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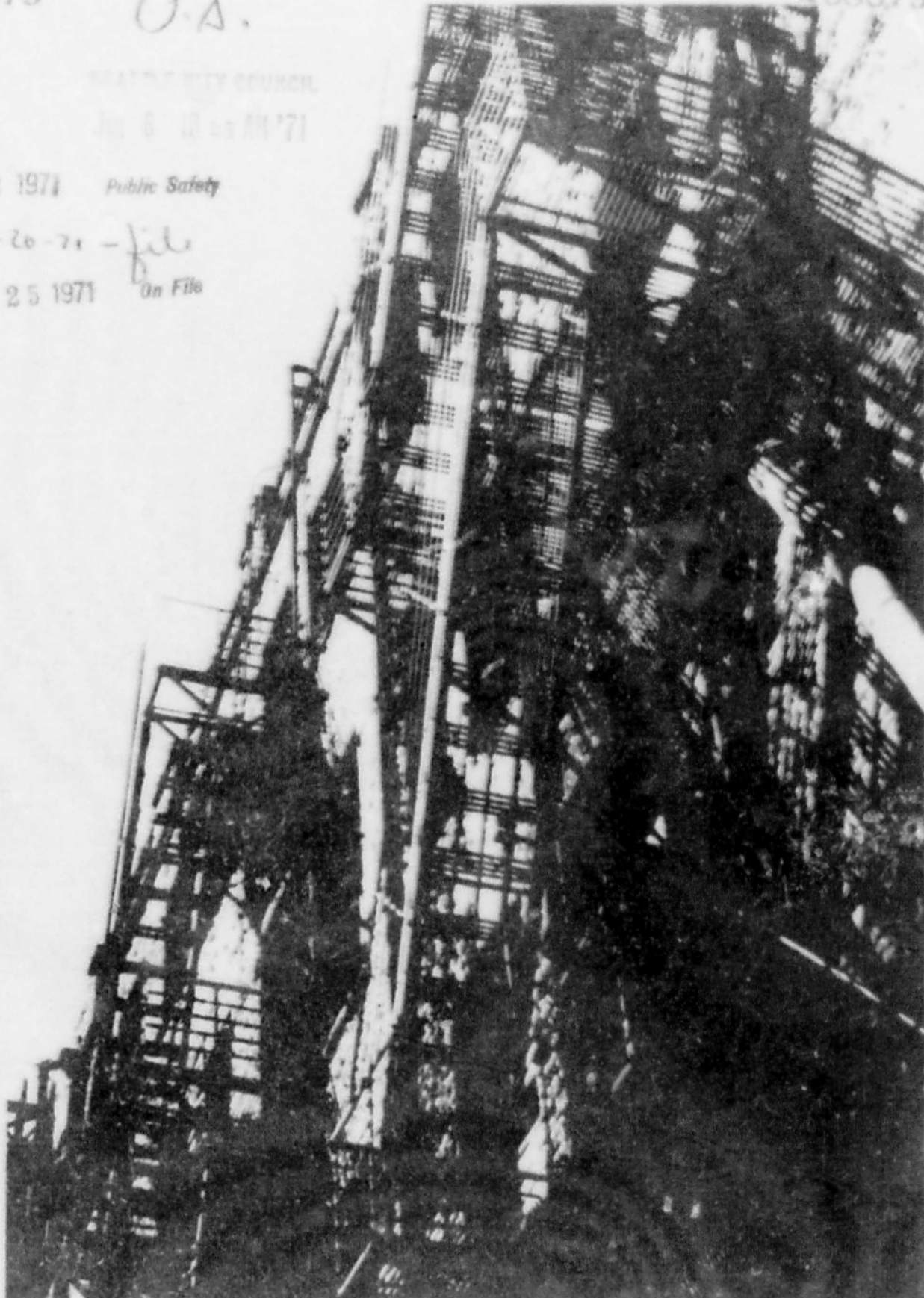
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SEATTLE CITY COUNCIL
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1969 annual report of the
department of buildings
city of seattle



CITY OF SEATTLE
DEPARTMENT OF BUILDINGS
LESTER J. GILLIS, *Superintendent*
MEMBER, BOARD OF PUBLIC WORKS

Wes Uhlman, Mayor

April 1, 1970

IN RE: Annual Report

The Honorable Mayor and
Members of the City Council
City of Seattle, Washington

Mesdames and Gentlemen:

The annual report of the Superintendent of Buildings of the City of Seattle for the year ending December 31, 1969, is presented herewith in compliance with Article XXII, Section 12 of the City Charter.

It is believed the accompanying exhibits and statements fairly represent the condition of this department and business transacted during the year 1969.

Inflation and a drastically changing economy have made their impact felt on departmental activities. 1969 building permit valuation of \$182,105,567 was the highest ever, \$16,610,731 over 1968. Building permit volume was down to 7762 from the high of 8381 a year earlier.

Total permits of all types issued during 1969 was 29,998 -- down 1,297 from 1968. Permit and inspection fees and receipts totaled \$647,162.51. Inspections totaled 76,880 for the year at a cost of \$845,146.08.

Building Operating Fund revenue from all sources increased by \$637,341 over 1968 to a total of \$3,333,130.22. Operating expenditures for calendar year 1969 totaled \$3,534,548.65. Over one million dollars (\$1,070,086) was contracted and expended in the construction and improvement of city facilities. The largest portion (\$714,940) went into erection of Fire Stations #25 and #27.

With the dual problems of inflation and a cooled local and regional economy, it becomes increasingly important that this department and city government do everything in its power

The Honorable Mayor and
Members of City Council

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April 1, 1970

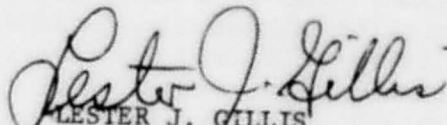
to provide for an improved economic climate. Several avenues are open, including the implementation of neighborhood improvements through Federally Assisted Code Enforcement projects locally funded by the Neighborhood Improvement Bonds approved by the voters in the 1968 Forward Thrust Bond issue. This department is in a position to move quickly to implement such projects pending approval by the Executive Department.

City Charter revisions are recommended to permit the city to enter into contracts up to the limits established by the State of Washington without calling for formal competitive bids. The department could then award small contracts and sub-contracts without the necessity of writing extensive specifications and advertising through the Board of Public Works.

Action by the State of Washington in respect to the formulation and promulgation of a State Building Code pre-empting the field of code promulgation and adoption by the cities was opposed by the department in the last legislative session, and the proposed legislation was not passed. However, the threat of the loss of self-determination by the City remains until its present code structure is up-dated by the adoption of modern model building, electrical, plumbing and mechanical codes without local amendments.

The department will, therefore, move in that direction during the coming year and will be recommending to the City Council the adoption of the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code and the National Electrical Code without substantive amendments.

Respectfully submitted,


LESTER J. GILLIS
Acting Superintendent
of Buildings

LJG:JC

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Graphics by Jeri Hjert



MILESTONES

Personnel changes likely to affect the complexion of the Department of Buildings occurred during 1969. The resignation of the Superintendent, Carroll S. McCormick, on December 31, 1969 ended a period of nearly forty years of dedication to public service.

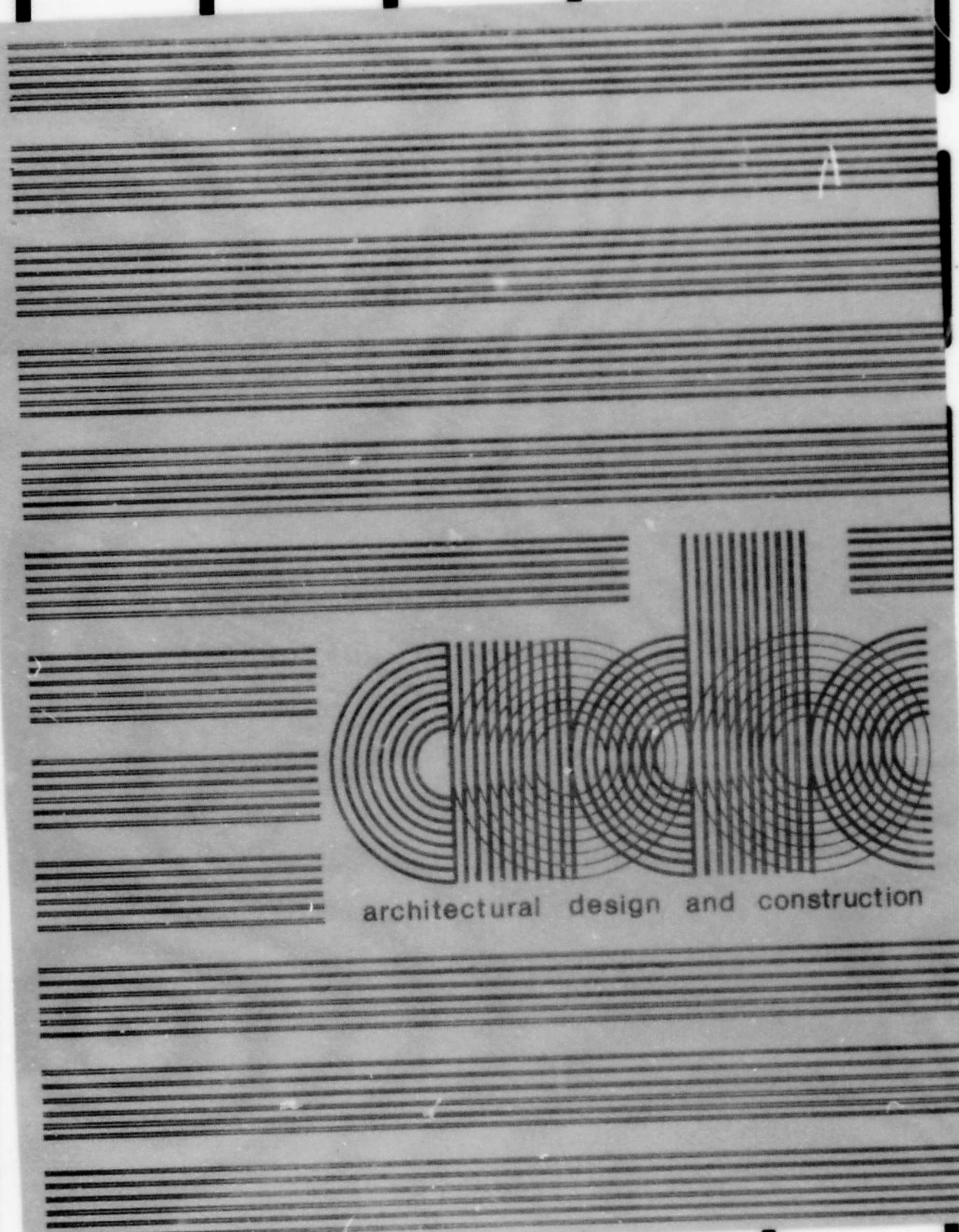
Following graduation from Lewis Institute (now Illinois Institute of Technology) in 1927 and successful years as a structural engineer in private employment, he joined the City of Tacoma in 1930 as Structural Bridge Engineer. Shortly thereafter he was appointed Superintendent of the Tacoma Building Department, serving in that capacity through 1956.

City Officials and the Seattle Chamber of Commerce induced Mr. McCormick to begin in 1957 as Assistant Superintendent of Buildings for the Seattle Department of Buildings. On November 1, 1966, he was appointed Superintendent of Buildings, continuing in that position until his retirement.

Always actively involved in his profession, Mr. McCormick was past president of the International Conference of Building Officials, a representative on its Joint Committee of Building Codes, and a Life Member of the Structural Engineers Association of Washington.

Midway through the year, J. William Dimmich was appointed Director of Architectural Design and Construction. This newly created position was established to facilitate coordination and quality control of the architectural design and construction activities of the city. Mr. Dimmich works with the Seattle Design Commission and cooperates with the director of the newly created Department of Community Development. He supervises the selection and work of private design teams contracted by the City as well as supervising modernization and maintenance of the city-owned properties.

