

Title 22

BUILDING AND CONSTRUCTION CODES

Subtitle I BUILDING CODE

Chapter 22.100

ADOPTION AND ADMINISTRATIVE AMENDMENTS

Sections:

22.100.010 Codes adopted by reference.

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The Uniform Building Code 1979 Edition (in this subtitle called UBC) published by the International Conference of Building Officials, the Washington State Rules and Regulations for Barrier-free Facilities required by RCW 19.27.030(5) and adopted by the State Building Code Advisory Council, the American National Standard Safety Code for Elevators, Dumbwaiters, Escalators and Moving Walks, ANSI A17.1a-1978 and the 1979 Supplement published by the American National Standards Institute, Inc., the American National Standard for Building Code Requirements for Minimum Design Loads in Buildings and Other Structures, ANSI A58.1-1972, Section 6 on Wind, published by the American National Standards Institute, Inc., and the Seattle Building Code Supplement, three copies of which are filed with the City Comptroller (C.F. #288431) are adopted and by this reference made a part of this subtitle and together with the provisions of this subtitle and the applicable provisions of the Seattle Code for Energy Conservation in New Building Construction (Seattle Energy Code, Ordinance 108500)¹ shall constitute the official Building Code of the city. In any case in which there is a conflict among the component parts of the Seattle Building Code, the Seattle Building Code Supplement shall be controlling over the Washington State Rules and Regulations for Barrier-free Facilities, the Uniform Building Code, ANSI A17.1a-1978 and ANSI A58.1-1972, and the Washington State Rules and Regulations for Barrier-free Facilities, ANSI A17.1a-1978 and ANSI A58.1-1972 shall be controlling over the Uniform Building Code. In any case in which there is a conflict between this Code and the Seattle Energy Code, the provisions

of the Seattle Energy Code shall apply. (Ord. 108967 § 1, 1980; Ord. 108508 § 1, 1979.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of this title.

Chapter 22.104

ORGANIZATION AND ENFORCEMENT

Sections:

22.104.010 UBC Section 201 added— Department of Construction and Land Use—Jurisdiction.

22.104.010 UBC Section 201 added— Department of Construction and Land Use—Jurisdiction.

“Sec. 201. The (Department of Construction and Land Use) shall be under the jurisdiction of the Director of Construction and Land Use (Building Official).” (Ord. 109125 § 23(part), 1980; Ord. 108508 § 2(201), 1979.)

Chapter 22.108

DEFINITIONS

Sections:

22.108.020 UBC Section 403 added— “B” definitions.

22.108.040 UBC Section 405 added— “D” definitions.

22.108.020 UBC Section 403 added— “B” definitions.

“Sec. 403. BALCONY is that portion of the seating space of an assembly room the lowest part of which is raised 4 feet or more above the level of the main room.

BALCONY, EXTERIOR EXIT. (See Section 3301(c).)

BASEMENT is that portion of a building between floor and ceiling which is partly below and partly above grade (as defined in this Chapter), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. (See ‘STORY’)

BOARDING HOME is any home or other institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator. It shall not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof.

BOAT YARD STRUCTURES are structures with areas in excess of three thousand square feet used for building or repairing of vessels of combustible construction, other than spray application of flammable plastic resin.

BOILER, HIGH PRESSURE is a boiler furnishing steam at pressures in excess of 15 pounds per square inch or hot water at temperatures in excess of 250 degrees F., or at pressures in excess of 160 pounds per square inch.

BOILER, LOW PRESSURE HOT WATER AND LOW PRESSURE STEAM is a boiler furnishing hot water at pressures not exceeding 160 pounds per square inch and at temperatures not more than 250 degrees F., or steam at pressures not more than 15 pounds per square inch.

BOILER ROOM is any room containing a steam or hot water boiler.

BUILDING is any structure used or intended for supporting or sheltering any occupancy.

BUILDING, EXISTING is a building erected prior to the adoption of this Code, or one for which a legal building permit has been issued, and construction has been started within one year after adoption of this code.

BUILDING OFFICIAL is the Director of Construction and Land Use.

BUILDINGS, SUPERINTENDENT OF (See 'Director of Construction and Land Use'.)" (Ord. 109125 § 23(part), 1980.)

22.108.040 UBC Section 405 added--"D" definitions.

"Sec. 405. **DAY CARE CENTER** is an agency which regularly provides care for a group of children for periods of less than 24 hours.

DIRECTOR OF CONSTRUCTION AND LAND USE is the legally appointed head of the Department of Construction and Land Use. As used in this Code, the term includes authorized

representatives of the Director of Construction and Land Use.

DISPERSAL AREA, SAFE. See Section 3321(b).

DOMICILIARY CARE is the furnishing of room, board, laundry, house-keeping and personal care services, including services related to maintaining health.

(a) Personal care services shall include the furnishing of any one or more of the following services: Offering understanding or encouragement and emotional support to encourage the boarder to take responsibility for himself; laundering of personal clothing; provision of social and recreational outlets; allowing opportunities to participate in religious activities of own choice; and services related to maintaining health exclusive of nursing care;

(b) Personal care services relating to maintaining health shall include reminding and assisting the individual to keep appointments for health services (e.g., physicians, public health nurses and dentists); reminding the individual to take self-administered medications; encouraging the individual to stay on prescribed diet; and the giving of assistance with personal hygiene and other activities of daily living, when such personal assistance is needed and is not directed primarily toward the treatment of disease or disability; provided, that whenever a boarder is ill or injured, a physician shall be immediately notified. If the ill boarder remains in the boarding home, the home is responsible for providing temporary care. Care during a temporary illness shall be limited to the type of care ordinarily given in a private home and of a duration not to exceed 14 days.

DORMITORY is a room occupied by more than two guests.

DWELLING is any building or any portion thereof which contains one or more 'DWELLING UNITS' or 'GUEST ROOMS', used, intended, or or designed to be built, used, rented, leased, let, or hired out to be occupied, or which are occupied for living purposes.

DWELLING UNIT is a single unit providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation." (Ord. 109125 § 23(part), 1980.)

Subtitle II Housing Code

Chapter 22.204

DEFINITIONS

Sections:

22.204.430 Superintendent of Buildings.

22.204.430 Superintendent of Buildings.

"Superintendent of Buildings" means the Director of Construction and Land Use of the city and/or any authorized representative of the Director of Construction and Land Use. (Ord. 109125 § 15, 1980; Ord. 106319 § 3.43, 1977.)

Chapter 22.206

HABITABLE BUILDINGS

Sections:

Subchapter VII Duties of Owners and Tenants

22.206.150 Duties of owners.

Subchapter VIII Enforcement

- 22.206.210 Investigation and notice of violation—Generally.
- 22.206.230 Appeal to Hearing Examiner from order of Superintendent.
- 22.206.310 Violations and criminal penalties.

Subchapter VII Duties of Owners and Tenants

22.206.150 Duties of owners.

A. It shall be the duty of every owner of a building to:

1. Maintain the building in compliance with the minimum standards specified in Sections 22.206.020 through 22.206.130 of this chapter, except for maintenance duties specifically imposed in Section 22.206.160 on the tenant of the building;

2. Maintain in a clean and sanitary condition the shared areas, including yards and courts, of any such building containing two or

more housing units and where any building is unoccupied, secure such building against attempts at unauthorized entry, remove all garbage, rubbish and other debris from the premises and maintain the premises in a secure and sanitary condition;

3. Supply for the use of tenants of rental housing units garbage cans or other approved containers sufficient in number and size to contain all garbage disposed of by such tenants;

4. Exterminate insects, rodents and other pests;

5. Within a reasonable time after notice from the tenant of the building, repair structural defects or damage which cause the building to be in violation of standards specified in Sections 22.206.020 through 22.206.130 and not caused by the negligent or intentional act of the tenant or any invitee or licensee of the tenant;

6. Refrain from placing or storing in the building or on the premises thereof any article, substance or material imminently dangerous to the health, safety, or general welfare of any occupant thereof which may substantially contribute to or cause deterioration of the building;

7. Where heating is supplied to any housing unit, maintain heat at an inside temperature of at least sixty-five degrees Fahrenheit between the hours of seven a.m. and ten-thirty p.m. and fifty-eight degrees Fahrenheit between ten-thirty p.m. and seven a.m. from September 1st until June 30th;

8. Abate natural vegetation and debris constituting a public nuisance pursuant to Ordinance 78076.¹

B. Contracts between an owner and his operator, manager, agent, or tenant shall not relieve the owner of his ultimate responsibility to perform the duties imposed in this section.

C. Owners shall not evict or attempt to evict any tenant or otherwise terminate or attempt to terminate the tenancy of any tenant except for good cause. The reasons for termination of tenancy listed below, and no others, shall constitute good cause under this section:

1. The tenant fails to comply with a notice to pay rent or vacate pursuant to RCW 59.12.030(3); a ten-day notice to comply or vacate pursuant to RCW 59.12.030(4); or a three-day notice for waste, nuisance or maintenance of an unlawful business pursuant to

RCW 59.12.030(5);

2. The tenant habitually fails to pay rent when due which causes the owner to notify the tenant of late rent four or more times in a twelve-month period;

3. The tenant fails to comply with a material term of the lease or rental agreement or fails to comply with a material obligation under RCW Chapter 59.18 after service of a ten-day notice to comply or vacate;

4. The owner seeks possession for himself or for a member of his immediate family, provided no substantially equivalent unit is vacant and available in the same building. Immediate family shall include the spouse, parents, grandparents, children, brothers and sisters of the owner or owner's spouse;

5. The tenant's occupancy is conditioned upon employment on the property and the employment relationship is terminated;

6. The owner seeks to do major reconstruction or rehabilitation in the building which cannot be done with tenants in occupancy. Any tenants dispossessed pursuant to this provision shall be given a right of first refusal for the rehabilitated units;

7. The owner elects to demolish the building, convert it to a condominium, or convert it to a nonresidential use; provided, that if the owner decides to demolish the building or convert it to a nonresidential use he must obtain all permits which are necessary to demolish or change the use before terminating any tenancy.

D. Any lease or rental agreement provision which waives or purports to waive any right, benefit or entitlement created by this chapter shall be deemed void and of no lawful force or effect.

E. In addition to, and at the same time as, any termination notices required by law, owners terminating any tenancy shall advise the affected tenant or tenants in writing of the reasons for the termination.

F. Subsections C, D and E of this section shall apply to all dwellings and dwelling units which are occupied or will be occupied by tenants but excluding owner occupied dwelling units, any provision in this chapter to the contrary notwithstanding.

G. In any action commenced to evict or to otherwise terminate the tenancy of any tenant, it shall be a defense to the action that there was no good cause for such eviction or termi-

nation as provided in this section.

(Ord. 109219 § 1, 1980: Ord. 106319 § 4.15, 1977.)

1. Editor's Note: Ord. 78076 is codified in Chapter 10.52 of this Code.

Subchapter VIII Enforcement

22.206.210 Investigation and notice of violation—Generally.

A. Except as otherwise specifically provided in Sections 22.206.120 and 22.206.270 of this chapter, the Superintendent of Buildings shall investigate any building as to which, in his opinion, there may be a failure to comply with the standards and requirements set forth in Sections 22.206.020 through 22.206.160 of this chapter, and if, after the investigation, he determines that the standards or requirements have not been met he shall cause to be served upon the owner, tenant, or other person responsible for the condition, by personal service, registered mail, or certified mail with return receipt requested addressed to the last known address of the owner, tenant, or other person responsible, and shall post in a conspicuous place on the property, a notice of violation stating separately each violation of the standards or requirements, and further stating what corrective action is necessary to comply with the standards or requirements and setting a reasonable time for compliance, except that when disclosure to the public of the violation and the corrective action necessary for compliance poses a clear danger to the personal safety or property of an occupant of the posted property such information shall be deleted from the copy of the notice to be posted; provided, that nothing herein shall be deemed to limit or preclude any action or proceedings pursuant to Chapter 22.208 of this subtitle as to any building which the Superintendent of Buildings finds to be unfit for human habitation or other use; and provided further, that nothing herein shall be deemed to limit or preclude the issuance of an emergency order pursuant to Section 22.206.280. When calculating a reasonable time for compliance, the Superintendent shall take these criteria into consideration: (1) The type and degree of hazard cited in the notice; (2) the intent of a responsible party to repair, demolish, or vacate and close the building, if

made unlawful by this chapter shall constitute a separate offense.
(Ord. 109219 § 2, 1980; Ord. 106319 § 4.31, 1977.)

Chapter 22.210

HOUSING PRESERVATION

Sections:

22.210.010	Short title.
22.210.020	Definitions.
22.210.030	Application of chapter.
22.210.040	Residential housing demolition license.
22.210.050	License requirements.
22.210.060	Housing cost index.
22.210.070	Computation of housing demolition license fee.
22.210.080	Fee reductions for certain replacement uses.
22.210.090	Demolition ordered by director.
22.210.100	Subsidized housing.
22.210.110	Tenant evictions.
22.210.120	Relocation assistance.
22.210.130	Relocation assistance exceptions.
22.210.140	Tenant notice.
22.210.150	Housing Replacement Fund.
22.210.160	Administration.
22.210.170	Violation—Penalty.

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

(Ord. 109220 § 19, 1980.)

22.210.010 Short title.

This chapter may be cited as the "Housing Preservation Ordinance."

(Ord. 109220 § 1, 1980.)

22.210.020 Definitions.

As used in this chapter, the following words and phrases shall have the following meanings:

A. "Agent" means any person, firm, partnership, association, joint venture, corporation or other entity or combination of entities who

represent or act for or on behalf of another.

B. "Average-cost rental housing" means any housing unit which for a continuous period of five years or more will be rented at a rate equal to, or less than, the federal Section 8 Fair Market Rent for comparable units in the Seattle area, as determined by the Department of Housing and Urban Development.

C. "Change of use" means the conversion of any housing unit from a residential to a non-residential use.

D. "Demolition" means the destruction of any housing unit.

E. "Director" means the Director of the Department of Construction and Land Use or its successor department.

F. "Housing unit" means any dwelling unit, housekeeping room or guest room, as defined by the Seattle Housing Code (Ordinance 106319),¹ which was not ordered vacated and closed to entry by the Director of Construction and Land Use pursuant to Chapter 5 of the Housing Code² prior to January 1, 1980; provided, that any housekeeping or guest room which can be shown by the owner, to the satisfaction of the Director, to have been used as nonresidential lodging shall not be considered a housing unit under this chapter.

G. "Low income tenant" means a tenant, as defined in this section, whose total household income and assets are at or below the federal Section 8 Income Eligibility Standards as determined by the Department of Housing and Urban Development.

H. "Net residential area" means the total number of square feet of living space in a building based upon the interior dimensions of each housing unit and excluding stairwells, halls, lounges and other common areas.

I. "Nonrequired parking lot" means any parking spaces not required by the Zoning Ordinance (86300)³ as accessory to a principal use nor as a mitigating measure pursuant to the State Environmental Policy Act.

J. "Notice" means written notice unless otherwise specified.

K. "Owner" means any person, firm, partnership, association, joint venture, corporation or other entity or combination of entities who undertakes the demolition of any residential housing unit in the city. The term "owner" shall also include the owner's agent or other person acting on the owner's behalf.

L. "Person" means any individual, corporation,

partnership, association or other legal entity.

M. "Rental unit" means any housing unit, as defined in this section, which is occupied pursuant to a lawful rental agreement, oral or written, express or implied.

N. "Residential use" means the use of any housing unit designed, arranged, intended, occupied, maintained, leased, or rented as the primary residence of any person.

O. "Section 8 Housing" means the federal government's Low Income Housing Assistance Program as codified in Section 8 of the United States Housing Act of 1937, as amended, 42 U.S.C. 1437F.

