mm) above finished ground level where located adjacent to public walkways, or less than 10 feet (3048 mm) from lot lines or adjacent buildings, and shall be located as specified in Section 503.8, Items 1 and 2.

\*\*\*

Section 7. The following sections of Chapter 6 of the International Fuel Gas Code, 2015 Edition, are amended as follows:

## CHAPTER 6

### SPECIFIC APPLIANCES

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**SECTION 614 (IFGC)**  
**CLOTHES DRYER EXHAUST**

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**[M] 614.8.4.2 Manufacturer's instructions.** The maximum length of the exhaust duct shall be determined by the dryer manufacturer's installation instructions. The code official shall be provided with a copy of the installation instructions for the make and model of the dryer. Where the exhaust duct is to be concealed, the installation instructions shall be provided to the code official prior to the concealment inspection. In the absence of fitting equivalent length calculations from the clothes dryer manufacturer, Table 614.8.4.1 shall be utilized.

**Exception:** The maximum length of the duct may be increased in an engineered exhaust system when a listed and labeled dryer exhaust booster fan is installed in accordance with the manufacturer's installation instructions.

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**SECTION 618 (IFGC)**  
**~~((FORCED-))~~AIR-HANDLING UNITS ~~((WARM-AIR-FURNACES))~~**

\*\*\*

**618.4 Prohibited sources.** Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. Closer than 10 feet (3048 mm) from an *appliance* vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3 feet (914 mm) above the outside air inlet.
2. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than 10 feet (3048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley or driveway.
3. A hazardous or insanitary location or a refrigeration machinery room as defined in the *International Mechanical Code*.
4. A room or space, the volume of which is less than 25 percent of the entire volume served by such system.

Where connected by a permanent opening having an area sized in accordance with Section 618.2, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

**Exception:** The minimum volume requirement shall not apply where the amount of return air taken from a room or space is less than or equal to the amount of supply air delivered to such room or space.

5. A room or space containing an *appliance* where such a room or space serves as the sole source of return air.

**Exception:** This shall not apply where:

1. The *appliance* is a direct-vent *appliance* or an *appliance* not requiring a vent in accordance with Section 501.8.
2. The room or space complies with the following requirements:
  - 2.1. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6L/W) of combined input rating of all fuel-burning appliances therein.
  - 2.2. The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
  - 2.3. Return-air inlets shall not be located within 10 feet (3048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner *appliance* in the same room or space.
3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than 10 feet (3048 mm) from the firebox of such appliances.

6. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

**Exceptions:**

1. Where return air intakes are located not less than 10 feet (3048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.
  2. Dedicated forced air systems serving only a garage shall not be prohibited from obtaining return air from the garage.
7. A crawl space (~~((by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited)).~~)).

\*\*\*

## SECTION 624 (IFGC)

### WATER HEATERS

**624.1 General.** Water heaters shall be installed in accordance with the *Uniform Plumbing Code* and *Seattle Electrical Code*. ~~((tested in accordance with ANSI Z21.10.1 and ANSI Z21.10.3 and shall be installed in accordance with the manufacturer's instructions.~~

~~Water heaters utilizing fuels other than fuel gas shall be regulated by the *International Mechanical Code*.~~

**624.1.1 Installation requirements.** ~~The requirements for water heaters relative to sizing, relief valves, drain pans and scald protection shall be in accordance with the *International Plumbing Code*.~~

**624.2 Water heaters utilized for space heating.** ~~Water heaters utilized both to supply potable hot water and provide hot water for~~

space heating applications shall be *listed* and *labeled* for such applications by the manufacturer and shall be installed in accordance with the manufacturer's instructions and the *International Plumbing Code*.)

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## SECTION 631 (IFGC)

### BOILERS

**631.1 Standards.** Boilers shall ~~((be *listed* in accordance with the requirements of ANSI Z21.13 or UL 795. If applicable, the boiler shall be designed and constructed in accordance with the requirements of ASME CSD-1 and as applicable, the ASME))~~ comply with the *Seattle Boiler and Pressure Vessel Code*((, Sections I, II, IV, V and IX and NFPA 85)).

~~((**631.2 Installation.** In addition to the requirements of this code, the installation of boilers shall be in accordance with the manufacturer's instructions and the *International Mechanical Code*. Operating instructions of a permanent type shall be attached to the boiler. Boilers shall have all controls set, adjusted and tested by the installer. A complete control diagram together with complete boiler operating instructions shall be furnished by the installer. The manufacturer's rating data and the nameplate shall be attached to the boiler.~~

~~**631.3 Clearance to combustible materials.** Clearances to *combustible materials* shall be in accordance with Section 308.4.))~~

## SECTION 632 (IFGC)

### RESERVED

~~((EQUIPMENT INSTALLED IN EXISTING~~

### ~~UNLISTED BOILERS~~

~~**632.1 General.** Gas *equipment* installed in existing unlisted boilers shall comply with Section 631.1 and shall be installed in accordance with the manufacturer's instructions and the *International Mechanical Code*.)~~

\*\*\*

Section 8. The following section of Chapter 7 of the International Fuel Gas Code, 2015 Edition, is amended as follows:

## CHAPTER 7 GASEOUS HYDROGEN SYSTEMS

\*\*\*

## SECTION 703 (IFGC)

## GENERAL REQUIREMENTS

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[F] **703.6 Electrical wiring and equipment.** Electrical wiring and *equipment* shall comply with ((NFPA 70)) the Seattle Electrical Code.

\*\*\*

Section 9. The following section of Chapter 8 of the International Fuel Gas Code, 2015 Edition, is amended as follows:

## CHAPTER 8

### REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section ((402.8)) 103.8.

\*\*\*

Section 10. Sections 2-8 of Ordinance 124276 are repealed.

Section 11. Beginning on the effective date of this ordinance and ending on January 1, 2017, permit applicants who submit a valid and fully complete building permit application during that period may elect to have the application reviewed under the provisions of Ordinance 124276 rather than this ordinance.

Section 12. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person, owner, or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons, owners, or circumstances.

Section 13. Section 10 of this ordinance shall take effect January 1, 2017.

Section 14. 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 \_\_\_\_\_, 2016, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2016.



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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

(Seal)