A career of over thirty years with the Department of Buildings ended March 1, 1969 with the resignation of Lewis E. Moldenhour. At the time of his resignation, he was supervisor of the Building Construction and Repair Division of the department.



architectural design and construction

BUILDING DEPARTMENT OPERATING FUND

Construction and Improvement Costs Contracted or Otherwise Expended
during the calendar year, 1969

	Fire Station #25	Fire Station #27	Fire Stations, Other	Municipal Building	Public Safety Building	Misc. Bldg. Dept. Property	Misc. Other Property	Total
Conversion, Central Community Facility Courtroom #3	\$ 10,593	.....	\$ 10,593
Demolition, ex FS #35	\$ 4,550	.....	.....	4,550
Emergency Power Facilities	1,834	.....	1,834
Fire Station Construction	\$484,635	\$210,599	\$ 19,706	.....	\$ 24,562	36,843	.....	61,405
Lighting, Electrical Improvements:	714,940
Engineering Dept., 8th floor	12,191	.....	.....	.....	12,191
Haller Lake Shops	2,251	.....	2,251
Modernization, Elevators	1,320	.....	.....	1,320
Parking Lot Construction and Improvement	8,190	.....	8,190
Remodeling and Additions:
Budget Offices	10,559	.....	.....	.....	10,559
Civil Service Dept., 2nd floor	20,096	.....	.....	.....	20,096
Columbia Nursing Clinic	17,087	.....	17,087
Engineering Dept., 7th floor	3,854	.....	.....	.....	3,854
Jail Rehabilitation Center	12,013	.....	.....	12,013
Police Dept., 2nd floor	153,679	.....	.....	153,679
Treasurer's Office, 1st floor	4,295	.....	.....	.....	4,295
Sick's Seattle Stadium	\$ 10,050	10,050
Venereal Disease Clinic	3,129	.....	.....	3,129
Miscellaneous	1,429	2,512	1,208	4,033	378	9,560
Site Study, North Municipal Center	4,968	.....	4,968
Space Study	307	460	.....	.....	767
Supplemental Air Conditioning, 7th and 8th floors	3,355	.....	.....	.....	3,355
	<u>\$484,635</u>	<u>\$210,599</u>	<u>\$ 21,135</u>	<u>\$ 81,731</u>	<u>\$213,220</u>	<u>\$ 48,956</u>	<u>\$ 10,428</u>	<u>\$1,070,686</u>

ARCHITECTURAL DESIGN AND CONSTRUCTION

In 1969 the old "Construction and Repair Division" received a new name and a registered architect was appointed as its new director by Acting Mayor Floyd C. Miller. Under the direction of J. William Dimmich, the staff and responsibilities of the Division were expanded to better meet the City's needs. It has attempted some innovative approaches to generally upgrade the quality of City design and architectural planning, working closely with the newly appointed Design Commission in city design consultation and project review. The Division has begun to compile a comprehensive file of all designers who have done or are interested in doing City work. In conjunction with its design orientation, the Division has introduced some new color schemes in an attempt to brighten and humanize the generally drab and institutional appearance of many municipal facilities.

An accent on city fire stations was evident in 1969. Coordination and administration of projects included:

(1) Cherry Hill Neighborhood Facility -- 722 18th Avenue

A model neighborhood project involving conversion of Old Fire Station No. 23 into a neighborhood facility for C.A.M.P. (Central Area Motivation Program). This is a unique undertaking involving creation of an urgently needed Central Area facility while incorporating preservation of an historic structure from Seattle's past. Plans and specifications have been completed by architects Ted Bower and Leon Bridges.

(2) Fire Station No. 11 -- 16th Ave. S.W. and S.W. Holden St.

Forward Thrust funded project. Plans and specifications begun by Erickson-Hobble and Assoc., A.I.A. architects.

(3) Fire Station No. 19 -- 200 E. Boston St.

Forward Thrust funded project. Preliminary design begun by Streissguth & Zema, A.I.A. architects.

(4) Fire Station No. 25 -- 13th Ave. and E. Pine

Forward Thrust funded project. Construction almost completed.

(5) Fire Station No. 27 -- Ellis Ave. S. and S. Myrtle St.

Forward Thrust funded project. Plans and specifications completed by Grant, Copeland, Chervenak, A.I.A. and associate architects.

(6) Fire Station No. 29 -- 45th Ave. S.W. and S.W. Walker St.

Forward Thrust funded project. Plans and specifications begun by Benjamin F. McAdoo, Jr., A.I.A. architect.

- (7) Fire Station No. 34 -- 32nd Ave. E. and E. Madison St.

Forward Thrust funded project. Architect Hobbs/Fukui Assoc. were selected and preliminary plans begun.

Additional capital improvement projects coordinated and administered were:

- (8) Charles Street Master Plan and Personnel Building -- Charles Street Complex

Schematic design for Master Plan and programming for Personnel Building completed by The Richardson Assoc., A.I.A. architects.

- (9) Master Plan for Police Department -- Public Safety Building, Floors 1 - 6

Durham, Anderson Freed, A.I.A. architects, completed the plan for remodeling to meet future needs.

- (10) Alterations to the Second Floor, Public Safety Building

Construction has begun and will include a central Police Department Communications Center which will be the newest on the west coast and one of the most outstanding in the nation. The center will have the latest communications equipment available, maximizing efficiency of police response to public needs and patrol dispatching. One of the new machines will record all telephone conversations and file them on tapes for rapid playback. There will also be a computer system tied into a master file in Washington, D.C., enabling a criminal records check throughout the country in a matter of seconds. The Communications Center's design is being tastefully handled by Durham, Anderson, Freed, A.I.A. architects, to include spotlighting, carpeting and acoustical wall batts. Included in the second floor alterations will be new polygraph rooms holding lie detector equipment. There will also be new lab facilities as well as various office spaces and storage relocation for both the Health and Police Departments.

1969 also included the following in-house design and construction projects either in preliminary planning or completed:

- (1) Interior Alterations to the Municipal Building -- Basement, Third, Fourth, Fifth, Sixth Floors

Preliminary planning has begun for new Youth Programs Division office spaces to handle City youth employment and special youth oriented projects. Also in the preliminary planning stages are proposed expanded Citizens' Service offices off the fifth floor lobby, allowing for confidential handling of public problems and complaints made difficult at present due to lack of privacy. Plans for the Park Department's administration move into the Municipal

Building are also under way, as well as new office spaces for the Personnel Department and Architectural Design and Construction Division of the Building Department.

(2) Treasurer's Office Remodeling -- First Floor, Municipal Building

Through consolidation of existing office and storage areas with relocation of the Meter Collection and Meter Maids' offices, valuable space will be created for additional new offices.

(3) New State Examiner's Office -- First Floor, Municipal Building

A new office is being created through consolidation and a more efficient space use of the Treasurer's office. Because the new space will not have exterior windows, a color scheme of off-white contrasted with bright, cheerful colors is being proposed to help create a pleasant working environment.

(4) New Budget Control Offices -- First Floor, Municipal Building

New spaces are being created from the existing Treasurer's office. Carpeting and acoustical ceiling tile are being proposed for the first time in the Municipal Building as an attempt to reduce extremely distracting noise levels of machine tabulation equipment.

(5) Corridor Graphics -- First Floor, Municipal Building

This corridor is presently a dark, drab back entrance to the garage. A new color scheme using lighter and brighter colors will raise the light level and convert it into a pleasant hallway suitable for the entrances to the proposed new Budget Control and State Examiner's offices.

(6) Budget Office Remodeling -- Tenth Floor, Municipal Building

A new movable partition system was experimentally used for the creation of office spaces. They proved to be successful for this purpose, and will be used again as labor and materials are cut to a minimum whenever additional office expansion or remodeling is required. Again, light, bright colors are employed.

(7) Mayor's Office Remodeling -- Twelfth Floor, Municipal Building

Preliminary plans were begun for creating new smaller staff offices from the existing, rather grandiose Mayor's office. Newly elected Mayor Wes Uhlman felt it will greatly increase efficiency if individual work stations are created which are functionally oriented rather than reflecting impressive spatial exuberance, as the existing spaces do.

(8) Police Department Corridor Graphics -- Second Floor, Public Safety Building

The corridor is adjacent to the remodeled office spaces and new Communications Center. Presently it is a dark, institutional green. The plan includes raising the light level through the use of off-whites and additional lighting. Accenting the white walls and ceiling will be a functional wainscott of bold colors and graphics.

(9) Police Department Prisoner Recreation Room -- Eighth Floor, Public Safety Building

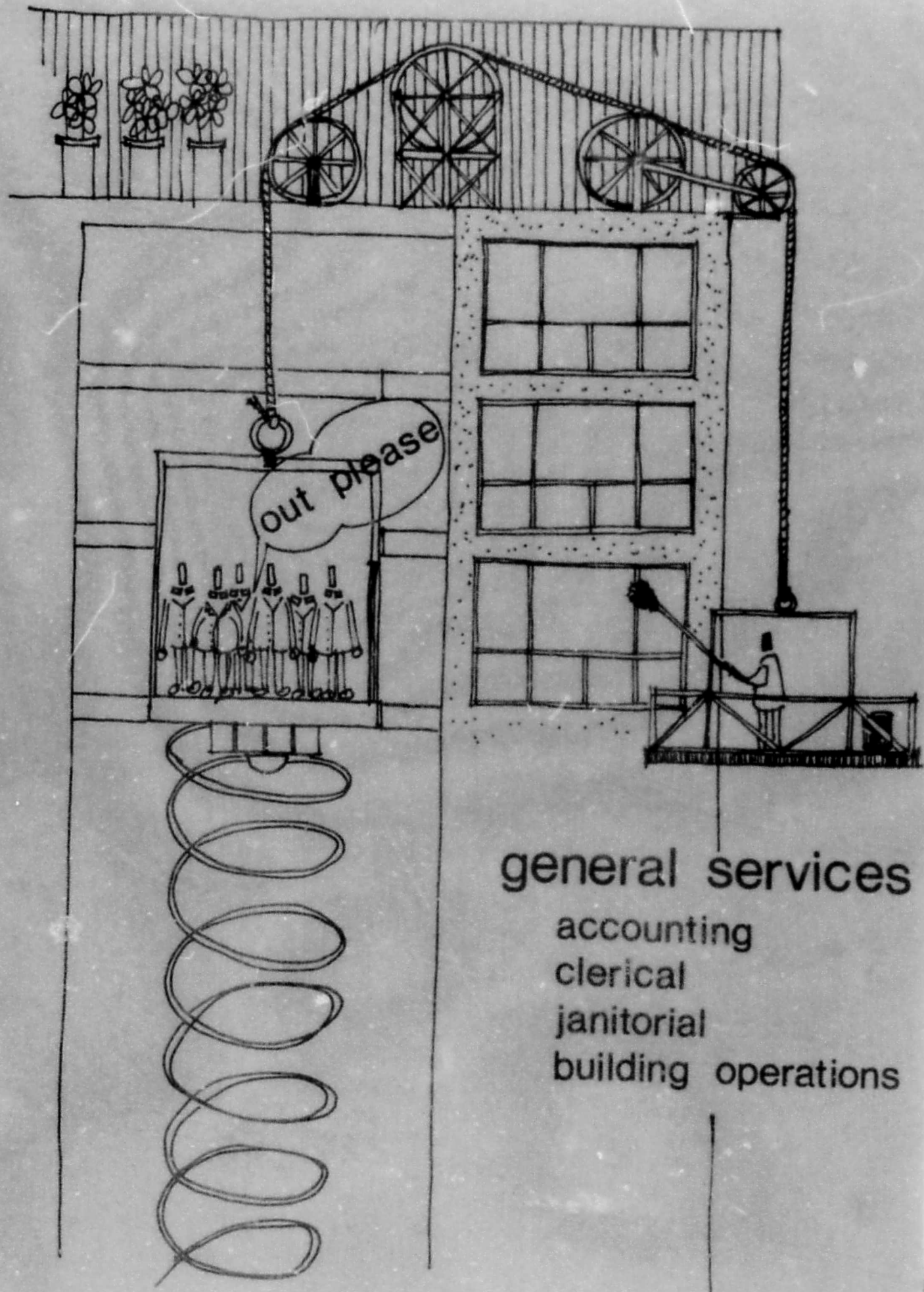
The space had previously been used for storage. Through consolidation and relocation the space was made available. It now includes a recreation room with ping pong, pool, and library space, as well as individual and group interview/seminar room and a large classroom with adult education classes held regularly. Spaces of this type had previously not been available for rehabilitation and recreation of City prisoners. The Police Department hopes eventually to be able to finance a small outdoor recreation area on the seventh floor roof to provide prisoners with space for a physical exercise program.

(10) Seattle Center Design and Color Consultation

This is to include the Fun Forest, concession booths, Food Circus, and Flag Pavilion building.