P. "Subsidized housing" means a housing unit in which the occupant receives a rent subsidy pursuant to the federal Section 8 Rent Subsidy Program, or a housing unit in which low income tenants are not required to pay more than twenty-five percent of their incomes for rent, and which will remain subsidized for a period of twenty years or more.

Q. "Tenant" means any person who occupies a housing unit pursuant to a lawful lease or rental agreement, whether oral or written, express or implied. Two or more individuals who live together in a rental unit shall be considered one tenant for purposes of this chapter.

R. "Use permit" means a use permit as described in and required by the Seattle Zoning Ordinance (86300).³ (Ord. 109220 § 2, 1980.)

1. Editor's Note: The Housing Code is codified in Chapters 22.200 through 22.208 of this Code.
2. Editor's Note: Chapter 5 of the Housing Code is codified in Chapter 22.208 of this Code.
3. Editor's Note: The Zoning Ordinance is codified in Title 24 of this Code.

22.210.030 Application of chapter.

This chapter shall apply to the demolition and change of use of all housing units, as defined in Section 22.210.020, in the city, including those demolished pursuant to any order, decision or other action of the Director. No owner shall cause the demolition of any housing unit without first obtaining a housing demolition license. Demolition of housing units which are the subject of demolition proceedings or a demolition order but which have not been demolished on the effective date of the ordinance codified in this chapter¹ shall be subject to the terms of this chapter; provided, that demolition of housing units shall not be subject

to the terms of this chapter where the application therefor was filed prior to January 1, 1980. Any housing unit ordered demolished by the Director because of damage caused by civil commotion, malicious mischief, vandalism, tenant waste, natural disaster, or other destruction beyond the owner's control shall not be subject to the terms of this chapter. This chapter shall not apply to the demolition of any housing unit owned by the Seattle Housing Authority or any public development authority or to the demolition of a detached single-family house which will be replaced by a detached single-family house.

(Ord. 109432 § 1, 1980; Ord. 109220 § 3, 1980.)

1. Editor's Note: Ord. 109220 became effective August 23, 1980.

22.210.040 Residential housing demolition license.

Before demolishing any housing unit, owners must first secure a use permit for the intended use of the property. After obtaining a use permit, owners must obtain a housing demolition license. When there is a proposed change of use of any housing unit, owners must obtain a housing demolition license prior to obtaining a use permit. No housing demolition license shall be issued by the Director until owners have fully complied with the requirements of this chapter. The Director shall not issue a housing demolition license or use permit when a housing unit or units are proposed to be demolished and no replacement use is proposed, or when the proposed replacement use is a nonrequired parking lot; provided, that when demolition is ordered by the Director for reasons of health and safety a demolition permit shall be issued without the requirement of a use permit. (Ord. 109220 § 4, 1980.)

22.210.050 License requirements.

To receive a housing demolition license every owner must:

A. Submit to the Director a statement, on a form to be provided by the Director, certifying the number of housing units to be demolished and the net residential area to be lost by the demolition;

B. Submit a list containing the name of each tenant currently residing in the structure to be demolished and a list of the name and last

known address of each tenant who has resided in the structure during the one hundred twenty days immediately preceding the date of application, indicating those whose tenancies were terminated and the reason for each termination;

C. Submit written verification of compliance with the tenant notice, eviction and relocation assistance requirements of Sections 22.210.110, 22.210.120, 22.210.130, 22.210.150 and 22.210.160;

D. Submit the housing demolition license fee as provided in Section 22.210.070;

E. Except in the case of a proposed change of use, secure a use permit.
(Ord. 109220 § 5, 1980.)

22.210.060 Housing cost index.

The Director shall compute and publish a housing cost index for replacement housing by multiplying the monthly federal Section 8 Fair Market Rent for one bedroom walk-up rental units, as determined by the Department of Housing and Urban Development, by two hundred forty and dividing the product by six hundred. The resulting number shall be the housing cost index.

(Ord. 109220 § 6, 1980.)

22.210.070 Computation of housing demolition license fee.

The housing demolition license fee shall be computed by multiplying the net residential area to be demolished by the housing cost index. The product of these numbers shall be the replacement cost for the demolished units. When housing units are demolished in Single-family Residence (RS), Residential Duplex (RD), Multiple Residence Lowest Density (RM 1600), Residence Waterfront (RW), General Industrial (IG), Manufacturing (M) or Heavy Industrial (IH) zones, as described in the Zoning Ordinance (86300),¹ owners shall pay a license fee of three percent of estimated replacement costs. When housing units are demolished in a Multiple Residence Low Density (RM 800), Neighborhood Business (BN), or an Intermediate Business (BI) zone, as described in the Zoning Ordinance (86300),¹ owners shall pay a license fee of five percent of estimated replacement costs. When housing units are demolished in any Multiple Residence High Density Variable Height (RMV) or in a Multiple Residence High Density (RMH) zone, as described in the

Zoning Ordinance (86300),¹ owners shall pay a license fee of thirteen percent of estimated replacement costs. When housing units are demolished in a General Commercial (CG) or Community Business (BC) zones owners shall pay a license fee of seventeen percent of estimated replacement costs. When housing units are demolished in a Metropolitan Commercial (CM), Metropolitan Commercial Temporary (CMT), or Multiple-Residence-Mixed Density (RM-MD) zone, as described in the Zoning Ordinance (86300),¹ owners shall pay a license fee of twenty percent of estimated replacement costs. When no more than two adjacent single-family houses are demolished in RS, RD, RW, RM, IG, M, IH, BN and BI zones, no license fee shall be required but all other provisions of this chapter shall apply. When more than two adjacent single-family houses are demolished, the license fee shall be computed based upon the total square feet of housing demolished.

(Ord. 109220 § 7, 1980.)

¹ Editor's Note: The Zoning Ordinance is codified in Title 24 of this Code.

22.210.080 Fee reductions for certain replacement uses.

The housing demolition license fee computed pursuant to Section 22.210.070 shall be reduced when demolished housing units are replaced by new housing units. When demolished housing units are replaced by subsidized housing, the license fee shall be reduced by subtracting from the net residential area to be demolished the number of square feet of net replacement subsidized housing. When demolished housing units are replaced by housing units whose rents or monthly mortgage payments do not exceed monthly Section 8 Fair Market Rents for comparably sized housing units in the Seattle area, the license fee shall be reduced by subtracting from the net residential area to be demolished, ninety percent of the net number of square feet of replacement housing. When housing units are replaced by housing units whose rents or monthly mortgage payments exceed monthly federal Section 8 Fair Market Rents the license fee shall be reduced by subtracting from the net residential area to be demolished fifty percent of the net number of square feet of replacement housing. When calculating fee reductions pursuant to

this section, the net residential area of replacement housing subtracted from the net residential area of demolished housing shall not exceed the net residential area of demolished housing. When an owner relocates the structure to be demolished to another site in the city at his sole cost and expense, the license fee shall be reduced by one hundred percent. In all cases and whenever the housing replacement use is not under construction within three years following issuance of a housing demolition license the full license fee as determined in Section 22.210.070 shall be required. If another use permit is subsequently issued for the same site then the license fee shall be recomputed based upon the proposed new use.
(Ord. 109220 § 8, 1980.)

22.210.090 Demolition ordered by director.

Whenever the Director shall order any housing unit demolished for reasons of health and safety, the owner shall be obligated to pay the housing demolition license fee required by Sections 22.210.050, 22.210.060 and 22.210.070 except when demolition is necessitated by vandalism, malicious mischief, tenant waste, natural disaster, civil commotion, or other destruction beyond the control of the owner. Whenever the license fee or any portion thereof is not paid on or before the date of the demolition by the Director, the amount owing shall be reduced to judgment by the City Attorney and made a lien against the real property.
(Ord. 109220 § 9, 1980.)

22.210.100 Subsidized housing.

To qualify as a subsidized housing replacement under Section 22.210.080 the owner must present proof of a final commitment for subsidization from the Department of Housing and Urban Development or other proof acceptable to the Director that the replacement units will be subsidized housing. An owner who builds any subsidized housing within the city after the effective date of the ordinance codified in this chapter¹ may set off the net residential area of the subsidized housing constructed against the net residential area lost through demolition on any property of the owner. Any amount of net residential area of subsidized housing which is in excess of net residential area demolished may be carried over and applied to future demolitions.
(Ord. 109220 § 10, 1980.)

1. Editor's Note: Ord. 109220 became effective August 23, 1980.

22.210.110 Tenant evictions.

For one hundred twenty days prior to issuance of the housing demolition license for any housing unit, tenants in those units shall be evicted only for failure to pay rent after service of a three-day notice to pay rent or vacate pursuant to RCW 59.12.030(3); for failure to comply with reasonable terms of a lease or rental agreement after service of a ten-day notice pursuant to RCW 59.12.030(4), or for destroying property or creating a nuisance after service of a three-day notice pursuant to RCW 59.12.030(5).
(Ord. 109220 § 11, 1980.)

22.210.120 Relocation assistance.

Tenants displaced by demolition or change of use shall receive from the owner, at least five days before the date they are required to vacate, a relocation assistance payment in the following amount:

A. Low income tenants shall receive One Thousand Dollars (\$1,000.00);

B. Tenants whose household income exceeds eighty percent of median household income but is less than one hundred sixty percent thereof shall receive an amount calculated as follows:
$$\frac{80\% \text{ of median household income}}{\text{Tenant's household income}} \times \$1,000$$

not to exceed One Thousand Dollars (\$1,000.00);

C. Tenants whose household income exceeds one hundred sixty percent of median household income shall receive no relocation assistance payment.

Relocation assistance payments shall be in addition to the refund of any deposits or other sums to which the tenant is entitled. At the option of the owner or the tenant, relocation assistance shall be paid in the form of excused rent payments. Owners shall give each tenant written notice in advance of his or her entitlement to relocation assistance in the form of excused rent. Tenants who vacate prior to receiving full relocation assistance in the form of reduced rents shall receive, at least five days before the date they vacate, the difference between the set off rent and their full relocation entitlement. Each tenant claiming relocation assistance shall submit to the owner, within thirty days of receipt of notice of entitlement, a sworn, notarized statement, setting forth

the tenant's total annual gross income for the previous calendar year and the total gross income for the current year when the statement is submitted. The statement shall be on the form provided by the Director and shall be delivered to the tenants with the tenant notice required by Section 22.210.160. The owner may challenge the income verification of any tenant by submitting proof to the Director of income not disclosed by the tenant. Any tenant who refuses to provide information regarding his or her income when requested by the Director, or any tenant who misrepresents any information regarding relocation benefits, shall be denied relocation assistance.
(Ord. 109220 § 12, 1980.)

22.210.130 Relocation assistance exceptions.

Owners shall not be required to pay relocation assistance to eligible tenants when:

A. The owner, at the owner's expense, relocates the tenant into a housing unit acceptable to the tenant;

B. The owner secures temporary housing acceptable to the tenant during rehabilitation or construction and guarantees the tenant a unit in the replacement structure acceptable to the tenant;

C. The tenant's tenancy is terminated for good cause pursuant to Section 22.210.100;

D. The tenant receives relocation benefits under state or federal law;

E. The tenant establishes tenancy in the unit after the one hundred twenty days' notice required by Section 22.210.160 ordinance was delivered to the tenants in the building; provided, that the owner must advise the tenant, in writing, prior to the tenant's acceptance of tenancy, that the unit will be demolished within one hundred twenty days. Any eligible tenant who is not advised of the intended demolition shall be entitled to full relocation benefits. Any owner seeking an exemption from the relocation assistance requirements of this chapter based upon the exceptions in subsections A and B of this section must secure from the tenant a written waiver of relocation assistance on a form which shall be provided by the Director which states the basis for the waiver. No waiver of relocation assistance shall be permitted for any reason other than those enumerated in this section.

(Ord. 109220 § 13, 1980.)

22.210.140 Tenant notice.

At least one hundred twenty days prior to issuance of a housing demolition license, the owner must deliver to each tenant in the building written notice of his intention to apply for a housing demolition license and the relocation assistance certification form described in Section 22.210.120. The notice, which shall be in a form provided by the Director, shall describe the relocation benefits available to eligible tenants and shall explain the tenant's right to remain in possession unless evicted for just cause. Notice shall be delivered to each tenant personally and written acknowledgement of service by the tenant shall be secured, or notice shall be delivered by registered or certified mail with return receipt requested. In addition, a copy of the notice shall be posted at every entrance to the building.

(Ord. 109220 § 14, 1980.)

22.210.150 Housing Replacement Fund.

There is created in the City Treasury a Housing Replacement Fund into which all housing demolition license fee payments made pursuant to Sections 22.210.050 and 22.210.060 shall be deposited. Money deposited in the fund shall be used only for costs related to production of housing for low income persons. All appropriations from the fund shall be authorized by the City Council.

(Ord. 109220 § 15, 1980.)

22.210.160 Administration.

The Director shall administer the provisions of this chapter and is authorized to adopt reasonable rules and regulations consistent with this chapter to carry out his duties. Any violation of this chapter shall be reported to the Director who shall investigate the complaint and take whatever action he deems necessary. Whenever an owner fails to comply with the provisions of this chapter, the Director shall refuse the requested license.

(Ord. 109220 § 16, 1980.)

22.210.170 Violation—Penalty.

Violation of Sections 22.210.040, 22.210.100, 22.210.100 or 22.210.140, or any deliberate attempt by an owner to evade application of this chapter, or any misrepresentation of a material fact in any application or other writing required by this chapter shall constitute violations subject to the provisions of Chapter 12A.02

and Chapter 12A.04 of this Code (the Seattle Criminal Code) (Ordinance 102843),¹ and any person convicted thereof may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00). Each day's violation of any provision of this chapter shall constitute a separate offense.
(Ord. 109220 § 18, 1980.)

1. Editor's Note: The Criminal Code is codified in Title 12A of this Code.

Subtitle III Electrical Code

Chapter 22.300

ADOPTION OF ELECTRICAL CODE

Sections:

22.300.020 Adoption of the National Electrical Code, Washington Administrative Code Rules and Regulations and Seattle Electrical Code Supplement.

22.300.020 Adoption of the National Electrical Code, Washington Administrative Code Rules and Regulations and Seattle Electrical Code Supplement.

The National Electrical Code, 1978 Edition, Chapters 1 through 9, (in this subtitle called NEC) published by the National Fire Protection Association, Chapter 296-46 of the Washington Administrative Code, and the Seattle Electrical Code Supplement, three copies of which are filed with the City Comptroller (C.F. 288213) are adopted and by this reference made a part of this subtitle and together with the provisions of this subtitle and the applicable provisions of the Seattle Code for Energy Conservation in New Building Construction (Seattle Energy Code, Ordinance 108500)¹ shall constitute the official Electrical Code of the city. In any case in which there is a conflict among the component parts of the Seattle Electrical Code, the Seattle Electrical Code Supplement shall be controlling over the Rules and Regulations contained in Chapter 296-46 of the

Washington Administrative Code and over the National Electrical Code, and the Washington Administrative Code Rules and Regulations shall be controlling over the National Electrical Code. In any case in which there is a conflict between this Electrical Code and the Seattle Energy Code, the provisions of the Seattle Energy Code shall apply.

(Ord. 108967 § 2, 1980; Ord. 108482 § 2, 1979.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22 of this Code.

Chapter 22.304

DEFINITIONS

Sections:

22.304.010 Seattle Electrical Code Supplement Section 201 amended—Definitions.

22.304.010 Seattle Electrical Code Supplement Section 201 amended—Definitions.

Section 201 of the Seattle Electrical Code Supplement of Ordinance 108482 relating to and regulating electrical wiring and equipment is amended to read as follows:

"Sec. 201. Whenever the term or title Administrative Authority, Responsible Official, Building Official, Chief Inspector, or Code Enforcement Officer is used in this Code, it shall be construed to mean the Director of Construction and Land Use of the City of Seattle."

(Ord. 109125 § 21, 1980.)

