CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to Seattle's construction codes; adopting the Seattle Boiler Code, Building Code, Electrical Code, Energy Code, Existing Building Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code and chapters of the Washington Administrative Code by reference, amending certain chapters of those codes, and adopting new chapters for those codes; amending Sections 3.06.030, 5.73.020, 11.60.690, 22.101.010, and 22.502.016 of the Seattle Municipal Code; and repealing Section 1 of Ordinance 126278, Ordinance 126279, Ordinance 126358, and Ordinance 126508.

WHEREAS, The City of Seattle seeks to balance housing affordability with the benefits of reduced greenhouse gas emissions and increased energy efficiency when updating the Seattle Energy Code; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

ADOPTION OF NEW CONSTRUCTION CODES

Section 1. To the extent listed in Sections 22.101.010 and 22.502.016 of the Seattle Municipal Code as amended by this ordinance, and with copies filed with the City Clerk as noted in those sections, the following codes are adopted by reference:

A. The 2024 Seattle Boiler and Pressure Vessel Code, substantially as shown in Attachment A to this ordinance.

B. The 2021 International Building Code, with amendments as shown in Attachment B to this ordinance.

C. The 2023 National Electrical Code, with amendments as shown in Attachment C to this ordinance.

D. Chapters 51-11C and 51-11R of the Washington Administrative Code (WAC), the 2021 Washington

State Energy Code, with amendments as shown in Attachment D of this ordinance.

E. The 2021 International Existing Building Code, with amendments as shown in Attachment E to this ordinance.

F. The 2021 International Fuel Gas Code, with amendments as shown in Attachment F to this ordinance.

G. The 2021 International Mechanical Code, with amendments as shown in Attachment G to this ordinance.

H. Chapter 51-56 WAC, adopting the 2021 Uniform Plumbing Code, with amendments as shown in Attachment H to this ordinance.

G. The 2021 International Residential Code, with amendments as shown in Attachment I to this ordinance.

Section 2. Section 22.101.010 of the Seattle Municipal Code, last amended by Ordinance 126279, is amended as follows:

22.101.010 List of construction codes

Table A for 22.101.010 lists various adopted Seattle editions of construction codes. For each base code that has been adopted by reference, a copy is available in the City Clerk's Office under the listed Clerk File number. Each code consists of the listed portions of the base code, any additional chapters listed as adopted by ordinance, and amendments adopted by ordinance.

Table A for 22.101.010
Construction codes adopted by reference

Name	Base code	Additional chapters	Clerk File
Seattle Boiler and Pressure Vessel Code	Attachment A to ((~~Ordinance 126278~~)) this ordinance		
Seattle Building Code	((~~2018~~)) 2021 International Building Code, Chapters 2 through 29 and 31 through 35	Chapters 1 and 30, in Attachment B to ((~~Ordinance 126278~~)) this ordinance	((~~321854~~)) 323091

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Seattle Electrical Code	((~~2020~~)) 2023 National Electrical Code and selected portions of chapter 296-46B WAC	Article 80, in Attachment C to ((~~Ordinance 126278~~)) this ordinance	((~~321855~~)) 323099
Seattle Energy Code	((~~2018~~)) 2021 Washington State Energy Code		((~~321861~~)) 323092
Seattle Existing Building Code	((~~2018~~)) 2021 International Existing Building Code, Chapters 2 through 11, 13, 15, and 16 and Appendix A	Chapter 1, in Attachment ((~~D~~)) E to ((~~Ordinance 126278~~)) this ordinance	((~~321856~~)) 323093
Seattle Fuel Gas Code	((~~2018~~)) 2021 International Fuel Gas Code, Chapters 2 through 8 and Appendices A through D	Chapter 1, in Attachment ((~~E~~)) F to ((~~Ordinance 126278~~)) this ordinance	((~~321857~~)) 323095
Seattle Mechanical Code	((~~2018~~)) 2021 International Mechanical Code, Chapters 2 through 9 and 11 through 15 and Appendices A and B	Chapter 1, in Attachment ((~~F~~)) G to ((~~Ordinance 126278~~)) this ordinance	((~~321858~~)) 323096
Seattle Residential Code	((~~2018~~)) 2021 International Residential Code, Chapters 2 through 10, 12 through 24, 29, and 44 and Appendices AF, AQ, and AT	Chapters 1 and 44, in Attachment ((~~G~~)) I to ((~~Ordinance 126278~~)) this ordinance	((~~321860~~)) 323097

Section 3. Section 22.502.016 of the Seattle Municipal Code, last amended by Ordinance 126278, is amended as follows:

22.502.016 Adoption of Seattle Plumbing Code

The Seattle Plumbing Code consists of: (1) all of chapter 51-56 of the Washington Administrative Code (WAC) in effect on ((~~July 1, 2020~~)) March 15, 2024, except Sections 51-56-008 and 51-56-0100; (2) amendments and additions to chapter 51-56 WAC adopted by the City Council by ordinance; and (3) Chapter 1, which is composed of all local provisions. One copy of chapter 51-56 ((~~of the Washington Administrative Code~~)) WAC in effect on ((~~July 1, 2020~~)) March 15, 2024, is filed with the City Clerk in Clerk File ((~~321859~~)) 323098.

REPEAL OF OLD CONSTRUCTION CODES AND TRANSITION PROVISIONS

Section 4. Section 1 of Ordinance 126278 and Ordinances 126279, 126358, and 126508, adopting or amending various construction codes, are repealed.

Section 5. Beginning on the effective date of this ordinance and ending on November 15, 2024, 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 codes repealed by this ordinance rather than the provisions of codes adopted in this ordinance.

SEATTLE MUNICIPAL CODE CLEANUP AND CORRECTIONS

Section 6. Section 3.06.030 of the Seattle Municipal Code, last amended by Ordinance 124919, is amended as follows:

3.06.030 Director-Powers and duties

The Director of the Seattle Department of Construction and Inspections, under direction of the Mayor, shall manage the Seattle Department of Construction and Inspections, appoint, assign, and dismiss all employees in conformance with the City's personnel ordinances and rules, and perform the following functions:

A. Enforcing development-related ordinances and rules of the City; ((~~, including but not limited to the Building Code; the Residential Code; the Electrical Code; the Mechanical Code; the Housing and Building Maintenance Code; the Land Use Code; the Pioneer Square Minimum Maintenance Ordinance; the Condominium Conversion Ordinance; the Energy Code; the Stormwater Code; the Grading Code; the Rental Registration and Inspection Ordinance; the Tenant Relocation Assistance Ordinance; the Noise Control Code; the Shoreline Master Program; and the Regulations for Environmentally Critical Areas;~~))

* * *

Section 7. Section 5.73.020 of the Seattle Municipal Code, last amended by Ordinance 126443, is amended as follows:

5.73.020 Definitions

* * *

"Bedroom" means a sleeping area in a dwelling unit that meets the following criteria: (1) requirements for a habitable space, as defined by Chapter 2 of the Seattle Building Code; (2) minimum room widths and

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ceiling heights according to ((~~Section 1207.1 and Section 1207.2~~)) Sections 1208.1 and 1208.2 of the Seattle Building Code; (3) natural light requirements according to Section 1204.2 of the Seattle Building Code; (4) natural ventilation requirements according to Section 1202.5 of the Seattle Building Code; and (5) complete separation of the habitable space from other portions of the dwelling unit by walls and one or more exit access doorways, consistent with Chapter 2 of the Seattle Building Code.

* * *

Section 8. Section 11.60.690 of the Seattle Municipal Code, enacted by Ordinance 108200, is amended as follows:

11.60.690 Transportation of liquefied petroleum gas ((.))

The bulk transportation of liquefied petroleum gas (LPG) is prohibited in or through Fire Zone No. 1 as defined in the ((~~City of Seattle Building Code (see~~)) Fire Zone One map ((~~)~~)) below.

* * *

SEVERABILITY AND EFFECTIVE DATE CLAUSES

Section 9. 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 its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 10. When considering additional code requirements that depart from the Washington State Energy Code, the Executive shall develop a process that includes a cost-effectiveness analysis, using the same methodology as the State, informed by input from a new task force that includes, but is not limited to, non-profit and market rate housing developers.

Section 11. Section 4 of this ordinance shall take effect on November 15, 2024.

Section 12. 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 _____ day of _____, 2024, and signed by me in open session in authentication of its passage this _____ day of _____, 2024.

_____

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2024.

_____

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2024.

_____

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment A - 2024 Seattle Boiler and Pressure Vessel Code
Attachment B - Amendments to 2021 International Building Code
Attachment C - Amendments to 2023 National Electrical Code
Attachment D - Amendments to 2021 Washington State Energy Code
Attachment E - Amendments to 2021 International Existing Building Code
Attachment F - Amendments to 2021 International Fuel Gas Code
Attachment G - Amendments to 2021 International Mechanical Code
Attachment H - Amendments to Chapter 51-56 WAC
Attachment I - Amendments to 2021 International Residential Code