(11) R. H. Thomson Expressway Properties

Funds were appropriated for repairing and bringing up to code fourteen houses as well as maintenance of 52 vacant properties. The Division worked with the Montlake Community Group and Urban Renewal in an attempt to complete all the work needed with the limited funds available.



general services
accounting
clerical
janitorial
building operations

BUILDING DEPARTMENT OPERATING FUND

APPROVED BUDGET
For the calendar year, 1969

Salaries, General and Hourly	\$1,972,986.00
Social Security	68,100.00
Retirement	107,200.00
Health Care	30,750.00
Industrial Insurance, Medical Aid	7,100.00
Group Term Life Insurance	3,500.00
Appraisal Fees	600.00
Janitorial Services	11,200.00
Protective Service Contract	15,525.00
Office and Space Rental	14,400.00
Janitorial Supplies	30,000.00
Building Maintenance	84,800.00
Purchased Utilities	71,500.00
Fuel and Heat	27,000.00
Telephone and Telegraph	241,000.00
Automobile Expense	58,000.00
Shop Equipment Expense	700.00
Office Furniture and Equipment Expense	2,500.00
Radio, Signal Equipment Expense	250.00
Shop Supplies	1,000.00
Periodicals, Technical Publications	500.00
Office Supplies and Expense	14,500.00
Youth Corps Expense	1,900.00
Liability Insurance	400.00
State Excise Tax	190.00
Advertising and Publicity	200.00
Information Booklets	4,400.00
Educational Expense	830.00
Dues, Memberships and Subscriptions	515.00
Convention and Travel	2,420.00
Miscellaneous Reimbursements	100.00
Sundry Expense	160.00
Structures and Improvements	3,500.00
Machinery and Equipment	2,270.00
Furniture and Office Equipment	7,980.47
Other Fixed Assets	1,355.90
Office Space Study	1,225.11
Automatic Elevators	199,924.42
Emergency Power, Public Safety Building and Municipal Building	68,157.00
Courtroom #3	156,377.31
Conversion, Fire Station #23	55,617.28
Maintenance Shop, Land Acquisition	250,000.00
Charles Street Shops	300,000.00
Haller Shop, Land Acquisition	200,000.00
Municipal Building, Alterations and Improvements	349,300.00
North Municipal Center	117,000.00
Freeway Parking	12,187.04
Plans, North Service Center	10,000.00
Plans, Fire Station #11	20,000.00
Plans, Fire Station #29	20,000.00
Plans, Fire Station #34	25,000.00
Plans, Fire Station #19	20,000.00
Reimbursable Construction Costs	971,545.00
	<u>\$5,567,064.63</u>

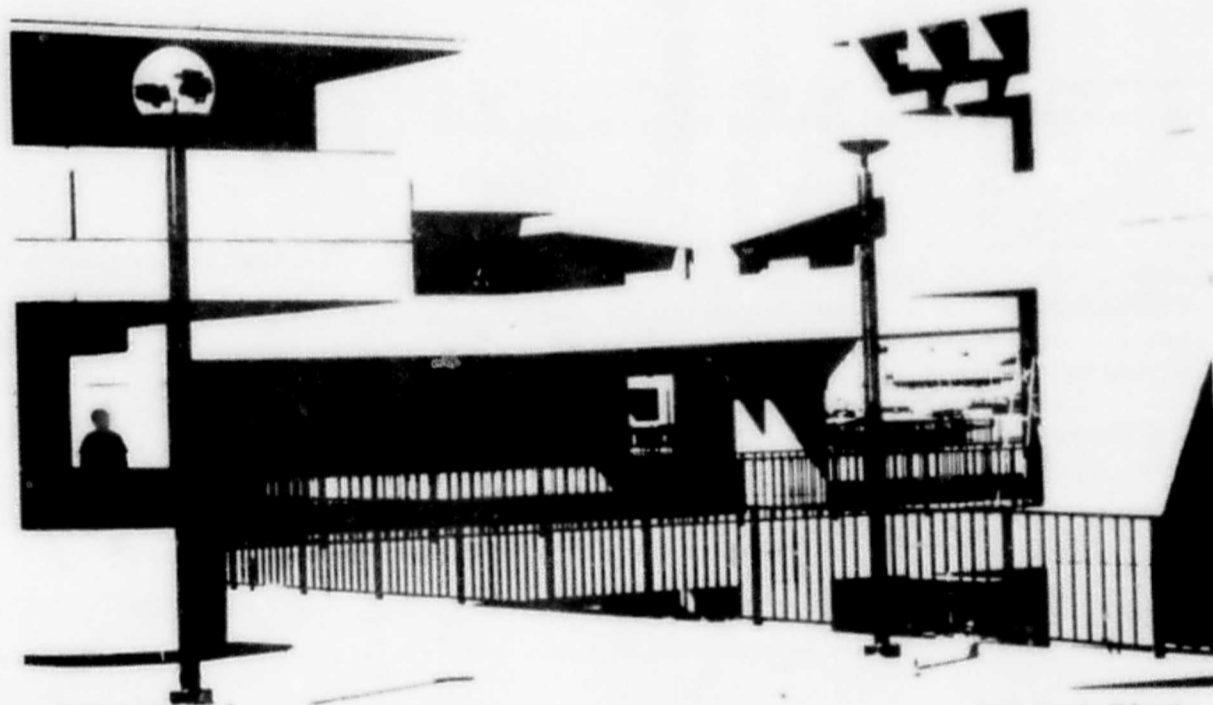
GENERAL SERVICES AND ACCOUNTING

\$1,070,686 was contracted and expended in the construction and improvement of city facilities, including \$714,940 for the erection of Fire Stations #25 and #27. Station #25 is a half million dollar, modern structure located in the Seattle Central Area, scene of numerous incendiary incidents. Station #27 is in the Georgetown District at Ellis Avenue and South Myrtle Street serving the adjacent industrial area. Progress on plans and specifications for four additional fire stations was well under way at year's end.

Most extensive of several Public Safety Building improvements was the installation of a \$200,000 automated elevator system. The Police Department Communications Center in that building was completely redesigned and modernized for \$153,000. Emergency power generation was provided for both Public Safety and Municipal Buildings at a cost of \$70,000. Costs of the elevator and power generation projects were both borne by the Building Department Operating Fund without reimbursement, accounting for the excess of expenditures (\$3,534,548.65) over revenues (\$3,333,130.22).

As a result of citizens' mandate, plans and specifications will be begun on two more modern fire stations and construction will be under way on Fire Stations #11 at 16th Ave. S.W. and South Holden Street and #29 at S.W. Walker Street and Ferry Ave. S.W. during 1970. There will also be extensive remodeling in the Public Safety and Municipal Buildings and further improvement in the conversion of old Fire Station #23 to provide the Central Area with a fine neighborhood facility.

Receipts for permits and fees in the closing months of 1969 continued to be above those for like periods in 1968. Whether this trend will carry through 1970 will be subject to an upturn in the local economy.



North Seattle Community College under construction -- Photo by Jeri Hjert

BUILDING DEPARTMENT OPERATING FUND

OPERATING EXPENDITURES
for the calendar year, 1969

		<u>Percent</u>
Salaries and Wages	\$1,750,556.14	49.5
Social Security	68,050.36	1.9
Employee Retirement	107,182.88	3.0
Health Care	30,750.00	.9
Industrial Insurance, Medical Aid	6,052.33	.2
Group Term Life Insurance	<u>3,500.00</u>	<u>.1</u>
Salaries, Wages and Fringe Benefits	\$1,966,091.71	55.6
Janitorial Services	8,104.09	.2
Janitorial Supplies	25,780.62	.7
Building Maintenance Materials	79,502.54	2.3
Automobile Expense	54,948.59	1.6
Telephone and Telegraph	235,812.22	6.7
Convention and Travel	2,418.45	.1
Office Supplies and Office Equipment Repair	16,994.97	.5
Information Booklets	5,026.59	.1
Protective Service Contract	15,516.00	.5
Water and Lighting	68,234.53	1.9
Fuel and Heat	25,613.50	.7
Job Order Contracts and Materials*	91,107.06	28.0
Office, Shop and Janitorial Machinery and Equipment	7,378.31	.2
Office, Space Rental	14,400.00	.4
Leasehold Depreciation	11,815.62	.3
Miscellaneous	<u>5,803.85</u>	<u>.2</u>
	<u>\$3,534,548.65</u>	<u>100.0</u>

*Does not include Design and Construction Job Order Labor (\$28,464.31) which was withdrawn and included in Salaries and Wages (above).

Departmental expenses were much larger in 1969 than in the previous year (\$839,745), mostly due to the accelerated construction program, reflected in the account Job Order Contracts and Materials. Salaries and fringe benefits rose to nearly \$2,000,000, although the percentage to total expenses declined - also due primarily to large construction contracts. Two items show a slight decrease for 1969 compared with 1968, Janitorial Supplies, and Water and Light expenses. All other categories were on the rise.

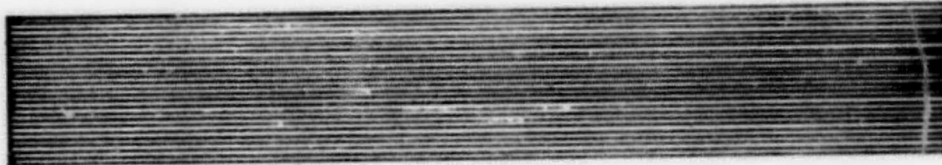
CITY OF SEATTLE BUILDING DEPARTMENT
BUILDING OPERATING FUND

REVENUE
for the calendar year, 1969

Inspection and Code Enforcement Division:		
Building Inspection	\$394,966.00	
Electrical Inspection	167,569.91	
Boiler Inspection	61,568.25	
Elevator Inspection	<u>23,058.35</u>	\$ 647,162.51
Revenue from Job Orders (construction and improvements)		656,163.91
Revenue from Work Orders (minor installations, repairs, etc.)		15,778.23
Revenue from Parking Lots		31,018.00
Sales of Electrostatic Copies		444.85
Telephone Directory Sales		19.00
Commission from Pay Telephones:		
Municipal Building	\$346.70	
Public Safety Building	<u>565.43</u>	912.13
Rental of Offices, Storage Facilities, etc.		941,788.40
Rental of Telephones and Allied Charges		315,582.88
Clerical Charges, Boeing Company		120.00
Subsidized Charges to General Fund (billed during 1969):		
Code Research Division	\$ 31,522.50	
Housing Conservation Division	430,537.97	
Inspection and Code Enforcement Division	254,652.32	
Office Furniture and Equipment	3,177.12	
Building Maintenance Equipment	<u>3,795.01</u>	723,784.92
Miscellaneous:		
Municipal Building	\$ 55.42	
Public Safety Building	23.24	
Other Miscellaneous Income	<u>276.73</u>	355.39
		<u>\$3,333,130.22</u>

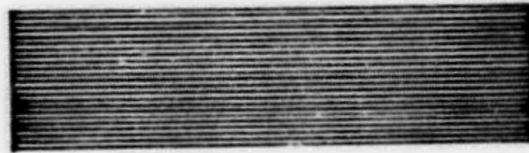
The 1969 revenue for the departmental operating fund increased by \$637,341 over 1968. Largest gains were shown in Revenue from Job Orders (\$269,272), primarily due to the emphasis on fire station construction and in subsidized charges to the General Fund (\$186,703). Inspection and Code Enforcement revenue on services to the public showed a marked advance and indicates how that division's revenue is directly related to its expenses. A new factor appearing in the 1969 revenue picture is rent from parking lots.