Subtitle IV Mechanical Code

Chapter 22.400

ADOPTION OF MECHANICAL CODE

Sections:

22.400.020 Adoption of Uniform Mechanical Code.

22.400.020 Adoption of Uniform Mechanical Code.

The Uniform Mechanical Code, 1973 Edition, Third Printing, together with its standards and appendices (in this subtitle UMC) published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, and adopted by Chapter 96, Laws of Washington, 1974 1st Ex. Sess., three copies of which Uniform Mechanical Code are filed with the City Comptroller (C.F. 106166) is adopted and by this reference made part of this subtitle and together with the provisions of this subtitle and the amendments, additions and deletions of the Uniform Mechanical Code specified in this subtitle, and together with the applicable provisions of the Seattle Code for Energy Conservation in the New Building Construction (Seattle Energy Code, Ordinance 108500),¹ shall constitute the official Mechanical Code of the city. In any case in which there is a conflict between this Mechanical Code and the Seattle Energy Code, the provisions of the Seattle Energy Code shall apply.
(Ord. 108967 § 3, 1980; Ord. 106166 § 2, 1977.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22 of this Code.

Chapter 22.404

DEFINITIONS AND ABBREVIATIONS

Sections:

22.404.020 UMC Section 404-B amended
—Definition of Building Official.22.404.020 UMC Section 404-B amended
—Definition of Building Official.

Section 404-B, of the Uniform Mechanical Code, definition of "Building Official," is amended to read as follows:

"BUILDING OFFICIAL is the Director of Construction and Land Use or his regularly authorized deputy."

(Ord. 109125 § 14, 1980; Ord. 106166 § 12, 1977.)

Subtitle V Plumbing Code

Chapter 22.500

ADMINISTRATION

Sections:

22.500.010 Title.
22.500.020 Purpose.
22.500.030 Liability for damages.
22.500.040 Scope.

Severability: The invalidity of any section, subsection, provision, clause, or portion of this subtitle, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this subtitle or the validity of its application to other persons or circumstances.
(Ord. 109033 § 9, 1980.)

22.500.010 Title.

This subtitle shall be known as the "Seattle Plumbing Code" and may be so cited, and is referred to herein as "this Plumbing Code."
(Ord. 109033 § 1, 1980.)

22.500.020 Purpose.

The purpose of this Plumbing Code is to provide minimum requirements and standards for the protection of the public health, safety and welfare.
(Ord. 109033 § 2, 1980.)

22.500.030 Liability for damages.

A. This subtitle is enacted as an exercise of the police power of the city to protect and preserve the public peace, health, safety and welfare, and its provisions shall be liberally construed for the accomplishment of these purposes.

B. It is expressly the purpose of this subtitle 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 subtitle.

C. It is the specific intent of this subtitle to place the obligation of complying with its requirements upon the owner or occupier of premises within its scope, and no provision of nor term used in this subtitle is intended to impose any duty whatsoever upon the city or any of its officers or employees, for whom the implementation or enforcement of this subtitle shall be discretionary and not mandatory.

D. Nothing contained in this subtitle 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 the owner or occupier of premises to comply with the provisions of this subtitle, or by reason or in consequence of any act or omission in connection with the implementation or enforcement of this subtitle on the part of the city by its officers, employees or agents. (Ord. 109033 § 3, 1980.)

22.500.040 Scope.

The provisions of this Plumbing Code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system except as specifically otherwise provided in this Plumbing Code. (Ord. 109033 § 4, 1980.)

Chapter 22.502

ADOPTION OF UNIFORM PLUMBING CODE

Sections:

22.502.010 Adoption of Uniform Plumbing Code.

22.502.010 Adoption of Uniform Plumbing Code.

The Uniform Plumbing Code, Part 1, Chapters 1 through 10, with Appendices A through D, 1979 Edition, IAPMO Installation Standards, 1979 Edition, both published by the International Association of Plumbing and Mechanical Officials, and City of Seattle Amendments thereto, dated November 1, 1979, three copies of which are filed with the City Comptroller (C.F.) 289492 are adopted and together with the provisions of this subtitle shall constitute the official Plumbing Code of the city. This subtitle shall have precedence over documents adopted by reference. City of Seattle Amendments to the 1979 Uniform Plumbing Code shall have precedence over the Uniform Plumbing Code and Installation Standards. (Ord. 109033 § 5, 1980.)

Chapter 22.504

PERMITS AND INSPECTIONS

Sections:

22.504.010 Permit fees.

22.504.020 Refund of fees.

22.504.010 Permit fees.

Every applicant for a permit to do work under this Plumbing Code shall pay for each permit, at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown in this schedule:

A. Schedule of Fees

- For issuing each plumbing permit \$15.00
- For each plumbing fixture or trap (including water drainage vent piping and backflow protection therefor) 4.00
- For each atmospheric vacuum breaker in irrigation systems, tanks, vats, etc. or for

installation on unprotected plumbing fixtures including necessary water piping

Vacuum breaker - one to five - each device 2.50
Vacuum breaker - over five - each device 1.00

Pressure type backflow preventor - each 25.00
Reduced pressure principle backflow prevention device - each 25.00

B. Fees for Miscellaneous Inspection Services

Fees for inspection service outside regular working hours or for inspection service requested but not covered by a permit will be charged for at a rate equal to the cost of performing the service.

Fees for permanent location inspection of factory housing or modular unit containing plumbing - For each single-family dwelling or each modular unit containing plumbing \$10.00

Plumbing permit includes on-site connections of building drain extensions, water service and necessary gas piping connections.

Additional plumbing fixtures installed after factory installation for each fixture or trap 4.00

Fees for reconnection and retest of plumbing systems in relocated buildings - For each building containing plumbing 10.00

Plumbing permit includes on-site connections of building drain extensions, water service and necessary gas piping connections.

Additional plumbing fixtures installed after relocation for each fixture or trap 4.00

C. For the purpose of this section "fixture" means and include any appliance which is connected with a water, drain, or vent pipe, but no sillcock faucet or hose bibb shall be considered a fixture. A sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture.

D. Any person who commenced any work for which a permit is required by this Plumbing Code without first having obtained such permit, shall upon subsequent application for such permit pay double the fee fixed by the above schedule of fees for such work unless it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit prior to the commencement of the work. In all such emergency cases, a permit shall be obtained as soon as it is practical to do

so, and if there is an unreasonable delay in obtaining such permit, a double fee shall be charged as provided in this section.

(Ord. 109495 § 1(part), 1980: Ord. 109033 § 6(a), 1980.)

22.504.020 Refund of fees.

Should the work for which a permit fee has been paid not be started, the Administrative Authority, upon proper application for refund and surrender of the permit for cancellation, shall issue a refund. In determining the amount of refund due, the Administrative Authority shall deduct the amount of the basic fee to cover the cost of administration of the permit. No refund shall be made for any expired permit.

(Ord. 109495 § 1(part), 1980: Ord. 109033 § 6(b), 1980.)

Chapter 22.506

VIOLATIONS

Sections:

22.506.010 Penalty for violations.

22.506.010 Penalty for violations.

Violation of any provision of this subtitle constitutes a violation subject to the provisions of Chapter 12A.02 and Chapter 12A.04 of this Code (the Seattle Criminal Code,¹ Ordinance 102843), and any person convicted thereof may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00). (Ord. 109033 § 7, 1980.)

1. Editor's Note: The Criminal Code is codified in Title 12A of this Code.

Subtitle VI Fire Code

Chapter 22.602

Severability: The several provisions of this subtitle are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this subtitle, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this subtitle, or the validity of its application to other persons or circumstances. (Ord. 108678 § 7, 1979.)

PERMIT FEES

Sections:

22.602.010 Schedule A—Fees.

22.602.010 Schedule A—Fees.

Fees for permits, certificates and inspections required by this Fire Code shall be as established in Schedule A as follows:

Chapter 22.600

ADOPTION OF FIRE CODE

Sections:

- 22.600.010 Title.
- 22.600.020 Adoption of Uniform Fire Code.
- 22.600.030 Precedence.

22.600.010 Title.

This subtitle shall be known as the Seattle Fire Code. (Ord. 108678 § 1, 1979.)

22.600.020 Adoption of Uniform Fire Code.

The Uniform Fire Code with Appendices A through H thereto, 1979 Edition, the Uniform Fire Code Standards, 1979 Edition, both published by the International Conference of Building Officials and Western Fire Chiefs Association, and City of Seattle Amendments thereto, dated July 1, 1979, three copies of which are filed with the City Comptroller, CF are adopted and together with the provisions of this subtitle shall constitute the official Fire Code of the city. (Ord. 108678 § 2, 1979.)

22.600.030 Precedence.

This subtitle shall have precedence over documents adopted by reference. City of Seattle Amendments to the 1979 Uniform Fire Code shall have precedence over the Uniform Fire Code and Standards. (Ord. 108678 § 3, 1979.)

1980 updates to the Seattle Municipal Code For Current SMC, contact the Office of the City Clerk

Schedule A

Reference	Permit	Original Fee	Renewal Fee
79.1302	Dry Cleaning Plant (Class I)	\$ 50.00	\$ 50.00
79.1302	Class II Dry Cleaners	33.75	33.75
77.1049	Explosives, handling & Use	33.75	33.75
Transport Vehicles (Annual) for:			
80.102	Hazardous Materials	33.75	33.75
77.302(e)	Explosives	33.75	33.75
Transport Vehicles (2-Year) for:			
79.1101	Flammable Liquids	33.75	33.75
82.102	L.P.G.	33.75	33.75
75.103	Cryogenics	33.75	33.75
79.1101	Hot Asphalt Tank	33.75	33.75
24.102	Aircraft Refueler (2-year)	33.75	33.75
50.103	Manufacture of Organic Coatings	33.75	18.75
25.101	Assembly Occupancy – A1, A2 and A2.1 (except nonprofit)	33.75	18.75
74.103	Bulk Oxygen System	27.50	15.00
62.102	Oven, Industrial	27.50	15.00
82.102	L.P.G. Container Filling Plant	27.50	15.00
79.103	Flammable Liquid:		
	Processing Plant	27.50	15.00
	Marine Terminal	27.50	15.00
	Marine Service Station	27.50	15.00
	Self-Service Station	27.50	15.00
	Bulk Storage Tank	27.50	15.00

1980 updates to the Seattle Municipal Code codified and adopted that year. For current SMC, contact the Office of the City Clerk.

22.602.010 BUILDING AND CONSTRUCTION CODES

Reference	Permit	Original Fee	Renewal Fee	Re
10.302	Field Qualification for Certificate	\$ 20.00	_____	29
10.302	Office Examination for Certificate	10.00	_____	34
49.101	Welding/Cutting (3 units or less)	10.00	\$ 6.25	
78.102	Fireworks (Retail Stand)	10.00	_____	
79.103	Flammable Liquid Safety Cans	6.25	6.25	
10.302	Fire Extinguisher Serviceman	6.25	_____	
10.314	Install Fixed Fire Protection Equipment	6.25	_____	
10.315	Plan Review (no Building Permit)	At rates based on valuation as established by Permit Fee Ordinance.		
10.315	Plan Review – Preliminary, or work under Building Permit	NO CHARGE		
4.109	Temporary Permits	NO CHARGE		
25.101	Assembly (nonprofit)	NO CHARGE		
25.101	Exhibition in Assembly (nonprofit)	NO CHARGE		
	Transportation, only (no storage in Seattle) of:			
77.104	Explosives	NO CHARGE		
79.103	Flammable Liquids	NO CHARGE		
80.102	Hazardous Chemicals	NO CHARGE		
82.102	L.P.G.	NO CHARGE		
75.103	Cryogenics	NO CHARGE		
24.102	Aircraft Repair Hangar	No charge (when issued in conjunction with other permits)		
25.114	Open Flame in Public Assembly	No charge (when issued in conjunction with other permits)		

Reference	Permit	Original Fee	Renewal Fee
29.102	Repair Garage	No charge (when issued in conjunction with other permits)	
34.102	Wrecking Yard	No charge (when issued in conjunction with other permits)	
	All Other Permits	\$ 20.00	\$ 12.50

1980 updates to the
 Seattle Municipal Code
 codified and adopted that year
 For current SMC, contact
 the Office of the City Clerk

Fees shall be paid at the time of application for permit, certificate or inspection. Fees shall be payable to the City Treasurer. (Ord. 108678 § 4, 1979.)

Chapter 22.604

VIOLATIONS

Sections:

22.604.010 Penalty.

22.604.010 Penalty.

Conduct made unlawful by this subtitle constitutes a crime subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (the Seattle Criminal Code, Ordinance 102843). Any person convicted of a violation of this subtitle or an order of the Chief may be punished by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment for no more than one hundred eighty days, or by both such fine and imprisonment. Each day's violation constitutes a separate offense. (Ord. 108678 § 5, 1979.)

Subtitle VII Energy Code

Chapter 22.700

ADMINISTRATION

Sections:

22.700.030 Scope.

22.700.040 Application to existing buildings.

22.700.030 Scope.

A. This Energy Code sets forth certain requirements for the design of exterior envelopes, heating, ventilating and air conditioning systems (HVAC), service water heating, electrical distribution and illuminating systems and equipment in addition to the requirements of the Seattle Building Code, the Seattle Mechanical Code, and the Seattle Electrical Code,¹ to achieve more efficient use of energy. This Energy Code

is intended to supplement the provisions of those codes, and in case of conflict between this Energy Code and any of those codes, the provisions of this Energy Code shall apply. Additional efficiency standards for electric energy use may also appear in Seattle City Light service requirements,² which should be consulted.

B. Exempt Buildings.

1. Buildings and structures or portions thereof whose peak design rate of energy use is less than one watt per square foot or three and four-tenths Btu/hour per square foot of floor area for all purposes.

2. Buildings which are neither heated nor cooled.

(Ord. 109416 § 1, 1980; Ord. 108500 § 102, 1979.)

1. Editor's Note: The Building Code is codified in Subtitle I of this Title; the Mechanical Code is in Subtitle IV and the Electrical Code is in Subtitle III.

2. Editor's Note: The City Light service requirements are codified in Chapter 21.48 of this Code.

22.700.040 Application to existing buildings.

A. Additions, Alterations, and Repairs to Existing Buildings. Addition, alterations and repairs may be made to existing buildings or structures without making the entire building or structure comply with all of the requirements of this Energy Code for new buildings or structures, provided the additions, alterations or repairs that are made shall comply with the applicable requirements of this Energy Code. The Building Official may approve designs of alterations or repairs which do not fully conform with all of the requirements of this Energy Code where in his/her opinion full conformance is physically impossible and/or economically impractical and: (1) the alteration or repair improves the energy efficiency of the building; or (2) the alteration or repair is energy efficient and is necessary for the health, safety, and welfare of the general public.

B. Historic Buildings and Structures. The Building Official may modify the specific requirements of this Energy Code as it applies to buildings and structures designated as landmarks¹ and require in lieu thereof alternate requirements which, in his opinion, will result in a reasonable degree of energy conservation.

C. Change of Occupancy or Use. Any change in the occupancy or use of an existing unheated or uncooled building, structure or portion of a

1980 updates to the Seattle Municipal Code codified and added to the current SMC by the Office of the City Clerk

building to a use or occupancy which requires environmental conditions for human occupancy shall not be permitted unless the building, structure or portion of the building complies with this Energy Code.

(Ord. 109416 § 2, 1980; Ord. 108500 § 103, 1979.)

1. Editor's Note: The Landmarks Ordinance is codified in Chapter 25.12 of this Code. A table of designated historical landmarks appears in Chapter 25.32.

Chapter 22.702

DEFINITIONS

Sections:

22.702.030	"B" definitions.
22.702.040	"C" definitions.
22.702.080	"G" definitions.
22.702.190	"R" definitions.
22.702.200	"S" definitions.