SALARIES & WAGES



49.5%

JOB ORDER CONTRACTS
AND MATERIALS



28.0%

OFFICE EXPENSE



11.1%

EMPLOYEE BENEFITS



6.1%

MAINTENANCE



3.4%

TRAVEL EXPENSE



1.7%

MISCELLANEOUS

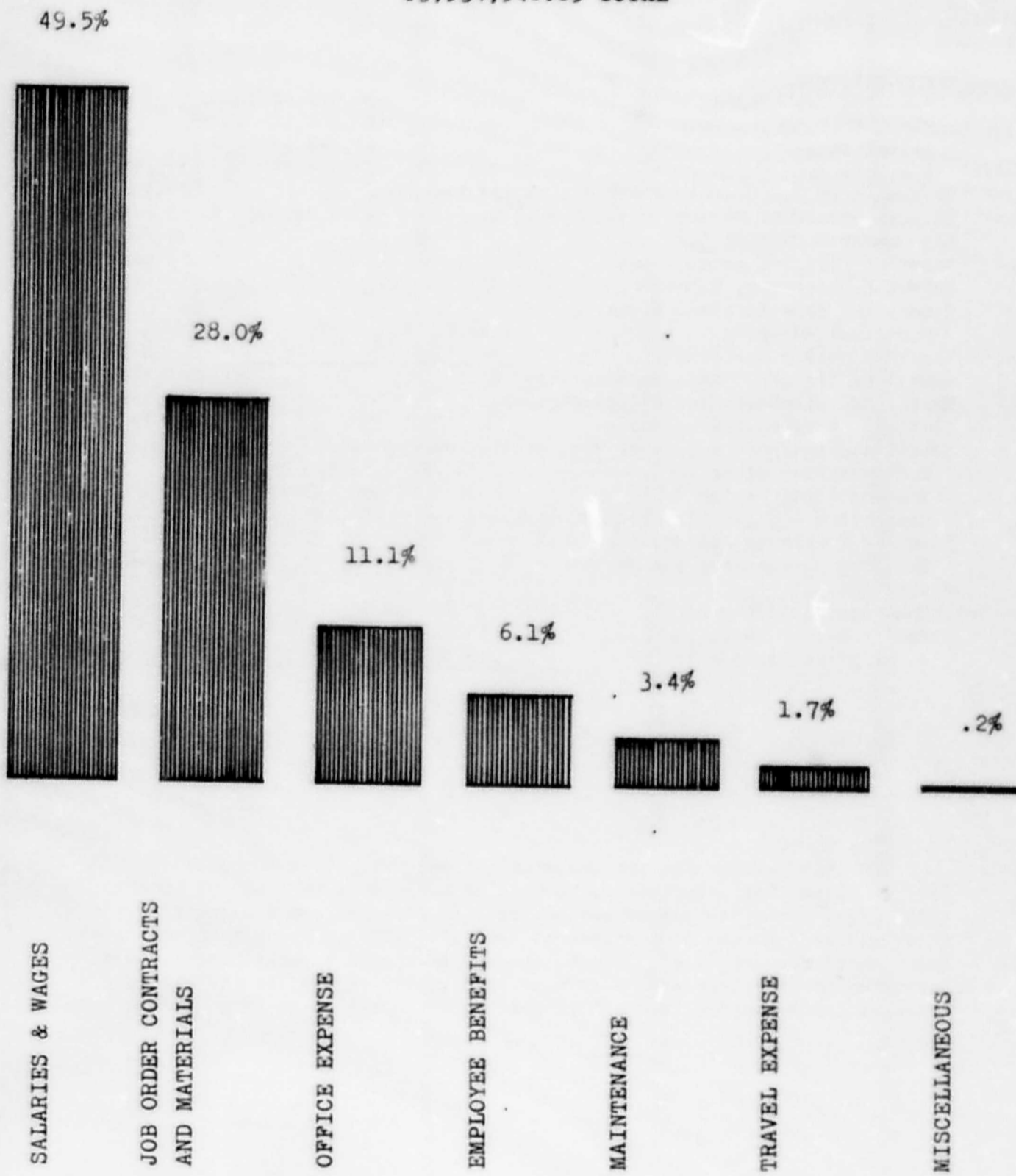


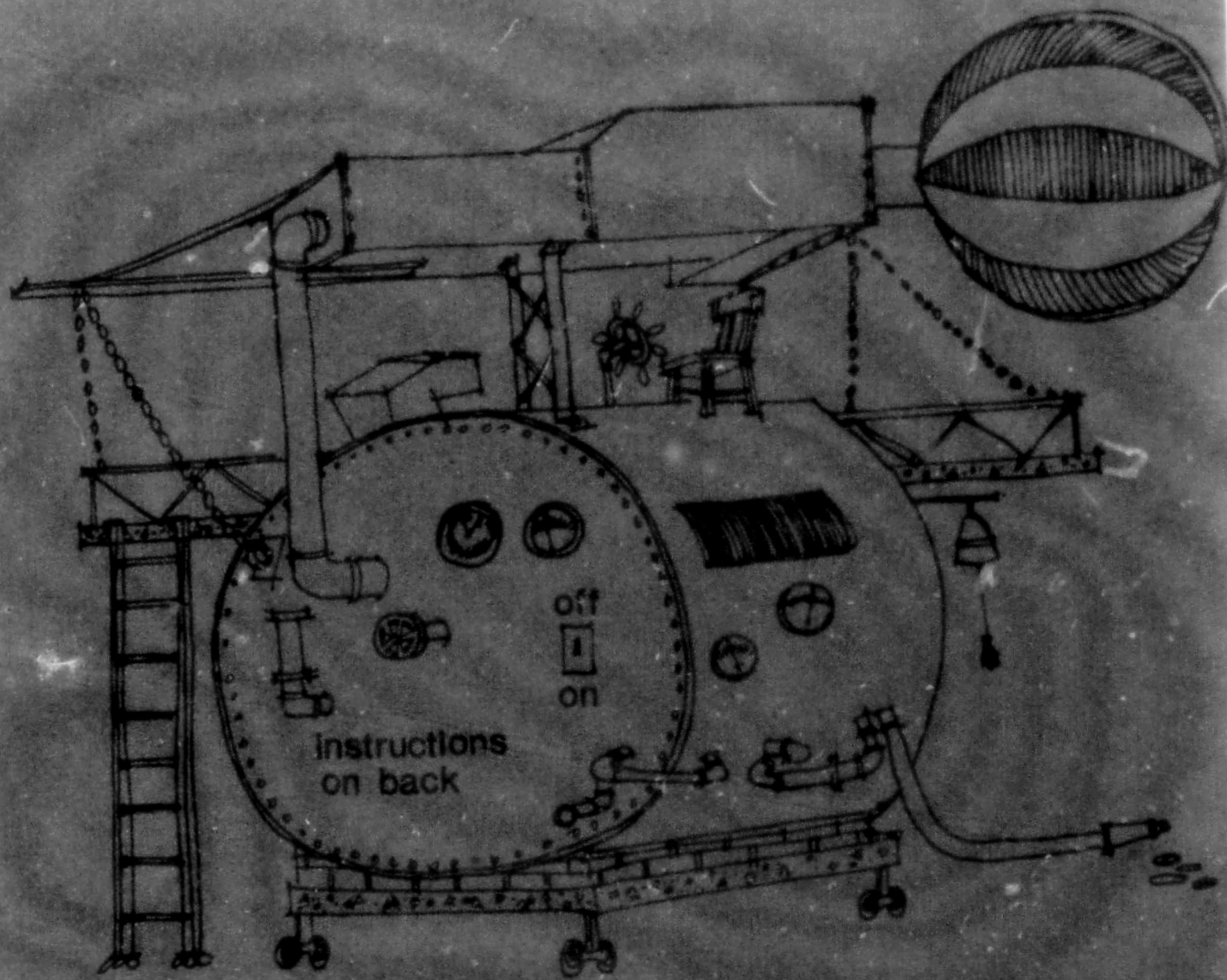
.2%

1969 BUILDING DEPARTMENT OPERATING EXPENDITURES
\$3,534,548.65 TOTAL

1969 BUILDING DEPARTMENT OPERATING EXPENDITURES

\$3,534,548.65 TOTAL





permits and inspections
plans examination

CENTRAL PERMITS DIVISION

1969 Central Permits statistics graphically reflect the economic trend of the times with another record year in valuation of permits. Dollar value of 1969 building permits shows an inflationary ten per cent or \$16,610,731 increase over 1968 to the highest total valuation of \$182,105,567. Total number of building permits was down from the 1968 figure of 8,381 to 7,760 for 1969, an eight per cent decrease. Fifty-six per cent of 1969 total valuation was comprised of forty-one permits, each for construction exceeding \$1,000,000; over twenty-five per cent was for construction of public facilities.

Average valuation of building permits in 1969 was \$23,480 compared with an average value of \$19,746 in 1968. These figures indicate the inflationary trend probably more than any others. Average building permit fee collected in 1969 was \$45.36 compared with the average fee of \$35.07 in 1968.

The entire scope of permits administered by this division shows a decrease over the previous year. In addition to building permits this includes electrical, furnace, burner, tanks, grading, boiler installation and elevator installation. Revenue from these permits as well as from elevator and boiler use permits, plan vault and welders' certification fees remained consistent with 1968 revenue.

Department of Buildings Fees
- Year 1969 -

	Permits Issued	Fees
Building Permits	7,762	\$350,156.95
Electrical Permits	10,143	158,768.71
Furnace Permits	1,486	12,209.50
Burner Permits	341	2,189.00
Tank Permits	127	395.50
Grading Permits	13	293.00
Boiler Use Permits	8,071	53,435.00
Elevator Use Permits	2,055	16,435.10
Elevator Installation	132	6,785.00
Boiler Installation	375	3,598.25
Plan Reference Fees	408	4,019.00
Welders Fees	<u>1,027</u>	<u>3,607.00</u>
Totals	31,960	\$568,956.36

As in 1968, assistance in obtaining permits and information was provided to just under 32,000 persons at the permit counter. Plan review at the counter, including new dwellings, alterations and additions to dwellings, garages, carports, signs, retaining walls and minor commercial plans totaled 4,699 for 1969.

A twenty-seven per cent reduction over the previous year was noted in the 331 conditional use and variance applications reviewed and processed by this division in 1969. This figure indicates the effect of the increase from \$25.00 to \$50.00 for Board of Adjustment filing fees effective in March, 1969.

Building permit distribution appeared to reflect the impact of the downward trend of the economy as well as higher vacancy rates in existing apartment buildings. Major permit categories were: Commercial -- \$43,815,790; Office Buildings -- \$21,116,708; Municipal Buildings (mainly Fire Stations) -- \$5,898,000; Schools (mainly University of Washington) -- \$27,817,181; Apartments (2,551 units, average cost of \$13,221 per unit) -- \$33,728,500; and Detached Residences (402 units, average cost of \$24,330 per unit) -- \$9,780,660.

OTHER SERVICE DIVISIONS

Inspections completed by the Building Inspection Division totaled 43,487 for the year 1969, down slightly from the previous year's total of 44,072. While construction generally slowed somewhat, there was a noticeable increase in citizen concern in zoning ordinance enforcement. Many zoning violations can only be located and enforced with citizen help and cooperation.

Electrical Division noted a drop in the number of permits issued and electrical plans reviewed, a reaction to the slowing local economic situation. Activity has centered on turnkey projects and apartments for the elderly, high rise office buildings, large warehouses, and particularly on the remodeling of the King County Court House and construction of the King County Administration and Garage buildings.

Electrical Division Activity

<u>Year</u>	<u>Plan Job Costs</u>	<u>Plan Permit Fees</u>	<u>No. of Plans</u>	<u>No. of All Elec. Permits Issued</u>	<u>Total No. of Permits OK'd</u>
1964	\$ 5,936,919.00	\$46,897.65	492	11,306	13,147
1965	5,139,714.37	50,293.58	443	11,837	13,075
1966	6,093,811.12	55,376.25	541	10,813	12,164
1967	9,304,656.32	82,199.30	662	10,765	9,404
1968	20,409,587.92	95,545.83	570	11,062	9,165
1969	8,982,278.59	75,399.05	498	10,247	9,200

1969 saw the adoption of a revised Electrical Code, following extensive work by staff of the Electrical Division and Code Research Division in

BUILDING DEPARTMENT OPERATING FUND
INSPECTION AND CODE ENFORCEMENT DIVISION

STATEMENT OF OPERATIONS
for the calendar year, 1969

	SECTIONS				Total
	Building	Electrical	Boiler	Elevator	
Revenue (Addendum)	\$394,966.00	\$167,569.91	\$ 61,568.25	\$ 23,058.35	\$647,162.51
Chargeable to General Fund	124,784.47	63,582.97	9,605.53	10.60	197,983.57
	<u>\$519,750.47</u>	<u>\$231,152.88</u>	<u>\$ 71,173.78</u>	<u>\$ 23,068.95</u>	<u>\$845,146.08</u>
Expenses					
Salaries and Wages	\$418,581.04	\$182,732.94	\$ 55,696.02	\$ 17,724.87	\$674,734.87
Social Security	13,552.75	6,520.76	2,099.75	686.70	22,859.96
Employee Retirement	26,775.76	11,796.40	3,443.43	1,262.56	43,278.15
Health Care	6,519.00	2,798.25	707.25	338.25	10,362.75
Term Life Insurance	977.02	400.46	129.12	41.32	1,547.92
Industrial Insurance, Medical Aid	1,129.37	874.51	262.34	65.07	2,331.29
Motor Vehicle	15,629.70	11,564.40	2,995.77	960.00	31,149.87
Telephone and Telegraph	3,353.17	1,406.10	194.20	158.56	5,112.03
Employee Education	455.00				455.00
Office Equipment and Supplies	3,452.11	770.38	1,902.21	455.50	6,580.20
Information Booklets, Reports	3,978.32			148.10	4,126.42
Office and Storage Rental	7,127.00	4,263.00	1,334.00	445.00	13,169.00
Central Switchboard	1,584.00	648.00	216.00	72.00	2,520.00
Administrative Overhead	16,019.52	7,124.49	2,193.69	711.02	26,048.72
Miscellaneous	616.71	253.19			869.90
Total Expenses	<u>\$519,750.47</u>	<u>\$231,152.88</u>	<u>\$ 71,173.78</u>	<u>\$ 23,068.95</u>	<u>\$845,146.08</u>
Capital Expenditures					
Furniture and Office Equipment	<u>\$438.76</u>	<u>\$ 91.44</u>	=====	=====	<u>\$530.20</u>

cooperation with the Electrical Advisory Board. The new code gives special attention to the installation of new materials and equipment.

Boiler Division issued 7,995 permits in 1969, a four per cent increase over the last year's 7,645 figure. Inspections by divisional staff increased fourteen per cent to 4,930; insurance company inspections decreased nearly six per cent to 3,141.

It is a matter of considerable pride to report that the Seattle Boiler Code has been adopted by the International Conference of Building Officials and incorporated in the Uniform Mechanical Code for use throughout the nation.

Responsibility for the safe operation of all elevators, escalators, moving walks, manlifts and dumbwaiters within the City of Seattle rests with the Elevator Division of this department. Existing elevators, new installations and alteration work are inspected and tested in accordance with standards set forth by ordinance.

On November 1, 1969, a nationwide change occurred in the insurance industry with the deletion of specific premium charges for elevators. Prior to this change, over half of the elevators in this city were inspected by insurance inspectors certified by the Department of Buildings. This service will no longer be provided by the industry, but will place an added burden on city inspectional personnel.

Comparative Elevator Division Statistics

	<u>1968</u>	<u>1969</u>
Total Operating Permits Issued	1,892	2,034
Inspections by		
City Inspectors	2,638	2,425
Insurance Inspectors	2,972	2,422

The city elevator ordinance is now in the process of being amended to require all inspections be made by city elevator inspectors, change the frequency of elevator inspections, and adjust operating and inspection fee schedules.

NORTH END OFFICE

Total number of permits processed and inspected by the North End Office showed a six per cent decline from 9,180 in 1968 to 8,584 in 1969.

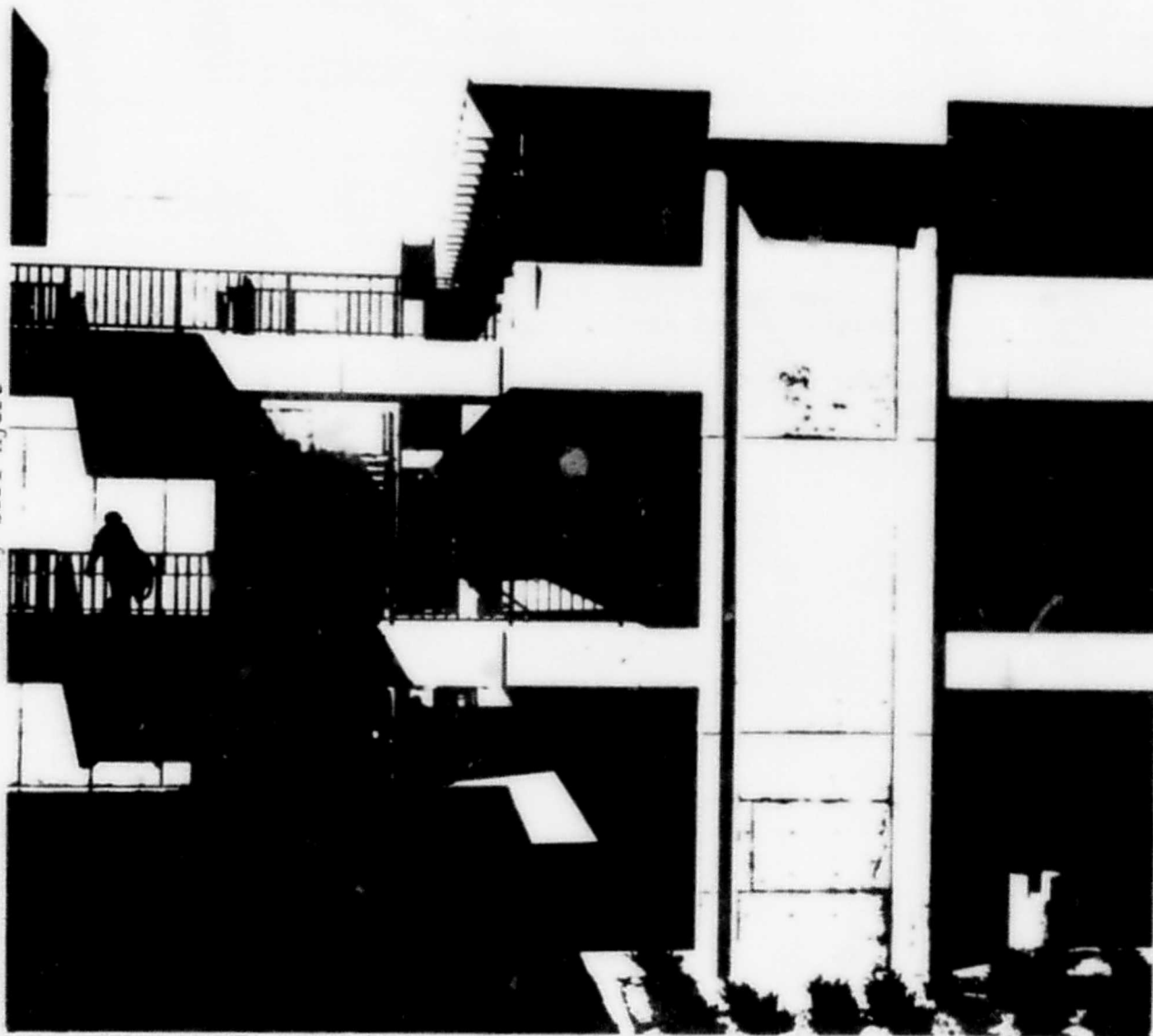
Total value of work checked and permits issued by this office was \$38,799,465. This represents twenty-one per cent of the city-wide total for the Department of Buildings.

The 5,764 total permits issued in 1969 showed a nearly five per cent decline below 1968. Building permits lagged with a sixteen per cent decrease in activity. Electrical permit activity increased by seven per cent, partly influenced by several underground service wiring installations in the area.

Although 356 fewer building permits were handled in 1969, total fee revenues were \$113,740.99, an increase of \$10,359.14 over 1968. Larger revenues were the result of a raise in the building permit fee schedule in December, 1968.

This office issued permits for 630 dwelling units north of the Washington Ship Canal, of which 615 were for apartments including one 145 unit high-rise of lift slab construction.

North Seattle Community College under construction
Photo by Jeri Hjert



STRUCTURAL PLANS EXAMINATION DIVISION

During 1969 this division examined 1,175 plans (approximately 1.1 plan per man per day) with a value of \$146.6 million. This represented a 2½ per cent decline from the 1968 value. It does not include minor structural changes, signs and residences.

Inspection of reinforced concrete and structural steel structures in the city is required to be continuous by special inspectors. These inspectors are employed by private inspection agencies, but are certified and regulated by the Department of Buildings.

Largely owing to departmental leadership in cooperation with engineers and inspection laboratory representatives, three-hour special inspector training courses were established at the Seattle Community College. All special inspectors were encouraged to attend. To date, 216 special inspectors have completed three credit hour courses on Structural Steel; Reinforced Concrete, including prestressing and post tensioning; or Structural Mathematics. Credits in these courses may be used to meet requirements of the Associate in Applied Science degree in Building Construction Technology.

A consultant has been retained by Seattle Community College to develop future courses such as Piling Inspection and Soils Engineering for the Inspector. Instructors for these courses come from industry and the Department of Buildings staff.

Certification of the special inspector is possible following successful completion of a course in construction technology, or it may be granted by a demonstration of competence through written and oral examinations developed by this department.

Since Ordinance 3.03.05 provides that private inspectors must be regulated by the department, an increasing number of applicants make requests to be examined for certification. This results in a considerable expenditure of time for departmental examiners who must process the applications and examinations. Only a small per cent of these applicants find or accept a position as special inspector.

ORDINANCE PLANS EXAMINATION DIVISION

Principal work of the Ordinance Plans Examination Division is the review of architectural and mechanical plans for conformance to Building and Zoning Codes and the issuance of permits after completion and correction of such plans for new construction or alterations. Plan review includes all phases of the design other than structural. Points checked include zoning requirements for land use and coverage, height of buildings and open

spaces required, number of dwelling units permitted under density limitation, off-street parking spaces, construction materials, building areas, egress requirements, and height based on construction materials.

1,761 plans and applications were processed through this division in 1969, constituting a total value of \$124,230,536. Though the number of commercial permits was down considerably (to 4,000), total value held up to compare with some of the best dollar value years of the past. Peculiar to 1969 were the great number of buildings for housing the low-income elderly, averaging approximately eighty units to the building. Several large office building permits were issued during this period along with motel buildings by national chains.

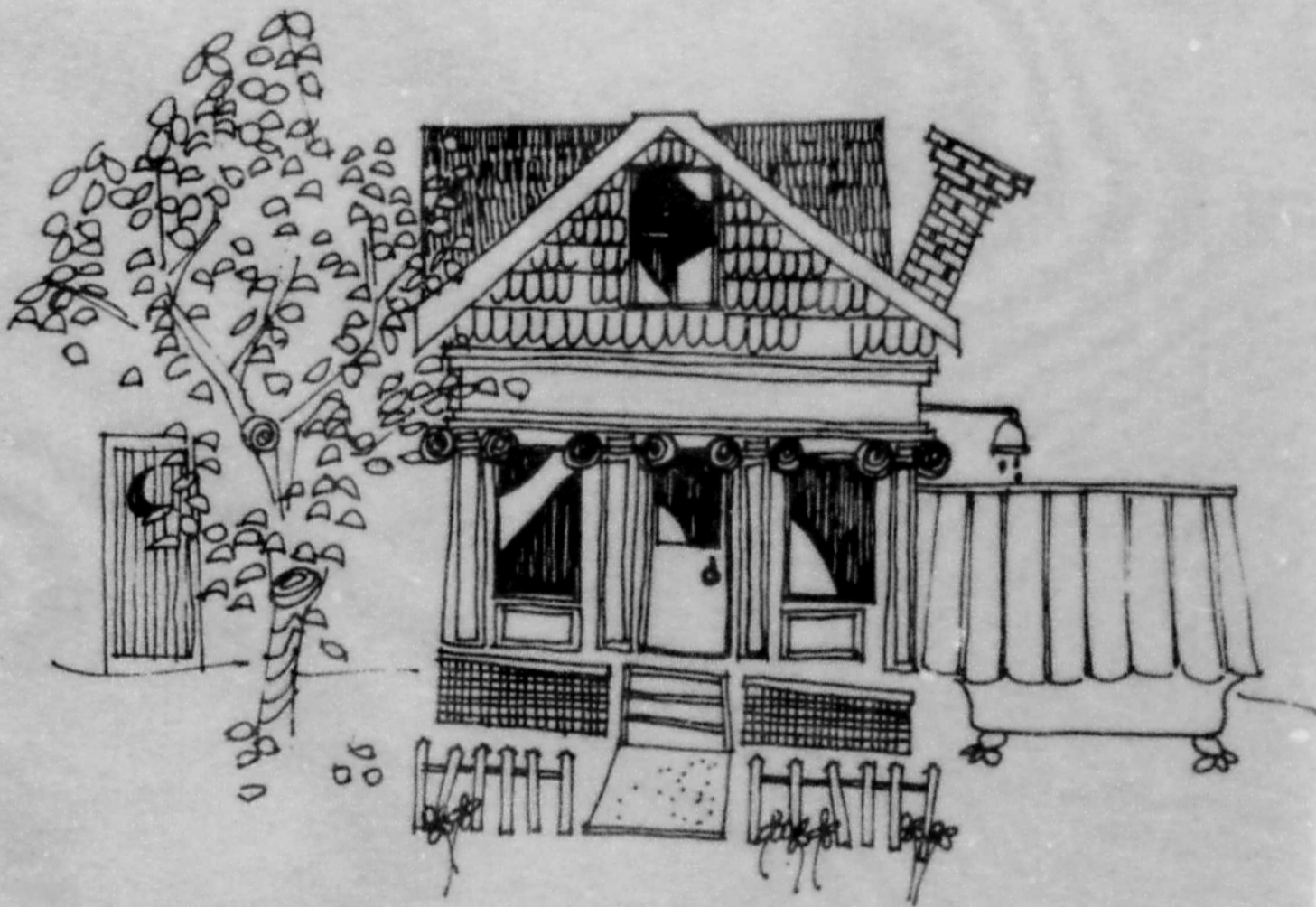
Seven new school plants are being constructed at this time under plans and permits processed in 1969. New restaurants and clubs continue to be a factor as in the past with a constant flow of permits for both new and alterations to existing night spots.

In terms of workload volume, field inspections of various types rank second only to plans examination. On-site inspections are made both with regular inspectors as well as by the plans examiner alone to determine field problems on new construction and alterations. Many of these are conducted jointly with staff from Fire, Park, Transit or Health Departments. Close cooperation with other city and state departments is essential in that applications must frequently be sent to them for review and approval prior to issuance of permit to assure compliance of all construction with all appropriate laws.