22.702.030 "B" definitions.

1. "Boiler capacity" means the rate of heat output in Btu/hr. measured at the boiler outlet at the design pressure and/or temperature and rated fuel input.

2. "Building envelope" means the elements of a building which enclose conditioned spaces through which thermal energy may be transferred to or from the exterior.

3. "Building Official" means the Director of the Department of Construction and Land Use and authorized representatives of the Director of the Department of Construction and Land Use.

4. "Building project" means a building or group of buildings, including on-site energy conversion or electric-generating facilities which utilize a single submittal for a construction permit or are within the boundary of a contiguous area under one ownership.

(Ord. 109416 § 3, 1980; Ord. 109125 § 22, 1980; Ord. 108500 § 202, 1979.)

22.702.040 "C" definitions.

1. "Clerestory" means a window placed in a wall or projecting from a roof plane at thirty degrees or less from the vertical, to admit daylight into the interior of a building or structure.

2. "Coefficient of performance (COP)." See Section 22.706.110 for various definitions of "COP."

3. "Comfort envelope" means the area on a psychometric chart enclosing all those conditions described in ASHRAE Standard 55-74 "Thermal Environmental Conditions for Human Occupancy."

4. "Conditioned floor area" means the horizontal projection of that portion of interior space which is contained within exterior walls and which is conditioned directly or indirectly by an energy-using system.

(Ord. 109416 § 4, 1980; Ord. 108500 § 203, 1979.)

22.702.080 "G" definitions.

1. "General lighting" means lighting designed to provide an approximately uniform level of illumination in an area.

2. "Glazing, special." See "Special glazing."

3. "Gross floor area" means the sum of the areas of the floors of the building, including basements, mezzanine and intermediate-floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of walls separating buildings; provided:

Covered walkways, open roofed-over areas, porches and similar spaces and features such as pipe trenches, exterior terraces or steps, chimneys, roof overhangs, etc., shall be excluded.

4. "Gross wall area" means the vertical projection of the exterior wall area bounding interior space which is conditioned by an energy-using system and includes opaque wall, window and door areas. The gross area of exterior walls consists of all opaque wall areas, including foundation walls above grade, between floor spandrels, peripheral edges of floors, window areas including sash, clerestory, and door areas, where such surfaces are exposed to outdoor air and enclose a heated or mechanically cooled space including interstitial areas between two such spaces.

(Ord. 109416 § 5, 1980; Ord. 108500 § 207, 1979.)

22.702.190 "R" definitions.

1. "Readily accessible" means capable of being reached quickly for operation, renewal, or inspections, without requiring those to whom ready access is requisite to climb over

or remove obstacles or to resort to portable ladders, chairs, etc. See "Accessible."

2. "Recommend" means suggest as appropriate; not required.

3. "Recovered energy" means energy utilized which would otherwise be wasted from an energy utilization system.

4. "Registered engineer" means a professional engineer licensed to practice in the state of Washington and knowledgeable and skilled in the use of the methods and practices associated with the specific engineering discipline being practiced.

5. "Reheat" means the application of sensible heat to supply air that has been previously cooled below the temperature of the conditioned space by either mechanical refrigeration or the introduction of outdoor air to provide cooling.

6. "Reset" means adjustment of the set point of a control instrument to a higher or lower value automatically or manually to conserve energy.

7. "Residential buildings, low-rise" means a building not exceeding fifty feet or four stories in height and containing solely one or more dwelling units. Height and grade are as defined in Seattle Building Code.

8. "Restaurant" means a building or portion of a building principally used for the retail preparation and service of food or beverages.

9. "Roof element." A "roof element" shall be considered as all components of the roof/ceiling envelope through which heat flows, thereby creating a building transmission heat loss or gain, where such assembly is exposed to outdoor air and encloses a heated or mechanically cooled space.

10. "Roof area, gross area of." The gross area of a roof element consists of the total interior surface of such element, including skylights exposed to the heated or mechanically cooled space.

11. "Room air conditioner" means an encased assembly designed as a unit primarily for mounting in a window or through a wall, or as a console. It is designed primarily to provide free delivery of conditioned air to an enclosed space, room or zone. It includes a prime source of refrigeration for cooling and dehumidification and means for circulating and cleaning air, and may include means for ventilating and heating.

(Ord. 109416 § 6, 1980; Ord. 108500 § 218, 1979.)

1. Editor's Note: The Building Code is codified in Subtitle I of this Title.

22.702.200 "S" definitions.

1. "Sequence" means a consecutive series of operations.

2. "Service systems" means all energy-using systems in a building that are operated to provide services for the occupants or processes housed therein, including HVAC, service water heating, illumination, transportation, cooking or food preparation, laundering or similar functions.

3. "Service water heating" means supply of hot water for domestic or commercial purposes other than comfort heating.

4. "Service water heating demand" means the maximum design rate of energy withdrawal from a service water heating system in a designated period of time (usually an hour or a day).

5. "Shading coefficient (SC)."

SC = $\frac{\text{Solar Heat Gain of Fenestration (West Elev. at 4PM, 9/21)}}{\text{Solar Heat Gain Unshaded DSB (West Elev. at 4PM, 9/21)}}$

where: DS means double strength
B means grade glass.

6. "Shall." Where "shall" is used in specific provision, that provision is mandatory.

7. "Should" means not mandatory but desirable as good practice.

8. "Slab on grade (in a heated space)" means any slab including internally heated slabs poured in contact with the ground and which the top of the finished slab is less than twelve inches below the final elevation of the nearest exterior grade.

9. "Solar energy source" means a source of thermal, chemical or electrical energy derived directly from conversion of incident solar radiation.

10. "Special glazing" means glazing which has a maximum "U" value of 0.65. Insulating glass with at least one-quarter inch air space or approved storm sash will be considered to provide the "U" value required.

11. "System" means a combination of equipment and/or controls, accessories, interconnecting means, and terminal elements by which energy is transformed so as to perform a specific function, such as HVAC, service water

heating or illumination.
(Ord. 109416 § 7, 1980; Ord. 108500 § 219, 1979.)

Chapter 22.704

DESIGN REQUIREMENTS

Sections:

22.704.040 Design parameters.

22.704.040 Design parameters.

The following design parameters shall be used for calculations required under this Energy Code.

A. OUTDOOR DESIGN TEMPERATURE

WINTER 24 degrees Fahrenheit.
SUMMER

Design

Dry-Bulb 82 degrees Fahrenheit.

Design

Wet-Bulb 66 degrees Fahrenheit.

DEGREE DAYS HEATING 4800

B. Indoor design temperature shall be seventy degrees Fahrenheit for heating and seventy-eight degrees Fahrenheit for cooling.

C. Indoor design relative humidity for heating shall not exceed thirty percent. For cooling, new energy shall not be used to control relative humidity in the range between thirty percent and seventy percent.

(Ord. 109416 § 8, 1980; Ord. 108500 § 304, 1979.)

Chapter 22.706

BUILDING DESIGN BY COMPONENT PERFORMANCE APPROACH (STANDARD DESIGN)

Sections:

- 22.706.020 Overall thermal performances.
- 22.706.030 Thermal performance criteria for low-rise residential buildings.
- 22.706.040 Thermal performance criteria for all other buildings.
- 22.706.110 HVAC equipment performance requirements.
- 22.706.120 Energy for air delivery.
- 22.706.140 Cooling with outdoor air (economizer cycle).

- 22.706.150 Controls.
- 22.706.180 Piping insulation.
- 22.706.200 Water heaters, storage tanks, boilers and piping.
- 22.706.220 Reserved.
- 22.706.250 Electrical distribution.

22.706.020 Overall thermal performances.

A. The stated U_o value of any one element of a building, such as roof/ceiling, wall or floor, may be increased and the U_o value for other components decreased provided that the overall heat gain or loss for the entire building envelope does not exceed the total resulting from the conformance to the stated U_o values.

B. Where return air ceiling plenums are employed, the roof-ceiling assembly shall:

1. For thermal transmittance purposes, not include the ceiling proper nor the plenum space as part of the assembly; and

2. For gross area purposes, be based upon the interior face of the upper plenum surface.

C. General insulation and vapor barriers shall be installed in accordance with sound building practices.

(Ord. 109416 § 9, 1980; Ord. 108500 § 402, 1979.)

22.706.030 Thermal performance criteria for low-rise residential buildings.

Criteria for residential buildings four stories or less in height: Group R-Div. 3 – detached one and two family dwellings; Group R-Other – All other residential buildings four stories or less.

A. Heating and Cooling Criteria.

1. The overall average thermal transmittance value of the gross area of the elements of the exterior building envelope of a low-rise residential building shall not exceed the value given in Table 4-1. Equations 1 and 2 in Section 22.706.040 shall be used to determine acceptable combinations of building components and thermal properties to meet this requirement. Steady state U_w values for opaque wall sections may be corrected by multiplying by the appropriate M factor before the calculation of the U_o in Equation 2. U_o and U_w are specified in units of

$$\frac{\text{Btu}}{\text{hr. sq. ft. } ^\circ\text{F.}}$$

Table 4-1

Thermal Performance Criteria for Low-rise Residential Buildings

Element	Mode	
Walls	Heating and Cooling (U_0 Value)	.20
Roof/ceiling	Heating and cooling (U_0 Value)	.03
Floors over unheated spaces	Heating and cooling (U_0 Value)	.08
Slab on grade	Heating (R value)	4.25 (Unheated slab)
		6.35 (Heated slab)

Note:

Roof/ceiling insulation as specified in Table 6-1 shall be deemed to comply with the roof/ceiling $U_0 = .03$ requirements.

2. Floors over unheated spaces shall not exceed the U_0 value given in Table 4-1.

3. Slab on Grade Floor: For slab on grade floors, the thermal resistance of the insulation around the perimeter of the floor shall not be less than the value given in Table 4-1. The insulation shall extend downward from the top of the slab for a minimum distance of twenty-four inches or downward to the bottom of the slab then horizontally beneath the slab for a minimum total distance of twenty-four inches.

4. Windows and doors and air leakage: See Section 22.706.050.

B. Exemption for Passive Solar Features. Glazing areas which meet all of the following criteria may be exempted from the U_0 calculations:

1. The glazing area must have either (a) a thermal transmittance (U) value of not greater than .65, or (b) be equipped with operable insulating shutters with a minimum R value of 5.0 if the thermal transmittance (U), value of the glazing area is greater than .65.

2. Glazing must be oriented within thirty degrees of due south. If it is mounted other than vertically, it must be tilted at least thirty degrees up from the horizontal to face south.

3. The glazing must be clear. (Transmission coefficient numerically greater than or equal to .80 for each light of the glazing itself).

4. The glazing must receive direct solar exposure for fifty percent of the hours between nine a.m. and three p.m. on December 21st.

5. The glazing must receive direct solar exposure for eighty-five percent of the hours between nine a.m. and three p.m. on March 21st.

6. For each square foot of glazing, the building must contain a heat storage capacity equivalent to 15 Btu/degrees F. ft^2 for light frame construction and 30 Btu/degrees F. for other than light frame construction, located inside the insulated shell of the structure, and not covered with insulation materials such as carpet yielding an R value of 1.0 or greater.

Heat storage capacity shall be calculated by the following procedure:

$$HS = \frac{(WM)(SH)}{A}$$

Where:

HS = Heat Storage Capacity for each square foot of solar glazing and for one degree F change in temperature, Btu/degrees F. ft^2 .

WM = The weight of the materials (lbs.) inside the insulated shell of the building to a depth yielding a resistance of R-1, except in the case of slab floors where only the slab itself is credited.

SH = Specific Heat of those materials (Btu's/(lb.) (degree F)).

A = Area of passive solar glazing, ft^2 .

The following will allow a quick method for calculation of mass needed for each square foot of exempted glazing:

15 Square feet of interior stud partition wall (2" x 4" at 16" o.c. with 1/2" gypsum two sides).

30 Square feet of exterior stud wall or ceiling (2" x 4" at 16" o.c. with 1/2" gypsum inside insulation, and various external treatments).

5 Square feet of eight-inch lightweight concrete block masonry exterior wall insulated externally, cores filled for structural support only.

4 Square feet of concrete slab floor provided with a steel trowel finish, exposed aggregate, tile (vinyl, asbestos, or ceramic), terrazo, or hardwood parquet not greater than one-half-inch thick.

(Ord. 109416 § 10, 1980; Ord. 108500 § 403, 1979.)

22.706.040 Thermal performance criteria for all other buildings.

A. Heating Criteria.

1. The overall average thermal transmittance value (U_o) of the gross area of elements of the exterior building envelope of all buildings other than low-rise residential buildings shall not exceed the values given in Table 4-2. Equations 1 and 2 shall be used to determine acceptable combinations of building components and thermal properties to meet this requirement for heating. Steady state U_w values for opaque wall sections may be corrected by multiplying by the appropriate M factor before the calculation of U_o in Equation 2 of this section. U_o and U_w are specified in units of $\frac{\text{Btu}}{\text{hr. sq. ft. degrees F}}$

Table 4-2

Thermal Performance Criteria for Buildings other than Low-rise Residential.			
Element	Mode	Nonresidential Buildings	All Other Buildings
		3 Stories and Under, or Wood Frame Construction	
Walls	Heating (U_o value)	.25	.30
	Cooling (OTTV)	35.4	35.4
Roof/ceiling	Heating		
	Cooling (U_o value)	.05	.085
Floors over unheated spaces	Heating		
	Cooling (U_o value)	.080	.080
Slab on grade	Heating (R value)	4.25	4.25
		(Unheated slab)	(Unheated slab)
		6.35	6.35
		(Heated slab)	(Heated slab)

2. Floors over unheated spaces shall not exceed the U_o value given in Table 4-2.

3. Slab on Grade Floors: For slab on grade floors the thermal resistance of the insulation around the perimeter of the floor shall not be less than the value given in Table 4-2. The insulation shall extend downward from the top of the slab for a minimum distance of twenty-four inches, or downward to the bottom of the slab; then horizontally beneath the slab for a minimum total distance of twenty-four inches.

B. Cooling Criteria.

1. Walls: Any building that is mechanically cooled shall have an overall thermal transfer value (OTTV) for the gross area of exterior walls not exceeding the values shown in Table 4-2 in Btu/hr. ft². Equation 3 of this section shall be used to determine acceptable combinations to meet these requirements.

2. Roof/Ceiling: Any building that is mechanically cooled shall have a combined thermal transmittance value (U_o value) for roof/ceiling not to exceed that specified in Table 4-2.

EQUATION 1

$$U = \frac{1}{\frac{1}{f_o} + R_1 + R_2 + \dots + R_n + \frac{1}{f_i}}$$

Where:

U = the thermal transmittance of the assembly

f_o = outside air film conductance,
 $1 = .17$ for all exterior surfaces

f_i = inside air film conductance,
 $1 = .60$ for interior horizontal surfaces

$R = \frac{1}{C} = \frac{X}{K} = .68$ for interior vertical surfaces
measure of the resistance to the passage of heat for each element

C = conductance, the heat flow through a specific material of specific thickness

K = insulation value of a material

X = the thickness of the material

EQUATION 2

$$U_o = \frac{U_{waw} + U_g A_g + U_d A_d + \dots}{A}$$

Where:

U_o = the average or combined transmittance of the gross exterior wall, floor or roof/ceiling assembly area.
(Except slabs on grade.)

A = the gross exterior wall, floor or roof/ceiling assembly area.

U_w = the thermal transmittance of the components of the opaque wall, floor or roof/ceiling assembly area.

A_w = opaque wall, floor or roof/ceiling assembly area.

U_g = the thermal transmittance of the glazing (window or skylight) area.

A_g = glazing area.

U_d = the thermal transmittance of the door, or similar opening.

A_d = door area.