Continuing requests are made of this division for information on change of use or addition and alteration to existing buildings, particularly to those whose construction would be non-conforming to present code requirements. These calls require hours of research both in-office and on-site.

Preliminary plan review with designers, owners, architects, contractors and the general public is an equally important function. Many problems are solved long before working drawings are begun by simply discussing at a scheduled meeting the many major features of a construction as related to all pertinent ordinances.

Constant review of new building methods and materials is also a necessary function, and a continuing stream of information wends its way through this and other divisions for approval or disapproval as well as to acquaint each department member with the components and methods of construction.



related services

code research
housing conservation
legal coordination and enforcement
building abatement

CODE RESEARCH DIVISION

The City of Seattle has adopted a comprehensive system of codes and ordinances regulating minimum conditions of use, location, construction and maintenance of buildings and of equipment installed therein. A primary function of the Code Research Division is to assist in maintaining these to be current with national standards and yet be adaptive to local needs and problems.

Major emphasis of activity in 1969 has been in the revision of the Electrical Code and the Housing Code. A completely revised and updated new edition of the Electrical Code was adopted and published in October, 1969. This followed more than a year of effort by the Electrical Advisory Board and department staff.

A proposed new Housing Code has been under review by the Housing Advisory Board and the Department of Buildings. The proposal was initiated by the Central Area Tenants Association with assistance from the Seattle-King County Legal Services. In September, 1969, these agencies submitted a draft of a proposed new code to the Seattle City Council, which body directed the Corporation Counsel to prepare legislation for such a code in cooperation with this department. Division staff has been coordinating the efforts of all interested parties, including the Apartment Operators Association, in drafting recommendations for an improved Housing Code. The completed draft is expected to be transmitted to the City Council for adoption in 1970. Innovative aspects of the new code include delineation of owner-tenant responsibilities.

Substantial changes have been made to the Building Code, most important of which was the adoption of a complete new chapter on fire extinguishing systems. Such amendments are indicative of the responsiveness to the particular needs and concerns of the fire protection services.

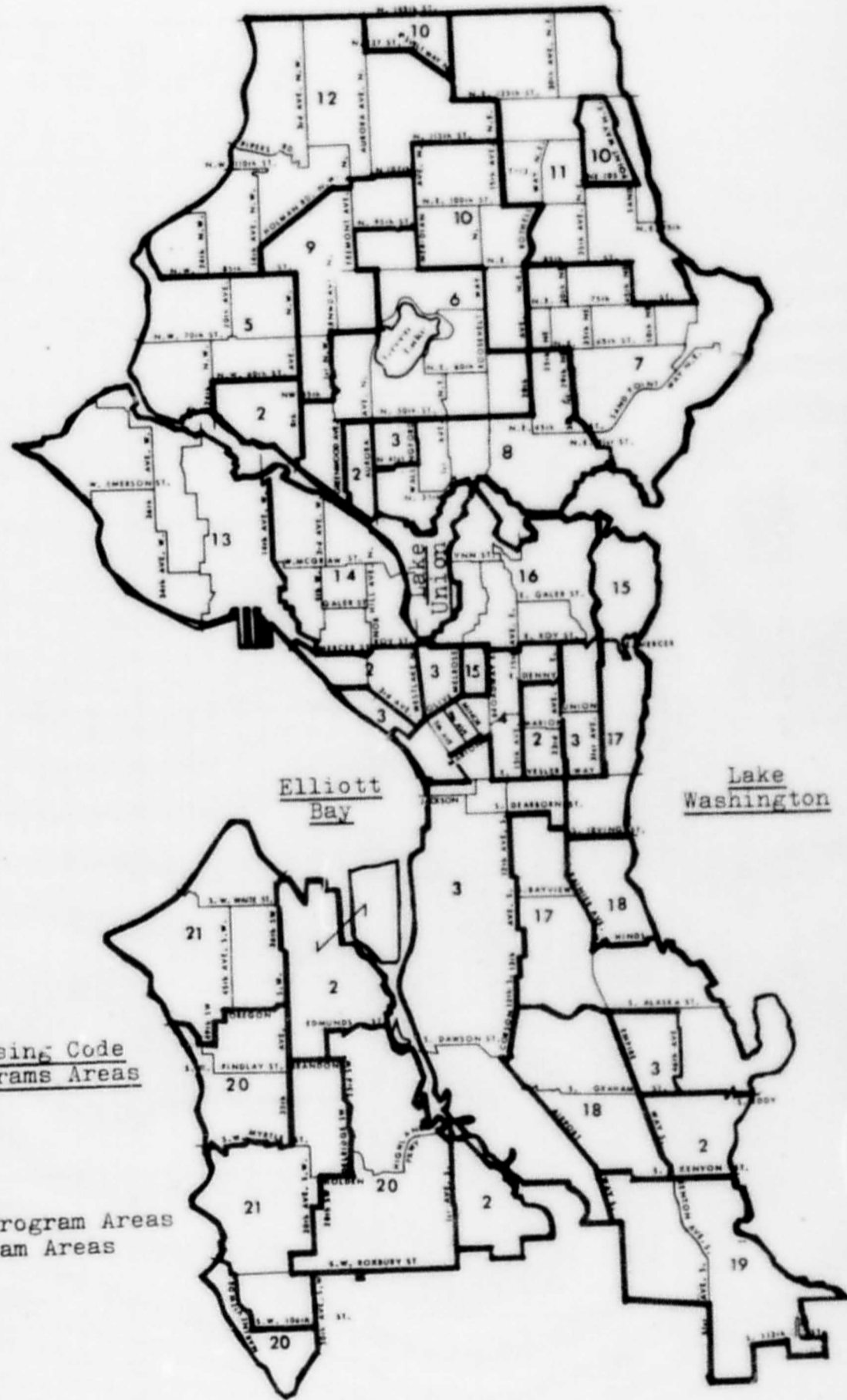
This city has exercised leadership in the advancement of mechanical code provisions which are part of the Building Code. This is exemplified by the adoption of Seattle code provisions on boilers and pressure vessels to be incorporated in the 1970 edition of the Uniform Mechanical Code. Seattle has further initiated code revision study by the model code group for adoption of elevator regulations based upon the city's code provisions.

To a lesser degree, this division has assisted in the processing and preparation of necessary code changes to the Plumbing, Fire and Zoning Codes during 1969.

Systematic Housing Code
Compliance Programs Areas

Legend:

- 1 - 4 Non-Program Areas
- 5 - 21 Program Areas



SYSTEMATIC HOUSING CODE COMPLIANCE PROGRAM
OF SEATTLE, WASHINGTON

December 31, 1970

Section A		Section B			Section C				
Neighborhood or area name or number	Total number of dwelling units	Number of dwelling units that do not comply with the Housing Code Total	Compliance to be effected through:			Number of dwelling units brought into compliance			
			Urban Renewal Projects	Other government action	Housing Code compliance	1967	1968	1969	Total
1 thru 4	Note: These are not								
1,4	7,063	1,709		1,709					
2	16,599	4,484	60	591	3,833*	161	209	208	578
3	21,478	11,953	486	4,721	6,746*	291	422	483	1,196
8	9,825	1,977	106		1,871	287	860	484	1,631
6	12,941	1,345			1,345	35	279	590	904
16	10,982	2,281	3	121	2,157	14	218	201	433
14	12,530	1,589		340	1,249	4	15	138	157
17	12,021	1,809	48	799	962	33	10	31	74
18	6,284	458		71	387	8	4	16	28
15	17,128	6,607	202	1,448	4,957	32	441	545	1,018
5	9,774	975			975	11	14	40	65
9	8,183	1,088			1,088	18	7	33	58
10	6,719	866			866	7	5	46	58
11	8,328	381			381	19	8	11	38
7	9,939	181			181	3	3	5	11
19	4,917	631			631	3	4	7	14
20	9,411	1,013			1,013	12	8	16	36
21	15,808	976			976	5	26	54	85
13	7,468	687			687	4	0	1	5
12	8,583	436			436	32	6	17	55
Totals	215,981	41,446	905	9,800	30,741	979	2,539	2,926	6,444

*These areas are not generally adaptable for Systematic Code Compliance Program
Interim compliance program being carried out pending completion of Community Renewal Plan.

HOUSING CONSERVATION DIVISION

The Systematic Housing Code Compliance Program of the Housing Conservation Division is somewhat ahead of the ten year program commitment set in 1967. Of the 20,162 substandard dwelling units involved in program areas, 4,670 units have been brought into compliance with the Housing Code since October of 1967. This represents twenty-three per cent of the total ten year commitment. Of this total, 2,926 units were brought into compliance in 1969.

3,900 buildings containing 9,396 dwelling units were inspected in 1969 by this division. Systematic code compliance work continued in Areas 8 (Wallingford-University District), 6 (Green Lake-Meridian), and 16 (Capitol Hill); in the fall, inspectors were assigned to start work in Area 14 (Queen Anne).

Inspection of hotels continued and emphasis was placed on the inspection of floating homes and moorages in Lake Union and the Washington Ship Canal. The first court case arising out of enforcement of the new floating homes ordinance was successfully prosecuted in Municipal and Superior courts.

Preliminary exterior surveys were started in the fall of 1969 in the southeast section of the city, south of the Model Cities area and including Areas 3, 17 and 18 (essentially Beacon Hill-Rainier Valley).

Divisional activities assumed a new dimension through the work of the Community Services Advisor. Creation of this position followed recognition of the need to provide liaison services between this division and property owners and residents in connection with housing code compliance. She has represented the city at public and private gatherings promoting effective understanding of, support of, and participation in the development of housing conservation programs.

Numerous telephone and personal inquiries have been satisfied in this office. Cases involving unusual circumstances have been referred to the Community Services Advisor for suggestion or suitable action. Informative literature relating to program activities has been developed, published and distributed to the public.

Departmental staff worked during the year with the Housing Advisory Board, the Central Area Tenants Association, the Apartment Operators Association, the Seattle-King County Legal Services, the city's Corporation Counsel staff, and interested individuals on the proposed revision of the Housing Code. It is anticipated that a new code will be submitted to the City Council for consideration early in 1970.

LEGAL COORDINATION AND ENFORCEMENT DIVISION

This division processed and received compliance or an indication of cooperative effort towards compliance in 749 cases involving code violations. There were 39 cases which were referred by criminal complaint and summons to the Municipal Court; 32 of these cases have been processed and are now in compliance; 7 of these cases have been continued into 1970 to allow the defendants time in which to comply; and 3 cases involving the Housing Code were appealed to Superior Court.

Violations Referred to the Legal Coordination and Enforcement Division in 1969

Building Code	61	Sign Ordinance	35
Zoning Code	53	Housing Code:	
Elevator Code	2	a) Apartments and	
Electrical Code	29	Residences	45
Boiler Ordinance	9	b) Hotels	10
Boiler Fee Collection ..	71	c) Floating Homes ..	41
		Abatement	393

Court Cases -- 1969

Summons issued to individuals and corporations	36
Court trial dates, including continuances	69
Citations issued	1

The City has either obtained compliance before or as the result of court action in all cases processed by this division to date.

Cases of note during 1969 included the first one involving a floating home in a state waterway and tested the new floating homes ordinance. The defendant was found guilty in Municipal Court of occupying Lake Union Waterway #10. He was ordered to remove the floating home, appurtenant structures, stored boats and other equipment from the waterway. His attorney filed motion of appeal to Superior Court. That court upheld the findings of the lower court. Three other floating homes cases were tried and the charges upheld in Municipal Court.

The Department of Buildings has been working closely with the Consumer Protection Division of the State Attorney General's office in cases involving home remodelers. These cases are generally tried on failure to obtain building or electrical permits and may include zoning or housing code violations. The work performed has usually been found to be substandard, has had to be torn out and redone to conform with building and electrical codes.

In the case of City of Seattle vs. Henderson the landlord was found guilty of providing substandard housing and allowing raw sewerage to flow in the yard. The court demanded immediate action to protect the neighborhood, the tenants, and their seven children.

ABATEMENT DIVISION

Including a carryover of 125 buildings from activity in prior years, the Abatement Division had in process an accumulated total of 393 structures during the period January 1, 1969, through December 31, 1969. Of that total 350 were recommended for abatement action.

From Public Safety Committee hearings, the Seattle City Council enacted 105 abatement ordinances citing the properties as public nuisances. Actions taken by the owners resulted in demolition of 195 buildings and rehabilitation of 79 buildings. Twenty-six others were submitted to the Board of Public Works for bid contracts to demolish. Action is pending on the remainder.

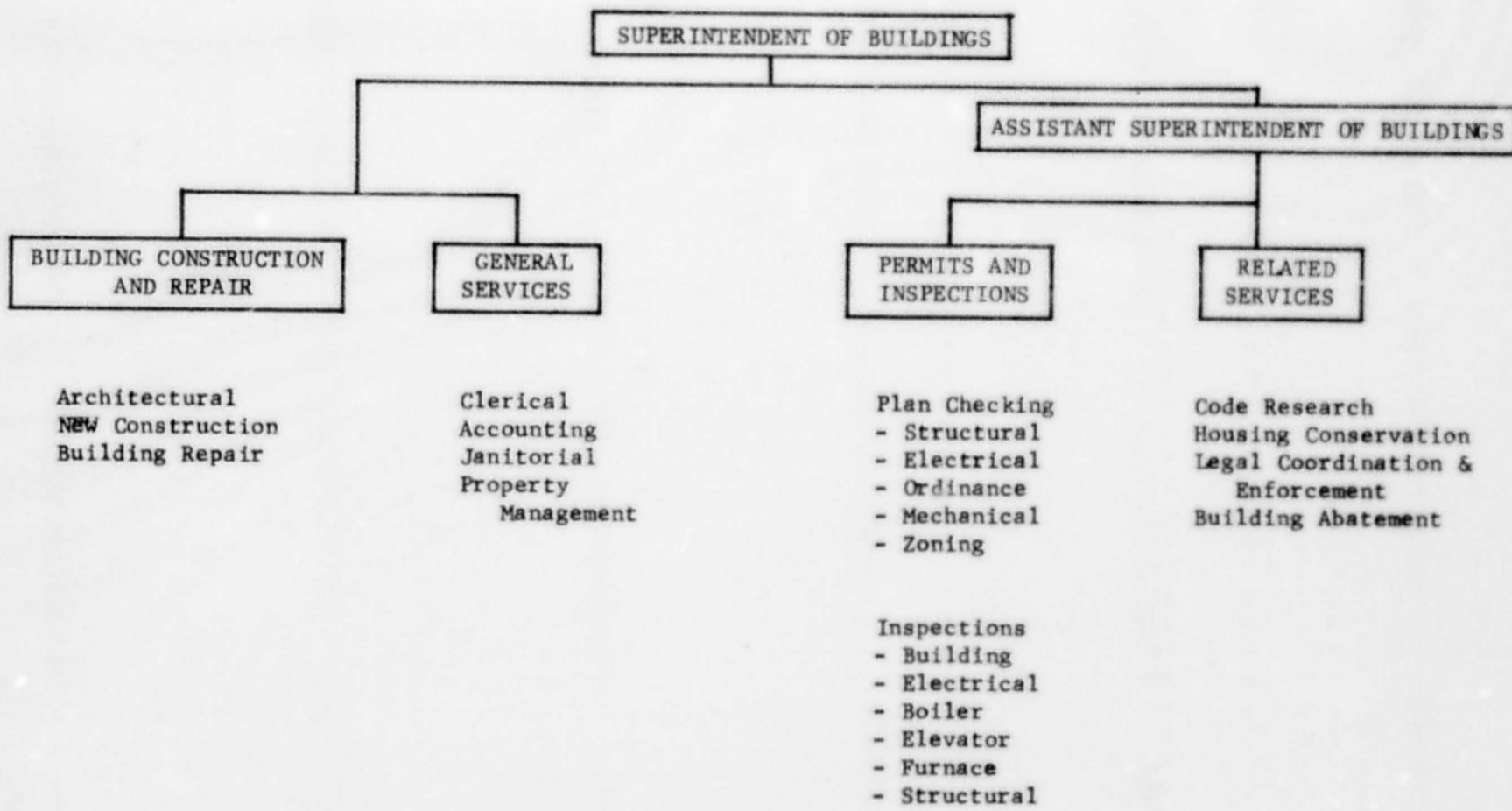
Costs to the City for the abatement actions of the 26 demolished by the City are, under certain conditions, recoverable from the property owners. In 1969 \$14,069.90 was paid into the ordinance-established revolving demolition fund by owners of structures demolished by the City.

Expense incurred by the division for those remaining properties rehabilitated or demolished by the owners is not recoverable by the Department of Buildings and amounts to an average of \$65 to \$75 each of direct out-of-pocket costs to the City. Owner compliance on an average of 250 abatement cases a year at \$65 to \$75 per structure depletes the ordinance-established revolving fund of \$20,000, leaving nothing recoverable or anticipated in revenues. Because of this, it was necessary for the City Council in 1969 to pass Ordinance No. 98175, which appropriated an additional \$20,000 to this revolving fund.

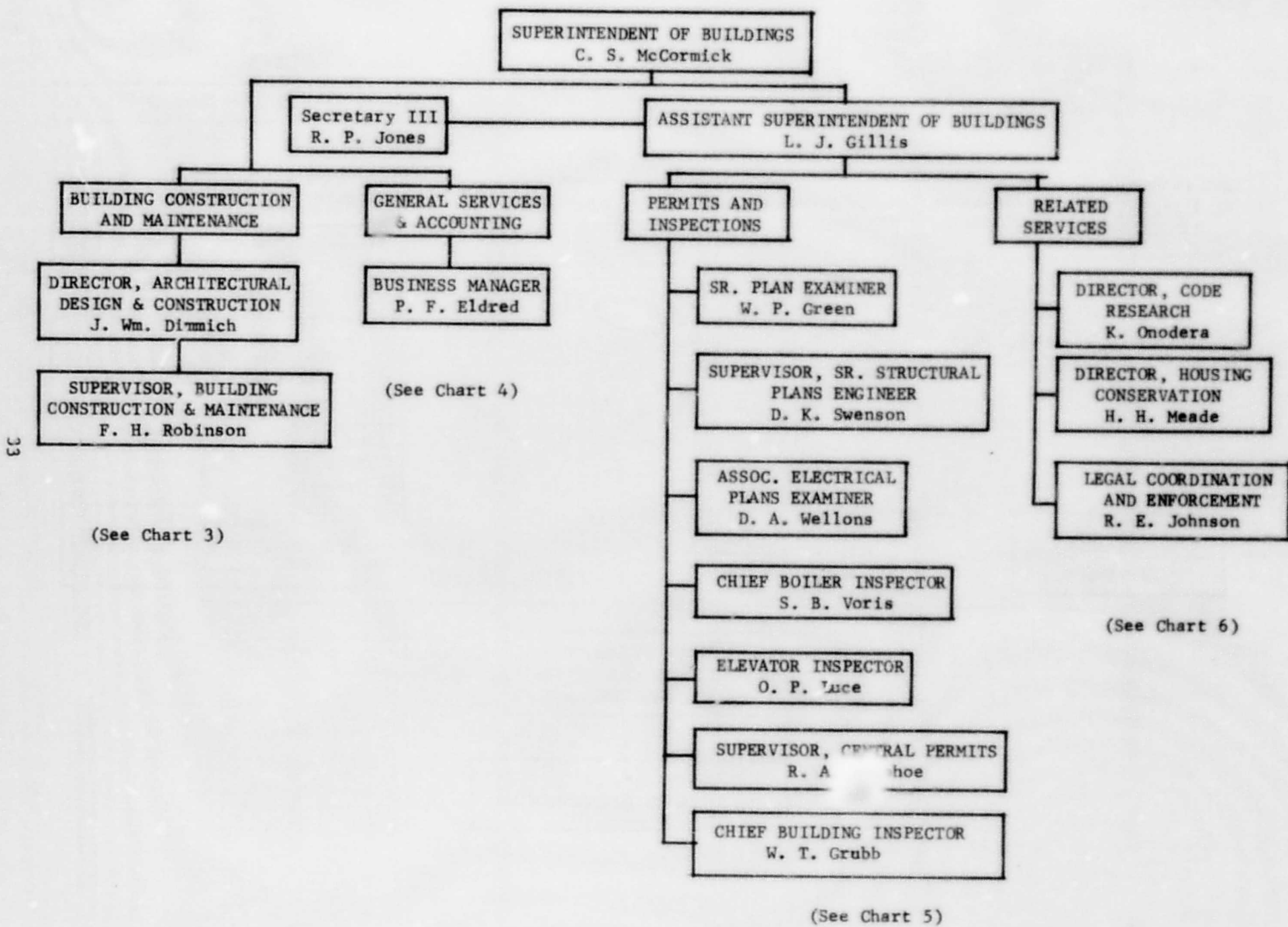
CITY OF SEATTLE
DEPARTMENT OF BUILDINGS

ORGANIZATION CHARTS

DECEMBER 31, 1969



December 31, 1969
Chart 2



SUPERINTENDENT OF BUILDINGS
C. S. McCormick

DIRECTOR
DESIGN & CONSTRUCTION
J. Wm. Dimmich

SUPERVISOR
CONSTRUCTION & MAINTENANCE
F. H. Robinson

ASSOCIATE
BUILDING ARCHITECT
R. A. Strang

ASSOCIATE
BUILDING ARCHITECT
A. M. Skolnik

CLERK
F. Hori

ASSISTANT SUPERVISOR
CONSTRUCTION & MAINTENANCE
E. A. Oliver

SKILLED CRAFTS -- PERMANENT PAYROLL

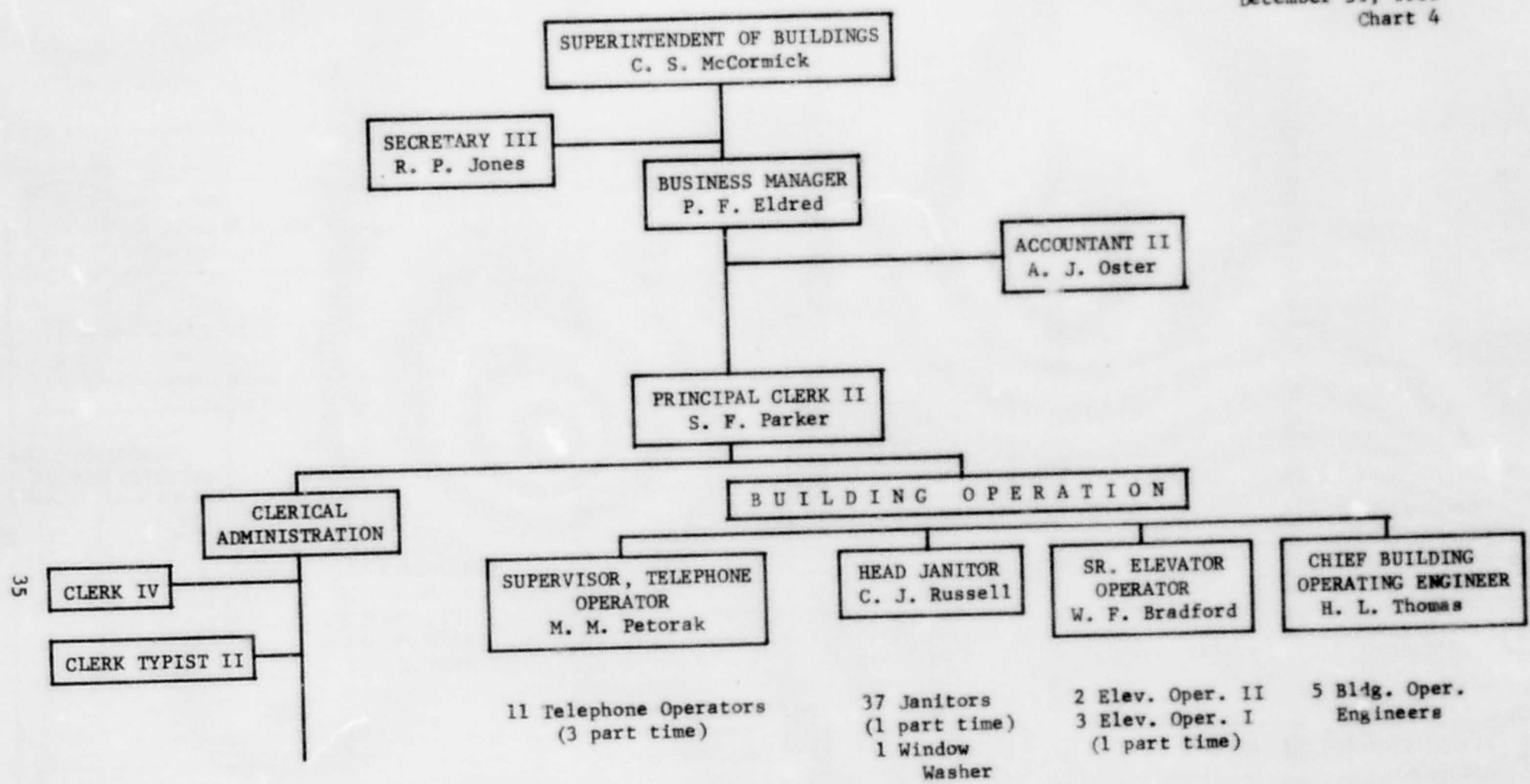
6 Carpenters I 1 Painter II 1 Electrician 2 Plumbers I 1 Plasterer I 1 Building Maint.
4 Painters I 1 Painter Leadman 2 Electricians I 1 General Maint.