Note: Where more than one type of wall, window, roof/ceiling, door and skylight is used, the U and A terms for those items shall be expanded into sub-elements as: $U_{w1}A_{w1} + U_{w2}A_{w2} + U_{w3}A_{w3} + \dots$ etc.

EQUATION 3

$$OTTV = \frac{(U_w A_w T_{DEQ}) + (A_f SFSC) + (U_f A_f \Delta t)}{A}$$

Where:

OTTV = average or combined thermal transfer value in $\frac{Btu}{hr. sq. ft.}$

A = gross exterior wall.

U_w = U value of opaque wall (all elements)

A_w = opaque wall area

U_f = U value of the fenestration area

A_f = fenestration area

T_{DEQ} = temperature difference value (from table below)

SC = shading coefficient of the fenestration (see definitions)

SF = 136 Btu/hr. ft²

Δt = temperature difference between exterior and interior design condition degrees F.

Note: Where more than one type of wall is used, the respective terms for those elements shall be expanded into sub-elements, as $(U_{w1}A_{w1}T_{DEQ1}) + (U_{w2}A_{w2}T_{DEQ2}) + \dots$ etc.

FACTORS FOR USE WITH EQUATIONS 2 & 3

WALLS

WEIGHT OF

CONSTRUCTION

Lbs./Ft.²

TDEQ FACTOR M-FACTOR

0-25	44	1.00
26-40	37	0.96
41-70	30	0.93
71 and above	23	0.90

(Ord. 109416 § 11, 1980; Ord. 108500 § 404, 1979.)

22.706.110 HVAC equipment, performance requirements.

A. The requirement of this section applies to equipment and component performance for heating, ventilating and air-conditioning systems. Where equipment efficiency levels

are specified, approved data furnished by the equipment supplier or certified under a nationally recognized certification program or rating procedure shall be used to satisfy these requirements. Equipment efficiencies shall be based on the standard rating conditions shown in Tables 4-8A, 4-8B and 4-8C.

B. HVAC-System Heating Equipment Heat Pumps-Heating Mode. Heat pumps whose energy input is entirely electric shall have a coefficient of performance (COP heating, as defined herein) not less than the values shown in Table 4-4.

1. These requirements apply to, but are not limited to, unitary heat pumps (air source and water source) in the heating mode and to heat pumps in the packaged terminal air-conditioner and room air-conditioner forms in the heating mode. Field assembled unitary heat pumps, consisting of one or more components shall comply with this section.

2. Coefficient of Performance (COP) Heating: The ratio of the rate of net heat output to the rate of total energy input, expressed in consistent units and under designated rating conditions.

The rate of net heat output shall be defined as the change in the total heat content of the air entering and leaving the equipment (not including supplementary heat).

Total energy input shall be determined by combining the energy inputs to all elements, except supplementary heaters, of the heat pump, including, but not limited to, compressor(s), pump(s), supply-air fan(s), return-air fan(s), outdoor-air fan(s), cooling-tower fan(s), and the HVAC-system equipment control circuit.

3. Supplementary Heater: The heat pump shall be installed with a control to prevent supplementary heater operation when the heating load can be met by the heat pump alone.

Supplementary heater operation is permitted during transient periods, such as start-ups, following room thermostat set-point advance, and during defrost, when the outdoor air temperature is below fifty-five degrees Fahrenheit.

A two-stage thermostat, which controls the supplementary heat on its second stage, with outdoor air control, shall be accepted as meeting this requirement. The cut-on temperature for the compression heating shall be higher than the cut-on temperature for the supplementary heat, and the cut-off temperature for the

compression heating shall be higher than the cut-off temperature for the supplementary heat. Supplementary heat may be derived from any source of electric resistance heating or combustion heating.

C. HVAC-System-Combustion Heating Equipment. All gas and oil fired central comfort heating equipment shall show a minimum combustion efficiency of seventy-five percent at maximum rated output. Gas and oil fired room and space heaters shall show a minimum combustion efficiency of seventy percent at maximum rated output. Combustion efficiency is defined as one hundred percent minus stack losses in percent of heat input. Stack losses are:

1. Loss due to sensible heat in dry flue gas;
2. Loss due to incomplete combustion;
3. Loss due to sensible and latent heat in moisture formed by combustion of hydrogen in the flue.

Connecting vents must be equipped with an approved automatic damper.

D. Mechanical Ventilation. Each mechanical ventilation system (supply and/or exhaust) shall be equipped with a readily accessible or automatic means for either shut-off or volume reduction and shut-off when ventilation is not required.

E. Packaged and Unitary HVAC-Systems Equipment, Electrically Operated Cooling Mode. HVAC-system equipment as listed below whose energy input in the cooling mode is entirely electric, shall show a Coefficient of Performance (COP) cooling as defined herein not less than values shown in Table 4-5.

1. These requirements apply to, but are not limited to unitary cooling equipment (air-cooled, water-cooled and evaporatively-cooled); the cooling mode of unitary and packaged heat pumps (air source and water source); packaged terminal air-conditioners; and room air-conditioners.

Exception: These requirements do not apply to equipment used for refrigerated food or florists' and nurseries' coolers.

2. Coefficient of Performance (COP) Cooling: The ratio of the rate of net heat removal to the rate of total energy input, expressed in consistent units and under designated rating conditions.

The rate of new heat renewal shall be defined

as the change in the total heat contents of the air entering and leaving the equipment (without reheat).

Total energy input shall be determined by combining the energy inputs to all elements of the equipment, including but not limited to compressor(s), pump(s), supply-air fan(s), return-air fan(s), condenser-air fan(s), cooling-tower fan(s), circulating water pump(s), and the HVAC-system equipment control circuit.

F. Applied HVAC-System Components, Electrically Operated, Cooling Mode. HVAC-system components, as listed in Table 4-6 whose energy input is entirely electric, shall show a Coefficient of Performance (COP) cooling, as defined herein, and not less than the values shown in Table 4-6.

1. Coefficient of Performance (COP) Cooling: The ratio of the rate of net heat removal to the rate of total energy input, expressed in consistent units and under designated rating conditions.

The rate of net heat removal is defined as the difference in total heat contents of the water or refrigerant entering and leaving the component.

Total energy input shall be determined by combining the energy inputs to all elements and accessories of the component, including but not limited to, compressor(s), internal circulating pump(s), condenser-air fan(s), evaporative-condenser cooling water pump(s), purge, and the HVAC-system component control circuit.

G. HVAC-System Equipment - Heat Operated Cooling Mode. Efficiency Limitation Equipment: Heat operated cooling equipment shall show a COP cooling not less than the values shown in Table 4-7. These requirements apply to, but are not limited to, absorption equipment, engine driven equipment, and turbine driven equipment.

H. Fireplaces. Fireplaces shall be provided with:

1. Tightly-fitting flue dampers, operated with a readily accessible manual or approved automatic control;

2. An outside source for combustion air. The duct shall be at least six square inches in area, and shall be provided with a readily operable damper;

3. Tightly-fitting, closable, solid metal or glass screens.

(Ord. 109416 § 12, 1980; Ord. 108500 § 411, 1979.)

22.706.120 Energy for air delivery.

The air transport factor for nonresidential all-air HVAC systems shall not be less than 5.0. The factor shall be based on design system air flow for constant volume systems. The factor for variable air volume systems may be based on average conditions of operation. Energy for transfer of air through heat recovery devices shall not be included in determining the factor; however, such energy shall be included in the evaluation of the effectiveness of the heat recovery system.

$$\text{Air Transport Factor} = \frac{\text{Space Sensible Heat Removal}^*}{(\text{Supply} + \text{Return Fan(s) Power Input})^*}$$

*Expressed in Btu/hr.
(Ord. 109416 § 13, 1980; Ord. 108500 § 412, 1979.)

22.706.140 Cooling with outdoor air (economizer cycle).

Each supply fan system shall be designed to use up to and including one hundred percent of the fan system capacity for cooling with outdoor air automatically. Activation of economizer cycle shall be controlled by sensing outdoor air dry-bulb temperature. Exceptions: Cooling with outdoor air is not required under any one or more of the following conditions:

- A. Fan system capacity less than 3,500 CFM or 90,000 Btu/hr. total cooling capacity;
 - B. The quality of the outdoor air is so poor as to require extensive treatment of the air;
 - C. The need for humidification or dehumidification requires the use of more energy than is conserved by the outdoor air cooling;
 - D. The use of outdoor air cooling may affect the operation of other systems so as to increase the overall energy consumption of the building;
 - E. Internal/external zone heat recovery or other energy recovery is used, which is more efficient than using outdoor air;
 - F. When all space cooling is accomplished by a circulating liquid which transfers space heat directly or indirectly to a heat rejection device such as a cooling tower without the use of a refrigeration system.
- (Ord. 109416 § 14, 1980; Ord. 108500 § 414, 1979.)

22.706.150 Controls.

A. Temperature Control. Each HVAC system shall be provided with at least one thermostat for the regulation of temperature.

Where used to control both heating and cooling, each thermostat shall be capable of being set from fifty-five to eighty-five degrees Fahrenheit and shall be capable of operating the system heating and cooling in sequence. It shall be adjustable to provide a temperature range of up to ten degrees Fahrenheit between full heating and full cooling, except as allowed in Section 22.706.090 G.

B. Humidity Control. If an HVAC system is equipped with a means for adding moisture to maintain specific selected relative humidities in spaces or zones, a humidistat shall be provided. This device shall be capable of being set to prevent new energy from being used to produce space relative humidity above thirty percent rh. Where a humidistat is used in an HVAC system for controlling moisture removal to maintain specific selected relative humidities in spaces or zones, it shall be capable of being set to prevent new energy from being used to produce a space relative humidity below sixty percent relative humidity.

Exception: Special occupancies requiring different relative humidities may be permitted by the Building Official.

C. Zoning for Temperature Control.

1. One- and Two-Family Dwellings. At least one thermostat for regulation of space temperature shall be provided for each separate HVAC system. In addition, a readily accessible manual or automatic means shall be provided to partially restrict or shut off the heating and/or cooling input to each zone or floor not controlled by a thermostat.

2. Multifamily Dwellings. For multifamily dwellings, each individual dwelling unit shall be considered separately and shall meet the above requirements. Spaces other than living units shall meet the requirements of paragraph 3 of this subsection C.

3. All Other Types of Buildings or Occupancies. At least one thermostat for regulation of space temperature shall be provided for:

- a. Each separate HVAC system;
- b. Each separate zone as defined in Section 22.702.240. As a minimum each floor of a building shall be considered as a separate zone. In a multi-story building where the

perimeter system offsets only the transmission losses of the exterior wall, an entire side of uniform exposure may be zoned separately. A readily accessible manual or automatic means shall be provided to restrict partially or shut off the heating and/or cooling input (for the exposure) to each floor.

4. Control setback and Shut-off.

a. Residential Occupancy Groups.

One- and two-family and multifamily dwellings: The thermostat required in paragraphs 1 and 2 of this subsection C or an alternate means such as a switch or clock, shall provide a readily accessible, manual or automatic means for reducing the energy required for heating and cooling during the periods of non-use or reduced need, such as, but not limited to unoccupied periods and sleeping hours. Lowering thermostat set points to reduce energy consumption of heating systems shall not cause energy to be expended to reach the reduced setting.

b. Other Buildings and Occupancies.

Each HVAC system shall be equipped with a readily accessible or automatic means of shutting off or reducing the energy used for HVAC during periods of non-use or alternate uses of the building spaces or zones served by the system. The following are examples that meet this requirement:

- i. Manually adjustable automatic timing devices;
- ii. Manual devices for use by operating personnel;
- iii. Automatic control systems.

(Ord. 109416 § 15, 1980; Ord. 108500 § 415, 1979.)

22.706.180 Piping insulation.

All piping installed to serve buildings and within buildings shall be thermally insulated in accordance with Table 4-10, except as stated in this section.

A. Other Insulation Thickness. Insulation thickness in Table 4-10 is based on insulation having thermal resistance in the range of 4.0 to 4.6 per inch of thickness on a flat surface at a mean temperature of seventy-five degrees Fahrenheit. Minimum insulation thickness shall be increased for materials having R values less than 4.0 per inch, or may be reduced for materials having R values greater than 4.6 per inch.

1. For materials with thermal resistance greater than $R = 4.6$ per inch, the minimum

insulation thickness may be reduced as follows:
 $4.6 \times \text{Table 4-10 thickness} = \text{New minimum}$

Actual R thickness actual R

2. For materials with thermal resistance less than $R = 4.0$ per inch, the minimum insulation thickness shall be increased as follows:

$4.0 \times \text{Table 4-10 thickness} = \text{New minimum}$

Actual R thickness

B. Exceptions: Piping insulation is not required in any of the following cases:

- 1. Piping installed within unitary HVAC equipment;
- 2. Piping at temperatures between fifty-five degrees Fahrenheit and one hundred degrees Fahrenheit;
- 3. When the heat loss and/or heat gain of the piping, without insulation, does not increase the energy requirements of the building.

C. Additional insulation and vapor barriers shall be provided to prevent condensation where required.

D. For recirculating hot water systems, piping heat loss shall be limited to a maximum of 25 Btu/hr. ft.² of external pipe surface for above ground piping and a maximum of 35 Btu/hr. ft.² of external pipe surface for underground piping. Maximum heat loss shall be determined at a Δt equal to the maximum water temperature minus a design ambient temperature no higher than sixty-five degrees. (Ord. 109416 § 16, 1980; Ord. 108500 § 418, 1979.)

22.706.200 Water heaters, storage tanks, boilers and piping.

A. Performance Efficiency.

1. All automatic, electric, storage water heater(s) shall have a standby loss not exceeding 4 w/ft.² of tank surface area, when tested in accordance with an approved or nationally recognized standard.

2. All gas and oil fired, automatic storage heaters shall have a recovery efficiency (E_r) not less than seventy-five percent and a standby loss percentage (S) not exceeding:

$$S = 2.3 + 67/V$$

where:

V = rated volume in gallons

when tested in accordance with an approved or nationally recognized standard, and when coefficients are applied to compensate for the specific type of fuel used.

3. Insulation. Heat loss from unfired hot water storage tanks shall be limited to a maximum of 15 Btu/hr. ft.² of external tank surface area. The design ambient temperature shall be no higher than sixty-five degrees Fahrenheit.

4. Combination Service Water Heating/Space Heating Boilers. Service water heating equipment shall not be dependent on year-round operation of space heating boilers.

Exception: Exempt from these requirements are systems with service/space heating boilers having a standby loss Btu/hr. less than:

$$\frac{13.3 \text{ pmd} + 400}{n^*}$$

n*

pmd = probable maximum demand in gallons per hour

n* = fraction of year when outdoor daily mean temperature exceeds 64.9 degrees Fahrenheit.

The standby loss is to be determined for a test period of twenty-four hours' duration while maintaining a boiler water temperature of ninety degrees Fahrenheit above ambient.

B. Temperature Controls.

1. Service water heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use.

2. Shutdown. A separate switch shall be provided to permit turning off the energy supplied to electric service water heating systems. A separate valve shall be provided to permit turning off the energy supplied to the main burner(s) of all other types of service water heating systems.

3. Swimming pools. Heated swimming pools shall be equipped with:

a. Controls which allow water temperature to be regulated from the maximum design temperature down to sixty-five degrees Fahrenheit;

b. An on-off switch for the pool heater, mounted for easy access to allow shutting off the operation of the heater without adjusting the thermostat setting and to allow restarting without relighting a pilot light; and

c. A pool cover at the surface of the water.

(Ord. 109416 § 17, 1980; Ord. 108500 § 420, 1979.)

22.706.220 Reserved.

(Ord. 109416 § 18, 1980; Ord. 108500 § 422, 1979.)