SKILLED CRAFTS -- TEMPORARY PAYROLL

As Needed

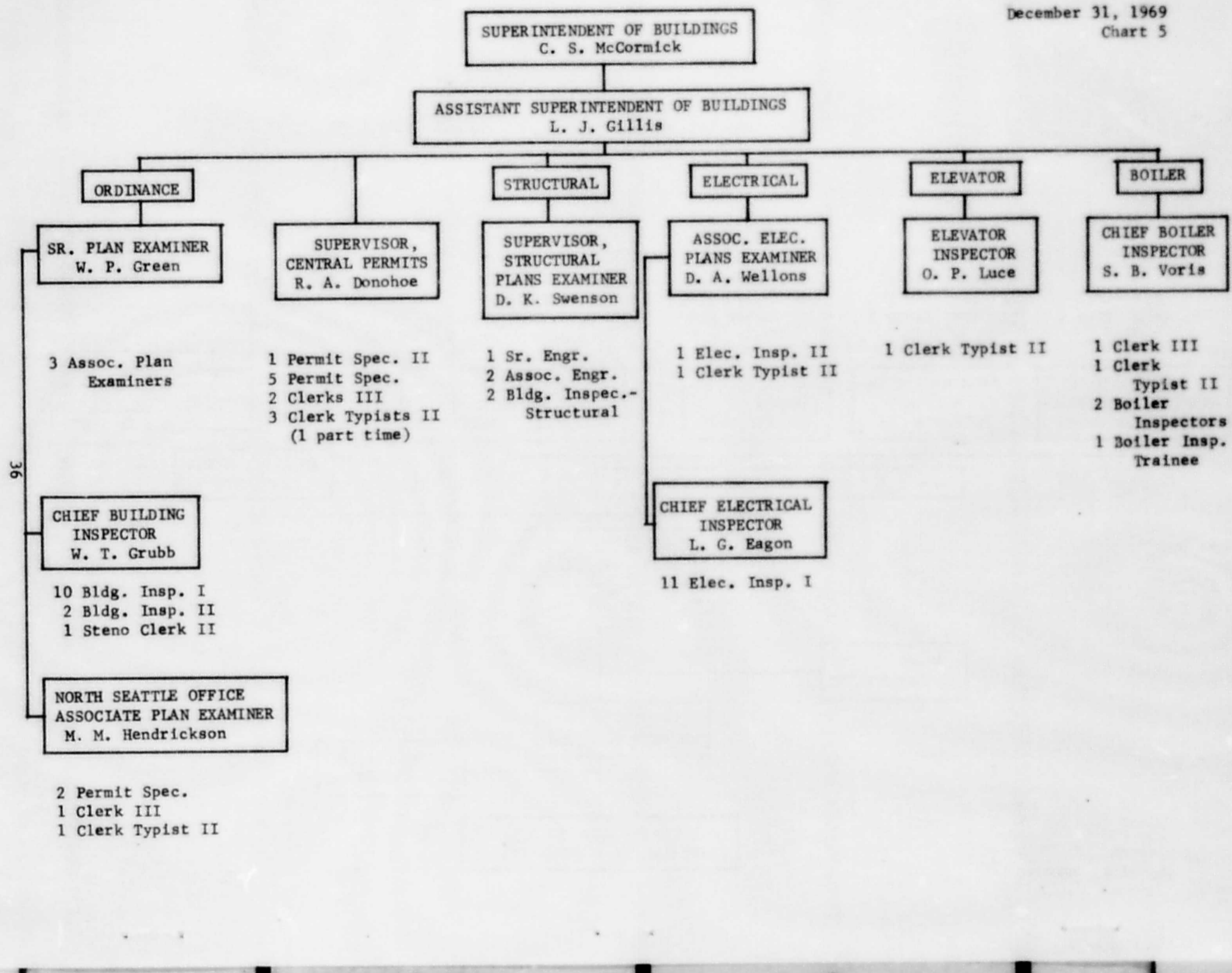
34

December 31, 1969
Chart 4



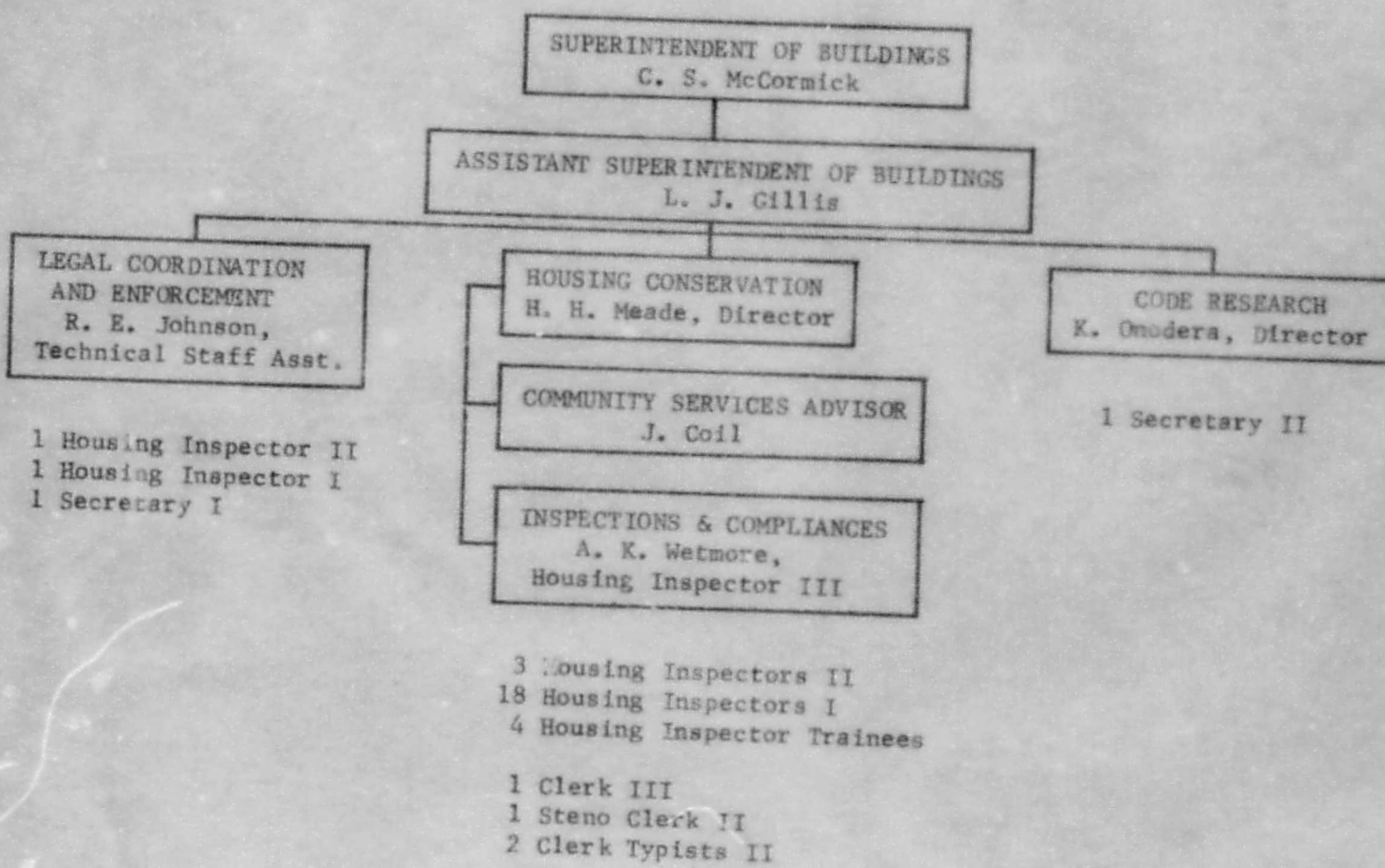
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December 31, 1969
Chart 5

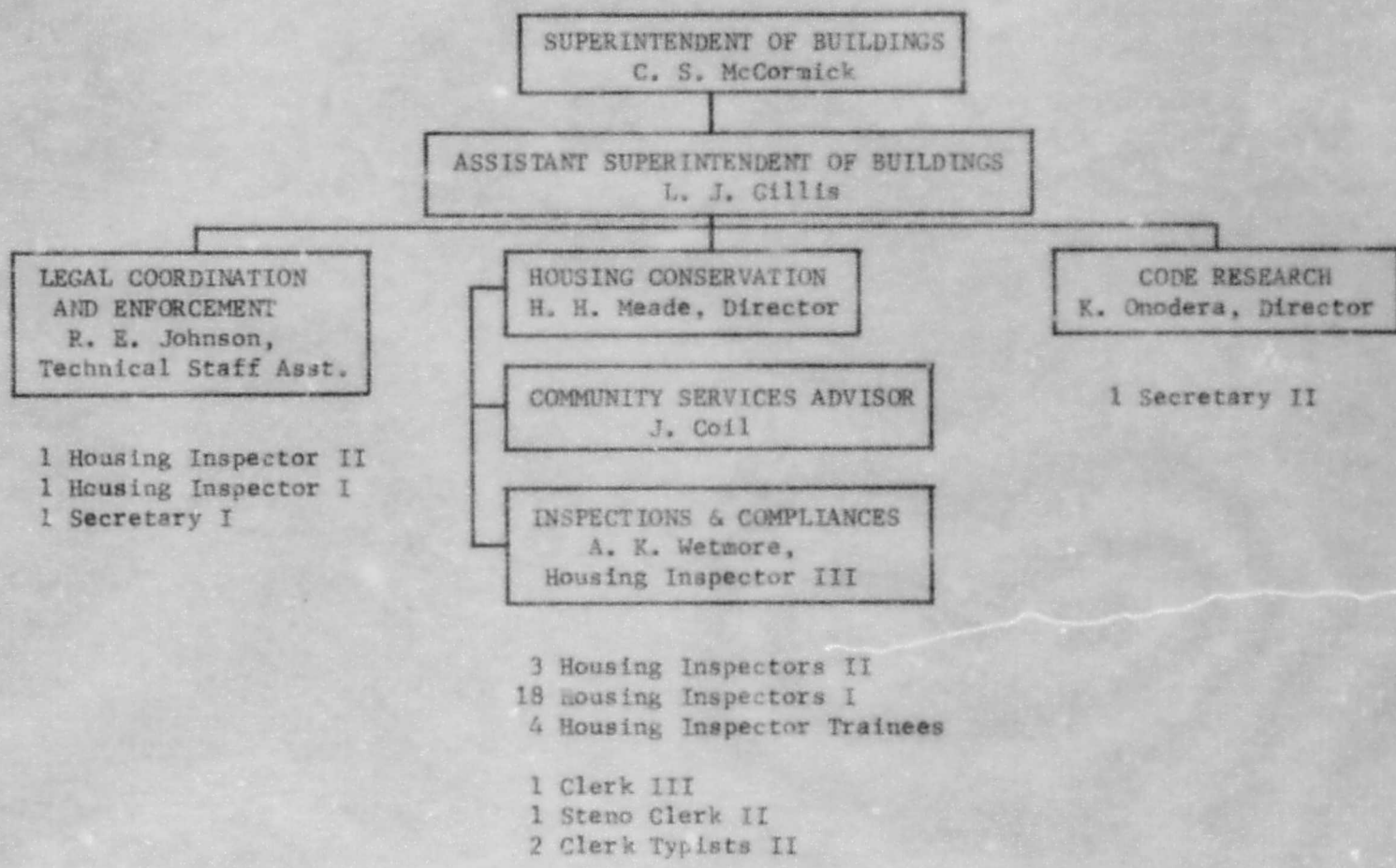


36

December 31, 1969
Chart 6



December 31, 1969
Chart 6



CSS 20.14

The City of Seattle--Legislative Department

Date Reported
and Adopted

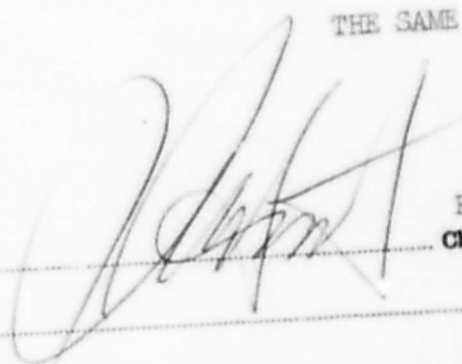
JAN 25 1971

MR. PRESIDENT:

Your Committee on PUBLIC SAFETY
to which was referred the within C. F. No. 268679,

1969 Annual Report of the Department of Buildings, City of Seattle,
would respectfully report that we have considered the same and respectfully recommend that

THE SAME BE PLACED ON FILE.



P. S.
Chairman

Chairman

Committee

CWL:lm 1-20-71

Committee