22.706.250 Electrical distribution.

A. Power Factor. Utilization equipment, rated greater than one thousand watts and lighting equipment greater than fifteen watts, with an inductive reactance load component, shall have a power factor of not less than eighty-five percent under rated load conditions. Power factor of less than eighty-five percent shall be corrected to at least ninety percent under rated load conditions. Power factor corrective devices, installed to comply with this Energy Code, shall be switched with the utilization equipment, when a leading power factor would result.

B. Voltage Drop. In any building, the maximum total voltage drop shall not exceed three percent in branch circuits or feeders, for a total of five percent to the farthest outlet based on steady state design load conditions.

C. Lighting Switching. Switching for building lighting systems shall be designed and installed to permit efficient use of energy and to permit maximum flexibility in the use of the installed lighting. The following mandatory requirements represent the minimum lighting controls to be installed in any building. Additional controls should be provided where deemed appropriate and where the installation of such controls can significantly reduce energy consumption.

1. General. All lighting controls except automatic controls, or those for special purpose applications which require trained operators or those which would pose a safety problem or a security hazard, shall be installed so as to be readily accessible to personnel occupying or using the lighting space.

2. Specific Requirements.

a. All lighted spaces enclosed by walls or ceiling height partitions and with floor area less than four hundred square feet shall be provided an individual, local lighting control.

b. All lighted spaces in office occupancies with floor area greater than four hundred square feet shall be provided with local or automatic controls to permit reducing the lighting by at least one-half.

c. All building areas in office, school, and retail occupancies where natural lighting

is available shall be provided with local or automatic controls which permit control of lights independent of general area lighting and reduction of artificial lighting power to one half, and to completely off.

For office and school occupancies, at a minimum, lighting serving a zone within twelve feet of a window wall or the zone between an interior wall and the window wall of less than twelve feet shall comply with this provision.

For retail occupancies, at least the row of lights nearest the window shall comply with this provision.

d. The maximum lighting power that may be controlled from a single switch shall not exceed that provided by a twenty ampere circuit loaded to no more than eighty percent. A master control may be installed provided the individual switches retain their capability to function independently.

e. All display, exhibition or specialty lighting shall be controlled independently of general area lighting.

f. All exterior building lighting including facade lighting, parking lots, driveways, walkways, shall be furnished with automatic controls to reduce or turn off all lights during periods of non-use or daylight hours, except those required for safety and security. Sign lights shall be exempt from this provision.

Exceptions: 1. Vacant building space or open unoccupied areas need not meet the provisions of the switching requirements until tenant occupancy is determined.

2. One- and two-family detached dwellings and the dwelling portion of multifamily buildings are exempt from the requirements of this section.

(Ord. 109416 § 19, 1980; Ord. 108500 § 425, 1979.)

TABLE 4-6

Applied HVAC System Components, Electrically Driven Water Chillers, and Compressor and Condenser Units—Minimum EER and COP—Cooling

COMPONENT	TYPE OF COMPRESSOR	CONDENSING MEANS					
		AIR		WATER		EVAP.	
		EER	COP	EER	COP	EER	COP
	Centrifugal	7.8	2.3	13.6	4.0		
Self-contained water chillers	Positive displacement	7.5	2.2	11.6	3.4		
Condenserless water chillers	Positive displacement	9.5	2.8	11.6	3.4		
Compressor and condenser units 65,000 Btu/hr. (19,050 watts and over)	Positive displacement	8.5	2.5	11.9	3.5	11.9	3.5

Note: When tested at the standard rating conditions specified in Table 4-8A, 4-8B and 4-8C. (Ord. 109416 § 20, 1980.)

TABLE 4-9

Insulation of Ducts

Duct Location	Insulation Types	
	Mechanically Cooled	Insulation Types Heated
	On roof or on exterior of building	C, V and W
Attics, garages and crawl spaces	B and V	B
In walls, within floor-ceiling spaces	B and V	B
Within the conditioned space or in basements	None required	None required
Cement slab or within ground	None required	None required

Note: Where ducts are used for both heating and cooling, the minimum insulation shall be as required for the most restrictive condition.

Insulation may be omitted on that portion of a duct which is located within a wall or a floor-ceiling space where both sides of this space are exposed to conditioned air and where the space is not ventilated or otherwise exposed to unconditioned air.

Insulation types:

B. 2 inch 0.60 lb./cu. ft. mineral fiber blanket

2 inch 1.5 to 3 lb./cu. ft. mineral blanket (duct liner)

1 inch 3 to 10 lb./cu. ft. mineral fiber board or equivalent to provide an installed conductance = 0.24

C. 3 inch 0.60/cu. ft. mineral fiber blanket

1½ inch 1.5 to 3 lb./cu. ft. mineral blanket (duct liner)

1½ inch 3 to 10 lb./cu. ft. mineral fiber board or equivalent to provide an installed conductance = 0.16

V. Vapor barrier, with perm rating not greater than 0.05 perms, all joints sealed.

W. Approved weatherproof barrier.

Note: Conductance is specified in units of
Btu

(hr.) (sq.ft.) (degrees F)

(Ord. 109416 § 21, 1980.)

1980 updates to the
Seattle Municipal Code
codified and adopted that year
For current SMC, contact
the Office of the City Clerk

TABLE 4-10

Minimum Pipe Insulation

Piping System Types	Fluid Temperature Range, F	Run-outs up to 2"	1" and less	INSULATION THICKNESS IN INCHES FOR PIPE SIZES			
				1¼ to 2"	2½ to 4"	5" to 6"	8" and larger
Heating and Hot Water Systems							
Steam and hot water							
High pressure/temp. 306-450		1½	1½	2	2½	3½	3½
Med. pressure/temp. 251-305		1½	1½	2	2½	3	3
Low pressure/temp. 201-250		1	1	1½	1½	2	2
Low temp. 120-200		½	1	1	1	1	1½
Steam condensate (for feed water)	Any	1	1	1	1½	1½	2
Cooling Systems							
Chilled water	40-55	½	½	¾	1	1	1
Refrigerant, or Brine (Ord. 109416 § 22, 1980.)	Below 40	1	1	1½	1½	1½	1½

1980 updates to the Seattle Municipal Code codified and adopted that year For current SMC, contact the Office of the City Clerk

Chapter 22.710

PREScriptive REQUIREMENTS APPROACH

Sections:

- 22.710.020 Building envelope requirements.
- 22.710.030 Building mechanical systems—General.
- 22.710.040 Service water heating.

22.710.020 Building envelope requirements.

A. Walls. The opaque exterior wall sections and the interior walls exposed to unheated spaces shall have a thermal transmittance "U" value not to exceed the value specified in Table 6-1.

B. Roof/Ceiling. The roof/ceiling assembly shall have a thermal transmittance "U" value not to exceed the value specified for the indicated type of construction in Table 6-1.

TABLE 6-1

Maximum Allowed "U" for Ceilings and Walls, and Corresponding Minimum "R" Values of Added Insulation for Various Construction

Flat Roof Decks and Ceilings (1)

"U"	"R"
0.03	30

Walls (2)

"U"	"R"
0.08	11

NOTES:

(1) Enclosed joist or rafter spaces formed where ceilings are applied directly to the underside of roof joists or rafters must have joists or rafters of sufficient size to provide a minimum of one-inch clear-vented air space above the insulation. See also Section 3205 (c) of the Seattle Building Code.¹

(2) Concrete or masonry foundations walls of "unfinished basements" need not be insulated until finished, provided that any frame cripple walls shall comply with the insulation requirements of this Table. Insulation installed shall comply with the requirements of this Table.

(3) If insulation is installed in a continuous manner and is not interrupted by occasional framing members, its "R" value may be increased by twenty percent in determining compliance

with the requirements of this Table. This allowance does not apply to insulation of slab-on-grade.

C. Thermal Design Standards for Floors.

1. Slab-on-grade Floors in Heated Spaces. Slab-on-grade floors shall be provided with insulation having a minimum "R" value of 4.25 installed a minimum of twenty-four inches vertically or horizontally at the perimeter. Slabs internally heated or with perimeter heat ducts in the slab shall be provided with insulation having a minimum "R" value of 6.35 installed a minimum of twenty-four inches vertically or horizontally at the perimeter.

2. Floor Sections. Floor sections over unheated spaces, such as unheated basements, unheated garages or ventilated crawl spaces, shall be constructed to comply with the required values as specified in Table 6-2.

Exception: Insulation may be omitted from floor over heated basements, heated garages, or under floor areas used as plenums if foundation walls are insulated in accordance with Subsection A of this section. The insulation shall be attached in a permanent manner.

TABLE 6-2

Maximum Allowed "U" Values of Floor Sections Over Unheated Areas, and Corresponding Minimum "R" Values of Added Insulation

Structural Slab

"U"	"R"
0.08	11

Wood and Steel Framing

"U"	"R"
0.08	11

D. Thermal Design Standards for Openings.

1. Glazed area shall not exceed twenty-one percent of the gross exterior wall area. All glazing shall be special glazing, except that no more than 0.5 percent of the gross wall area may be single glazed for ornamental, architectural or security purposes. For the purposes of this determination, glazed area shall equal the area of glazing in exterior walls plus twice the area of exterior windows which are sloped more than thirty degrees from the vertical and of skylights. Glazing meeting the criteria of part 2 of this subsection D may be excluded from the calculation of glazed area.

If the design glazing percentage is greater than twenty-one percent, the calculation procedure of Section 22.706.030 must be used.

2. Exemptions for Passive Solar Features. Glazing area which meets the following requirements may be excluded from the glazed area percentage calculation and if such exemption is taken, then the area shall also be excluded from the calculation of the gross wall area of part 1 of this subsection D. The requirements establish criteria for solar access during the heating season, resistance to heat loss, and the provision of heat storage capacity within the insulated walls, either as part of a passive solar design or as part of the ordinary building floor, walls, or ceiling.

- a. The area must be double-glazed.
- b. The glazing must be oriented within thirty degrees of due south.
- c. The glazing must be untinted, nonreflecting glass.
- d. The glazing must receive direct solar exposure for fifty percent of the hours between nine a.m. and three p.m. on December 21st.
- e. The glazing must receive direct solar exposure for eighty-five percent of the hours between nine a.m. and three p.m. on March 21st.

f. For each square foot of exempt glazing, the building must contain a heat storage capacity equivalent to 15 Btu/°F for light frame construction and 30 Btu/°F for other than light frame construction, located inside the insulated shell of the structure, and not covered with insulation materials such as carpet yielding an "R" value of 1.0 or greater. Heat storage capacity is calculated as specified in Section 22.706.030B6.

High thermal capacity materials such as masonry or water or ordinary building components may be used to provide thermal storage. Provision of areas of walls, floors, or ceilings using the common construction methods listed below will be taken to comply with the heat storage capacity requirement of one square foot of exempt glazing:

- 15 Square feet of interior stud partition wall (2"x4" at 16" o.c. with ½" gypsum two sides).
- 30 Square feet of exterior stud wall or ceiling (2"x4" at 16" o.c. with ½" gypsum inside insulation, and various external treatments).
- 5 Square feet of eight-inch lightweight concrete block masonry exterior wall insulated externally, cores filled for structural support only.

4 Square feet of concrete slab floor provided with a steel trowel finish, exposed aggregate, tile (vinyl, asbestos, or ceramic), terrazo, or hardwood parquet not greater than one-half-inch thick.

g. Compliance with all the requirements of Section 22.706.030B will be taken as compliance with the above criteria for exempt glazing.

3. All skylights shall be double-glazed.

4. All exterior doors shall have an "R" value of at least four. Solid wood doors with a thickness of at least one and three-fourths inches shall be deemed to satisfy this requirement. Exterior doors that do not meet these standards may be used, provided the area of the doors is included in the percentage calculation of glazed area.

E. Air Leakage.

1. Windows and Doors. All windows and doors shall conform to the air infiltration requirements specified in Section 22.706.050. Site built windows shall be constructed to minimize leakage.

Exception: Required fire doors with a fire resistance rating over one hour and fire windows are exempt from this section.

2. Exterior joints around windows and door frames, openings between walls and foundations, between walls and roof and between wall panels, openings at penetrations of utility services through walls, floors and roofs; and all other such openings in the building envelope shall be sealed, caulked, gasketed, or weather stripped to limit air leakage.

F. Vapor Barriers. A ground cover of 4 mil. (0.004") polyethylene or equivalent, lapped one foot at each joint and extended up the foundation wall to at least the outside ground line, is required at crawl spaces.

An approved vapor barrier shall be properly installed on the heated side of the roof decks, in enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, in enclosed floor sections over unheated spaces and at exterior walls.

G. General Insulation Requirements. Loose Fill. Blown or poured loose fill insulation may be used in attic spaces where the slope of the roof is not less than two and one-half feet in twelve feet and there is at least thirty inches of clear distance from the top of the bottom chord of the truss or ceiling joist to the underside of the roof sheeting at the roof ridge. When eave vents are installed, baffling of the vent openings

shall be provided so as to deflect the incoming air above the surface of the insulation. Baffles shall be in place at the time of framing inspection.

(Ord. 109416 § 23, 1980; Ord. 108500 § 601, 1979.)

1. Editor's Note: The Building Code is codified in Subtitle I of this Title.

**22.710.030 Building mechanical systems—
General.**

All HVAC devices, components and their elements shall conform to the requirements of this section, where:

A. Heating and Mechanical Cooling Devices.

1. All heating and mechanical cooling devices shall meet the required efficiency factor specified herein or in tables 4-4, 4-5, 4-6 and 4-7, for the specific type of device.

2. Combustion Heating Equipment. All gas and oil fired central comfort heating equipment shall show a minimum combustion efficiency of seventy-five percent at maximum rated output. Gas and oil fired room or space heaters shall show a minimum combustion efficiency of seventy percent at maximum rated output. Combustion efficiency is defined as one hundred percent minus stack losses in percent of heat input. Stack losses are:

- a. Loss due to sensible heat in dry flue gas;
- b. Loss due to incomplete combustion;
- c. Loss due to sensible and latent heat in moisture formed by combustion of hydrogen in the flue.

Connecting vents must be equipped with an approved automatic damper.

3. Fireplaces. Fireplaces shall be provided with:

- a. Tightly-fitting flue dampers, operated with a readily accessible manual or approved automatic control;
- b. An outside source for combustion air. The duct shall be at least six square inches in area, and shall be provided with a readily operable damper;
- c. Tightly-fitting, closable, solid metal or glass screens.

4. Calculation of Heating and Cooling Loads. Heating and cooling design loads for the purpose of sizing HVAC systems are required and shall be calculated in accordance with

accepted engineering practice. The design parameters specified in Chapter 22.707 shall apply for all computations.

HVAC equipment for low-rise residential buildings shall be sized no greater than one hundred twenty-five percent of the design load as calculated above. If the selected manufacturer does not provide equipment in the range of one hundred fifteen percent to one hundred twenty-five percent of the design load, the next size larger than one hundred twenty-five percent may be used.

All associated duct work shall be sized to meet air flow requirements as determined by the load calculation.

B. Temperature Control. Each heating system shall be provided with at least one thermostat for the regulation of temperature. Each thermostat shall be capable of being set as follows:

Where used to control heating only: 55-75°F

Where used to control cooling only: 70-85°F

Where used to control both heating and cooling, it shall conform to the requirements of Section 22.706.150.

C. Zoning for Temperature Control.

1. Group R-Div. 3 Occupancy. At least one thermostat for regulation of space temperature shall be provided for each separate HVAC system. In addition, a readily accessible manual or automatic means shall be provided to partially restrict or shut off the heating or cooling input to each zone or floor.

Exception: Nonconditioned basements and garages.

2. Group R - Div. 1 Occupancy. For multifamily dwellings, each individual dwelling unit shall be considered separately and shall meet the requirements of this section. Spaces other than living units shall meet the requirements of subsection C 1 of this section.

3. Control Setback and Shutoff - Group R - Div. 1 and Group R - Div. 3 Occupancy. The thermostat required in subsection A and B of this section or an alternate means such as a switch or clock, shall provide a readily accessible, manual or automatic means for reducing the energy required for heating and cooling during periods of non-use or reduced need such as, but not limited to, unoccupied periods and sleeping hours. Lowering thermostat set points to reduce energy consumption of heating systems shall not cause energy to be expended to reach the reduced setting.

D. Insulation.

1. Duct Insulation. All ducts, plenums and enclosures installed in or on buildings shall be thermally insulated and constructed in accordance with Section 22.706.160.

2. Pipe Insulation. All piping installed to serve buildings or within buildings shall be thermally insulated in accordance with Table 4-10.

Exception: For service water heating systems, see Section 22.710.040.

(Ord. 109416 § 24, 1980; Ord. 108500 § 602, 1979.)

22.710.040 Service water heating.

Water heating storage tanks, boilers and piping for all water heating systems shall be installed in accordance with the following:

A. Temperature Controls. Service water heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use.

B. Shut-down. A separate switch shall be provided to permit turning off the energy supplied to electric service water heating systems. A separate valve shall be provided to permit turning off the energy supplied to the main burner(s) of all other types of service water heating systems.

C. Swimming Pools. Heated swimming pools shall be equipped with:

1. Controls which allow water temperature to be regulated from the maximum design temperature down to sixty-five degrees Fahrenheit;

2. An on-off switch for the pool heater, mounted for easy access to allow shutting off the operation of the heater without adjusting the thermostat setting and to allow restarting without relighting a pilot light; and

3. A pool cover at the surface of the water.

D. Pump Operation. Circulating hot water systems shall be arranged so that the circulating pump(s) can be conveniently turned off, automatically or manually, when the hot water system is not in operation.

E. Insulation. For recirculating systems, piping heat loss shall be limited to a maximum of 25 Btu/hr. ft.² of external pipe surface for above ground piping and a maximum of 35 Btu/hr. ft.² of external pipe surface for underground piping. Maximum heat loss shall be determined

at a temperature differential equal to the maximum water temperature minus a design ambient temperature no higher than sixty-five degrees Fahrenheit. Other hot water piping systems shall be insulated in accordance with Table 4-10.

F. Showers. Showers used for other than safety reasons shall be equipped with flow control devices to limit total flow to a maximum of three gallons per minute per shower head.

G. Water heaters, storage tanks, and boilers shall meet the requirements of Section 22.706.200.

(Ord. 109416 § 25, 1980; Ord. 108500 § 603, 1979.)

Subtitle VIII Grading and Drainage Control

Chapter 22.800

TITLE, PURPOSE AND DEFINITIONS

Sections:

22.800.080 Definitions.

22.800.080 Definitions.

For the purpose of this subtitle, the words listed in this section shall have the following meanings unless the context clearly indicates otherwise. Words used in the singular include the plural, and words used in the plural include the singular.

1. "Approved" means approved by the Permit Authority.

2. "As-graded" means the surface condition existing after completion of grading.

3. "Beach area" means that area between the water's edge and the line of vegetation, where the presence and action of waters is so common and usual as to mark upon the topsoil a character distinct from that of the abutting upland.

4. "Bench" means a relatively level step excavated into earth material on which fill is to be placed.

5. "Board of Public Works" means the Board of Public Works of the City of Seattle, and/or the designee of that body.

6. "Combined sewer" see "Public combined sewer."

7. "Compaction" means the densification of a fill by mechanical means.

8. "Computations" means calculations, including coefficients and other pertinent data, made in connection with a drainage control plan. Rates of flow of water shall be expressed in cubic feet per second (cfs).

9. "Cut" means the changing of a grade through excavation.

10. "Design professional" means an individual or team of individuals from the fields of architecture, civil engineering, engineering geology, hydrology and/or soils engineering.

11. "Design storm" means a storm with a statistical probability of recurring once in ten years, except that where laws or regulations of the federal government or the state impose a more stringent requirement the more stringent requirement shall apply.

12. "Developmental coverage" means all areas within the subject property planned to be developed as a consequence of issuance of a permit or approval listed in Section 22.802.020, including, but not limited to, rooftops, driveways, carports, accessory buildings, parking areas, roadways and other impervious surfaces. During construction, "developmental coverage" shall include the above and in addition any alteration of soils, slopes or vegetation existing at the time of the permit or approval application.

13. "Director of Construction and Land Use" means the Director of Construction and Land Use of the city and/or his/her authorized agents.

14. "Director of Engineering" means the Director of Engineering of the city and/or his/her designee.

15. "Drainage basin" means the existing arrangement of natural and artificial drainage ways by which rainwater and snowmelt are collected, regulated, transported and discharged to receiving waters, including, but not limited to, springs, seeps, groundwater, bogs, peat deposits, ponds, lakes, creeks and streams, and artificial components such as culverts, storm drains, dry wells, and holding ponds.

16. "Drainage control facility" means any facility installed or constructed in conjunction with a drainage control plan for the purpose of controlling the rate and/or quality of storm water runoff.

17. "Drainage control plan" means a plan for collecting, controlling, transporting and disposing of storm water falling upon, entering, flowing within, and exiting the subject property.

18. "Earth material" means any rock, natural soil, or any combination thereof.

19. "Engineered" means designed by a professional engineer as defined in RCW 18.43.020, who is either registered with the state or authorized to practice engineering in this state pursuant to RCW 18.43.130.

20. "Engineering geologist" means a geologist trained and experienced in the recognition, interpretation, and application of geologic principles and data to engineering projects that deal with naturally occurring rock and soil.

21. "Environmentally sensitive area" means an area designated and mapped by the city as such pursuant to Ordinance 107845.¹

22. "Erosion" means the wearing away of the ground surface as a result of mass wasting or of the movement of wind, water, and/or ice.

23. "Excavation" means the mechanical removal of earth material.

24. "Existing grade" means the grade at the time of the application for permit.

25. "Fill" means any act by which earth, sand, gravel, rock or similar approved materials is deposited, placed, pushed, pulled or transported to a place other than the place from which it is excavated and the materials so placed.

26. "Finished grade" means the grade upon completion of the fill or excavation.

27. "Grade" means the vertical location of the ground surface.

28. "Grading" means excavation or fill or any combination thereof, including the establishment of a grade following demolition of a structure.

29. "Grading permit" means a permit required by this subtitle.

30. "Greenbelt" means that property so designated in the City Council Greenbelt Resolution #25670, passed November 2, 1977.

31. "Hydrologist" means a professional person trained and experienced in the recognition, interpretation and application of the principles of the movement of water on the surface of the earth and through the soil, the cumulative effects of these movements and of artificial restraints on such movements and in the design of drainage and detention systems.

32. "Impervious surface" means any artificial surface from which most water runs off such as, but not limited to, paved streets, graded and compacted driveways and parking areas, roof surfaces, and patios.

33. "Inspector" means the city inspector, design professional, inspection agency, civil engineer, soils engineer, engineering geologist or hydrologist performing the inspection work required by this subtitle.

34. "Natural drain" means that course, formed by nature, which waters naturally and normally follow in draining from higher to lower lands.

35. "Natural location of drainage systems" means the location of channels, swales and other conveyance systems, not of human origin, existing as of the effective date of the ordinance codified in this subtitle.

36. "Natural watercourse" means a channel, having a bed, banks or sides, and a current in which waters, with some regularity, run in a certain direction, and includes those portions of a natural watercourse that have been designated a regulated watercourse.

37. "Owner" means any person having title to, or control of a building or property, including a lessee, guardian, receiver or trustee, and the owner's duly authorized agent.

38. "Peak discharge rate" means the maximum storm water runoff rate expressed in cubic feet per second, determined for the design storm.

39. "Permit authority" means the city official or body or designee authorized to issue a permit or approval.

40. "Person" means a natural person, his/her heirs, executors, administrators, or assignees, or a firm, partnership or corporation and its or their successors or assignees, or governmental entity including, but not limited to, the United States and the state of Washington.

41. "Public combined sewer" means a pipe system which is owned, operated and maintained by the city and which is designed to carry storm water runoff, foundation drainage and sewage.

42. "Public property" means all land owned or controlled by the city or any governmental entity, including but not limited to the United States and the state of Washington.

43. "Public storm drain" means a wholly or partially piped system which is owned, operated and maintained by the city that is designed to carry storm water runoff, surface water and foundation drainage.

44. "Receiving waters" means the Duwamish River, Puget Sound, Lake Washington, Lake Union and Lake Washington Ship Canal, including associated bays.

45. "Regulated watercourse" means a portion of a natural watercourse so designated by the City Council pursuant to Section 20.802.160.

46. "Rough grade" means the stage at which the grade approximately conforms to the approved plan.

47. "Shorelines" means all land regulated by the Shorelines Management Act of 1971 (RCW 90.58) or city ordinances implementing it.

48. "Site" means any lot or parcel of land or contiguous combination thereof, where grading is proposed, performed or permitted.

49. "Slope" means an inclined ground surface. The inclination of a slope is expressed as a ratio of horizontal distance to vertical distance.

50. "Soil" means naturally deposited unconsolidated earth materials.

51. "Soils engineer" means a state registered professional engineer trained and experienced in the evaluation of slope stability and related soil dynamics considerations and in the application of grading requirements and of the principles of soil mechanics, foundation engineering and settlement prediction and the inspection and testing of construction using earth materials.

52. "Storm drain" see "Public storm drain."

53. "Subject property" means the tract of land or the portion of street or highway right of way where a development requiring a permit or approval under this subtitle will occur.

54. "Superintendent" means the Director of the Department of Construction and Land Use and his/her authorized agents.

55. "Superintendent of Water and Waste Management" means the Superintendent of the Department of Water and Waste Management and his/her authorized designee.

56. "Terrace" means a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

57. "Topsoil" means the weathered, surface soil, usually including the organic layer, in which plants have most of their roots.

58. "Vegetation" means all plant life growing on the surface of the earth. It includes cultivated landscaping as well as naturally growing plants.

59. "Waste" means earth materials which contain decayable organic substances and/or have rock or similar irreducible material with maximum diameter greater than twelve inches, vegetation, top soil and/or other putrescible fill materials, but not including garbage or sewage of which particular disposal is required by ordinance.

60. "Watercourse" means the route, formed by natural processes and generally consisting of a channel with bed, banks, or sides, in which surface waters flow in draining from higher to lower land, including lakes, bogs, streams and creeks, the channel and intermittent artificial components, but not including receiving waters. (Ord. 109125 § 20(part), 1980; Ord. 108080 § 3, 1979.)

1. Editor's Note: Ord. 107845 is not included in this codification. Copies are on file in the office of the City Clerk.
2. Editor's Note: Ord. 108080, with the exception of §§ 4 through 18, became effective April 22, 1979.

Chapter 22.804

GRADING PROVISIONS

Sections:

22.804.140 Referral of grading permit application.

22.804.190 Special grading inspection.

22.804.140 Referral of grading permit application.

The Director of Construction and Land Use may refer applications for grading to the Director of Engineering, and such other departments as may be appropriate for their recommendations. All applications for grading of more than two thousand five hundred cubic yards of earth material shall be referred by the Director of Construction and Land Use to the Director of Engineering. Unless comments are received within fourteen days or later date specified by the Director of Construction and Land Use, the Director may assume that the department has no comments to offer. Comments received shall be considered by the Director of Construction and Land Use in making his/her decision.

(Ord. 109125 § 20(part), 1980; Ord. 108080 § 25, 1979.)

22.804.190 Special grading inspection.

The Director of Construction and Land Use may require continuous inspection by a registered special grading inspector at the permittee's expense.

A. Application for Registration. Any person desiring registration as a registered special

grading inspector shall make application to the Director of Construction and Land Use on a form provided by her/him.

B. Issuance of Registration. The Director of Construction and Land Use shall examine the applicant's knowledge, experience, and training for performing grading inspection. If satisfied as to the applicant's fitness, the Director of Construction and Land Use shall issue to the applicant a limited certificate of registration which specifies his/her qualifications as a grading inspector. The Director of Construction and Land Use shall keep a public record of the names of currently registered grading inspectors.

C. Renewal. A certificate of registration as a special grading inspector shall be valid for one year from the date of its issuance and shall be subject to annual renewal. The qualifications of an applicant for renewal of registration as a grading inspector may be reexamined at the Director of Construction and Land Use's discretion.

D. Revocation. The Director of Construction and Land Use may revoke, suspend, or refuse to renew a special grading inspector certificate of registration upon receiving evidence of the inspector's incompetence, wilful or negligent failure to observe or report violation of this subtitle, or any other failure to effectively and properly perform the duties of a special grading inspector.

E. Appeal. The decision of the Director of Construction and Land Use to revoke, suspend or refuse to renew a special grading inspector's registration may be appealed by filing an appeal in accordance with the procedure prescribed in Section 22.804.230.

F. Fees. Fees for examination and registration of special grading inspectors shall be determined by the Director of Construction and Land Use in accordance with the Permit Fee Ordinance.¹

G. Waiver of Registration. Upon approval of the Director of Construction and Land Use, a person other than a registered special grading inspector may provide continuous inspection of a grading site, if:

1. Inspection is performed by the architect or engineer responsible for the design of the project; or

2. Inspection is performed by a person designated by the Director of Construction and Land Use as having certain technical knowledge and skill of a specialized nature necessary to the

project and exceeding the qualifications of a registered grading inspector.

H. Status. The person designated by the Director of Construction and Land Use to perform continuous inspection shall not be an employee of the Department of Construction and Land Use or be employed by any contractor, subcontractor, or material vendor on the project which he/she inspects. Registered special grading inspectors shall comply with Section 7 of the City's Code of Ethics (Ordinance 100435).²

I. Duties. Registered special grading inspectors are regularly authorized deputies of the Director of Construction and Land Use and are subject to all duties of the Director of Construction and Land Use with respect to grading, in addition to the following:

1. The registered special grading inspector shall be present during the execution of all work he/she has undertaken to inspect. The Director of Construction and Land Use and the architect, engineer or owner shall be notified of the registered special grading inspector's commencement of project inspection no later than the last working day before his/her inspection. He/she shall report to the job site sufficiently in advance of grading to become familiar with plans and to inspect all materials to be used thereon. He/she shall not undertake or engage in other occupations which interfere or create a conflict of interest with his/her duties as an inspector during the prosecution of work on the project.

2. He/she shall inspect the clearing, excavating, filling, compaction and grading and all other aspects of the construction relating to on-site control and shall observe whether there is compliance with the approved design for soil control. He/she shall observe whether approved design is sufficient to control the soil on the site. He/she shall immediately report all irregularities, insufficiencies, substitutions of materials, or violations of this subtitle to the architect, engineer, contractor and Director of Construction and Land Use. He/she shall provide other reports as required by the Director of Construction and Land Use, contractor, architect, engineer or owner in the course of a project.

3. At the conclusion of his/her duties on any project completed in accordance with an approved design, he/she shall submit a report to the architect, engineer, contractor or owner relative to the work he/she has inspected. A copy of the report shall be submitted to the

Director of Construction and Land Use for filing in the records of his/her department. The inspector shall act as the coordinator if the need arises for liaison between other professionals, the contractor, the permittee and the Director of Construction and Land Use.

4. The registered special grading inspector is not authorized to modify or waive any conditions or requirements of the permit.

J. Change of Inspectors. If the inspector is changed during the course of the work, the work shall be stopped until a replacement inspector has agreed to accept the responsibility for inspection and reporting until completion of the work.

(Ord. 109125 § 20(part), 1980; Ord. 108080 § 30, 1979.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.
2. Editor's Note: Section 7 of Ord. 100435 is codified in Section 4.16.070 of this Code.

Subtitle IX Miscellaneous Rules and Regulations

Chapter 22.900

PERMIT FEES¹

Sections:

- | | |
|------------|--------------------------------------|
| 22.900.010 | Title. |
| 22.900.020 | Purpose. |
| 22.900.030 | Payment of permit fee. |
| 22.900.040 | Administration and enforcement. |
| 22.900.050 | Supplementary permit fees. |
| 22.900.060 | Renewal and address correction fees. |
| 22.900.070 | Reinspection fee. |
| 22.900.080 | Work done without permit. |
| 22.900.090 | Refund of fees. |
| 22.900.100 | Penalty for violations. |
| 22.900.110 | Use permit fees. |
| 22.900.120 | Building permit fees. |
| 22.900.130 | Plan examination fees. |
| 22.900.140 | Demolitions and relocations. |
| 22.900.150 | Parks and playgrounds. |
| 22.900.160 | Energy Code fees. |

- 22.900.170 Grading permit fees.
- 22.900.180 Sign permit fees.
- 22.900.190 Certificate of approval fee.
- 22.900.200 Elevator fees—New installations and alterations.
- 22.900.210 Elevator fees—Annual certificate of inspection.
- 22.900.220 Permit fees for mechanical equipment and mechanical systems.
- 22.900.230 Electrical permit fees.
- 22.900.240 Land use fees.
- 22.900.250 Miscellaneous and special fees.

Severability: If any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this chapter. The City Council declares that it would have passed this chapter and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or otherwise invalid. (Ord. 109506 § 11, 1980.)

1. Editor's Note: The License Fee Ordinance is codified in Chapter 6.204 of this Code.

22.900.010 Title.

The chapter shall be known as the "Permit Fee Ordinance," may be cited as such, and will be referred to herein as "this chapter." (Ord. 109506 § 1(a), 1980.)

22.900.020 Purpose.

A. It is the purpose of this chapter to prescribe fees as follows:¹

1. Use permits, as required by the Zoning Ordinance;
2. Building permits and certificate of occupancy, as required by the Seattle Building Code;
3. Elevator permits, as required by the Seattle Building Code;
4. Permits for heating and ventilating systems and other miscellaneous heat-producing appliances, as required by the Seattle Mechanical Code;
5. Boiler and pressure vessel permits, as required by the Seattle Mechanical Code;
6. Gas piping permits, as required by the Seattle Mechanical Code;
7. Electrical permits, as required by the Seattle Electrical Code;
8. Demolition permits, as required by the Seattle Building Code;

9. Grading permits, as required by the Grading Ordinance and/or Seattle Building Code;

10. Sign permits, as required by the Seattle Building Code;

11. Mechanical permits for air handling and piping systems, not installed as part of a heating or cooling system requiring a permit, including condenser, chilled water, hot water and steam piping;

12. Special review district certificates of approval, as required by the Zoning Ordinance (86300);

13. Landmark site certificates of approval, as required by the Landmarks Preservation Ordinance (106348);

14. Landmark certificates of approval, as required by Landmarks Preservation Ordinance (106348);

15. Energy Code fees, as required by the Seattle Energy Code;

16. Land use fees;

17. Historic District certificates of approval, as required by the Pioneer Square Historic District Ordinance (98852) and the Pike Place Market Historical District Ordinance (100475).

B. An additional purpose of this chapter is to prescribe special fees for testing, examination, inspection, or the furnishing of certain services or material not otherwise included under the required permits listed above. (Ord. 108506 § 1(b), 1980.)

1. Editor's Note: The Codes and ordinances referred to in this section are included in the following places of this Code:

Building Code	Subtitle I of Title 22
Electrical Code	Subtitle III of Title 22
Energy Code	Subtitle VII of Title 22
Grading Ordinance	Subtitle VIII of Title 22
Landmarks Preservation Ordinance	Chapter 25.12
Mechanical Code	Subtitle IV of Title 22
Pike Place Market Historical District Ordinance	Chapter 25.24
Pioneer Square Historical District Ordinance	Chapter 25.28
Zoning Ordinance	Subtitle I of Title 24

22.900.030 Payment of permit fee.

A. No permit required under the provisions of the Codes and ordinances specified in Section 22.900.020 shall be issued, nor shall any drawing or other data relating to such permit be examined until the corresponding fees prescribed by this chapter have been paid.

B. Where no definite method is prescribed in this chapter for calculating the amount of a permit fee, the Building Official shall assess charges at Forty Dollars (\$40.00) per hour. This shall include activities such as records research, field inspection and plan examination. (Ord. 109506 § 1(c), 1980.)

22.900.040 Administration and enforcement.

The Building Official is authorized to administer, interpret and enforce the provisions of this chapter; provided that the Director of Public Health shall administer and enforce Sections 22.900.010 through 22.900.100 and 22.900.220, where such sections are applicable to fuel gas piping permits; and provided further that the Director of the Department of Community Development shall administer and enforce Sections 22.900.010 through 22.900.100 and 22.900.190, where such sections are applicable to certificates of approval. Whenever the words "Building Official" are used, such words shall mean "Director of Public Health" in the context of fuel gas piping permits and such words shall mean "Director of Community Development" in the context of certificates of approval. (Ord. 109506 § 1(d), 1980.)

22.900.050 Supplementary permit fees.

Fees for making an amendment to an existing active permit in order to show items which were inadvertently omitted from the original permit shall be charged in addition to fees charged for the original permit at Forty Dollars (\$40.00) per hours. (Ord. 109506 § 1(e), 1980.)

22.900.060 Renewal and address correction fees.

A. The fee for the renewal of an electrical permit shall be Ten Dollars (\$10.00).

B. The fee for the renewal of a building permit shall be Forty Dollars (\$40.00), where no changes have been made or will be made in the original plans or specifications. Where such changes are made, fees shall be charged for inspection and/or plan examination at Forty Dollars (\$40.00) per hour.

C. The fee to reestablish an expired building permit to construct, alter or add to a single-family residence or duplex (R-3) and accessory (M) building where work is incomplete shall be assessed at the rate of Forty Dollars (\$40.00) plus Ten Dollars (\$10.00) per month or portion

thereof after the expiration date, not to exceed the original permit fee.

D. The fee to reestablish an expired building permit to construct, alter or add to any structure other than a single-family residence or duplex (R-3) or accessory (M) building where work is incomplete shall be assessed at the rate of Forty Dollars (\$40.00) plus ten percent of the original permit fee per month or portion thereof after the expiration date not to exceed the original permit fee.

E. The fees to reestablish any permit shall be applicable only where no changes have been made or will be made in the original plans or specifications; if any such changes have been made or will be made, fees shall be charged for plan examination and/or inspection at Forty Dollars (\$40.00) per hour.

F. No building permit shall be reestablished which has been expired for more than one year.

G. The fee to correct the address of a permit which has been issued and inspection attempted shall be Twenty-five Dollars (\$25.00); provided that no fee to correct the address of a building permit shall be charged. (Section 22.900.020B). (Ord. 109506 § 1(f), 1980.)

22.900.070 Reinspection fee.

A. A reinspection fee may be assessed whenever at the time of inspection or reinspection it is determined that the portion of work for which an inspection was requested has not been completed or that the corrections previously called for have not been made.

B. Reinspection fees may also be assessed for failure to properly post a required permit card on the work site, for failure to have approved plans available for examination by the inspector, for failure to provide access on the date that inspection was requested, and for deviating from plans without prior authorization from the Building Official, when required.

C. To obtain a reinspection an applicant shall pay a reinspection fee for Twenty Dollars (\$20.00) per inspection. In instances where reinspection fees have been assessed, no additional inspection of the work shall be performed until the required fees have been paid. In the case of boilers, reinspection fees may be billed to the permittee.

(Ord. 109506 § 1(g), 1980.)

22.900.080 Work done without permit.

A. It shall be unlawful to proceed with any

work for which the required permit has not been issued or to proceed with any portion of any construction, installation, alteration or repair when the permit fee required in this chapter has not been paid.

B. Should the Building Official find that any work is proceeding for which the required permit fee has not been paid, he may immediately order the suspension of such construction, installation, alteration or repair by posting a notice to that effect on the building or premises or by notifying the owner, lessee or person in charge, or by both such methods. It shall be unlawful for any person to remove, mutilate, conceal or destroy such posted notice or to proceed with such work after such posting or notification until all of the fees pertaining to such permit have been paid and any posted notice has been removed by the Building Official.

C. Where work for which a permit and a fee are required is wilfully and knowingly commenced or performed prior to obtaining a permit, there shall be charged an additional fee equal to the specified required fee, except for work necessary in emergency situations as determined by the Building Official. The payment of such additional fee shall not relieve any person from complying with the requirements of the applicable codes in the execution of the work nor from any other penalties.
(Ord. 109506 § 1(h), 1980.)

22.900.090 Refund of fees.

Should any construction, installation, alteration or repairs for which a permit fee has been paid not be carried on, the Building Official or his authorized representative, upon proper application for refund and surrender of the permit for cancellation and upon being satisfied after a survey of the premises that such work will not be performed, shall, by verified statement, so notify the City Comptroller, and advise him of the amount or portion of the fee to be refunded. Upon receipt of such notice the City Comptroller shall draw, and the City Treasurer shall honor and pay, a warrant upon such budget account or appropriation as may be available therefor in the amount of the refund so stated by the Building Official to be due. In such cases, the Building Official shall cancel the permit. In determining the refund where plan examination or records research was performed, either for a permit that has been issued, or for a permit application, the Building Official shall

deduct an amount equal to the environmental fee, use permit and/or building permit plan examination fee, and/or records research fee. In determining the refund where no plan examination or records research was performed, for either a permit that has been issued or for a permit application, the Building Official shall deduct Twenty-five Dollars (\$25.00) to cover the cost of administration of the permit. The cost of any inspections made shall be deducted at the rate of Twenty Dollars (\$20.00) per inspection. No refunds shall be made on expired or cancelled permits or applications, or on demolition permits or applications, or for hourly charges for records research. No refund will be made in an amount less than Five Dollars (\$5.00).
(Ord. 109506 § 1(i), 1980.)

22.900.100 Penalty for violations.

A. Anyone violating or failing to comply with any of the provisions of this chapter, or of any lawful order or requirements of the Building Official or his authorized representative made in accordance with the provisions of this chapter, shall upon conviction thereof be fined a sum not exceeding Five Hundred Dollars (\$500.00); each day of such violation or failure to comply with any of the provisions of this chapter or of such order or requirement shall constitute a separate offense.

B. Anyone who directly commits or effects an act constituting a violation of this chapter, or who aids or abets the same, or who directly or indirectly counsels, encourages, hires, commends, induces or otherwise procures another to commit such offense, is and shall be a principal under the terms of this chapter and shall be proceeded against and prosecuted as such.
(Ord. 109506 § 1(j), 1980.)

22.900.110 Use permit fees.

A. A separate fee shall not be charged for a use permit or change of use as defined in the Zoning Ordinance (86300)¹ that is issued simultaneously with a building permit. A minimum charge of Twenty-five Dollars (\$25.00) shall be assessed for a use permit issued with no building permit. When a separate use permit is requested and plan examination is required for a project four hundred thousand square feet or less in area, the plan examination fee for the use permit shall be twelve percent of the applicable building permit fee, collectable in advance. The plan examination fee for projects over four

hundred thousand square feet in area, and for any other use permits where records research, interpretations and/or field inspection is required, shall be charged at Forty Dollars (\$40.00) per hour.

B. If, within one year from submittal of the use permit application request in advance of the building permit, a building permit application is submitted for the same project, with no substantial change in the previously checked plans, a credit of one-half the original use permit fee charged will be allowed against the building permit fee.

(Ord. 109506 § 2, 1980.)

1. Editor's Note: The Zoning Ordinance is codified in Title 24 of this Code.

22.900.120 Building permit fees.

Fees for building permits shall be:

A. New construction, additions, alterations and repairs to existing buildings shall be charged on a valuation basis as set forth in Table A.

B. The Building Official shall determine the value of construction, which shall be the estimated current value of all labor and materials whether actually paid for or not, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, and any other permanent work or permanent equipment, but not including furnishings.

C. The permit fee shall be based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the Building Official.

D. If two or more buildings are allowed under one permit, they shall be feed as separate buildings under Table A. The individual totals shall then be added to determine the cost of the permit.

E. Factory-built housing and commercial structures approved by the Washington State Department of Labor and Industries shall be feed as new construction.

F. The issuance of a certificate of occupancy, either for purposes of posting on the premises in a building where no certificate of occupancy has previously been issued, or where a change of occupancy is requested, requires a building permit. Where records research, plan examination or inspection is required, Forty Dollars (\$40.00) per hour shall be charged.

G. In addition, for those building permits subject to the Seattle Energy Code,¹ an Energy Code fee as set forth in Section 22.900.160 and Table B shall also be charged.

TABLE A
BUILDING PERMIT FEES
(INCLUDING PLAN REVIEW FEE)

TOTAL VALUATION		FEE	
\$	0 to \$ 5,000.00	\$ 45.00	for the first \$1,000.00 plus \$1.10 for each additional \$100.00 or fraction thereof.
\$	5,001.00 to \$ 25,000.00	\$ 89.00	for the first \$5,000.00 plus \$6.30 for each additional \$1,000.00 or fraction thereof.
\$	25,001.00 to \$ 50,000.00	\$ 215.00	for the first \$25,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
\$	50,001.00 to \$ 100,000.00	\$ 340.00	for the first \$50,000.00 plus \$3.70 for each additional \$1,000.00 or fraction thereof.
\$	100,001.00 to \$1,000,000.00	\$ 525.00	for the first \$100,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof.
	\$1,000,001.00 and up	\$3,450.00	for the first \$1,000,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof.

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Notes to Table A:

1. Fees for nonstructural initial tenant alterations which were not included in the building permit for a new building will be charged at the rate of Twenty-five Dollars (\$25.00) plus One Dollar and Ten Cents (\$1.10) for each one hundred square feet of floor area. Permits applied for within three years of the date the first permit for initial nonstructural tenant alterations is issued will be fee at this rate and must be limited to improvements to previously unoccupied space.

Fees for all tenant alterations in previously occupied space or after three years from the date the first permit is issued will be computed in accordance with Table A.

2. The fee for temporary office structures such as trailers, mobile homes, prefabricated houses, etc., shall be Eighty Dollars (\$80.00) for the first permit and One Hundred Thirty-five Dollars (\$135.00) for renewals. This fee shall not apply to any site where a valid building permit is in force.

3. The fee for swimming pools shall be Sixty Dollars (\$60.00) for a swimming pool based upon a standard plan which has been filed with the Director of the Department of Construction and Land Use and which is accessory to a Group R-1 apartment or R-3 occupancy, and One Hundred Dollars (\$100.00) for other swimming pools.

4. The fee for the construction of a parking lot on grade which services more than five private or passenger vehicles, whether or not said parking lot is on the same lot as a principal building, shall be Seventy-five Dollars (\$75.00) for any lot of four thousand square feet or less of gross lot area, and Ninety Dollars (\$90.00) for any lot larger than four thousand square feet of gross lot area plus a charge of One Dollar and Forty Cents (\$1.40) for each additional thousand square feet or fraction thereof, provided that the fees for structures, incidental to parking lots such as retaining walls, rockeries, landscaping, etc., shall be charged additionally in accordance with the method prescribed in this section, and that the fees for grading, excavation and filling incidental to such parking lots, shall be charged additionally as specified in Section 22.900.170.

(Ord. 109506 § 3(a), 1980.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22.

22.900.130 Plan examination fees.

A. The fee for the examination of plans and specifications for proposed construction to determine the extent of their compliance with the Building Code shall be seventy-five percent of the building permit fee prescribed by this chapter for such construction. The plan examination fee shall be paid at the time the plans are filed and shall apply to the total permit fee. If plan examination is performed, the appropriate plan examination fee is not refundable.

B. When plans which have been examined are altered and resubmitted, an additional fee for the reexamination of such plans shall be assessed at the rate of Forty Dollars (\$40.00) per hour. Where a duplicate set of approved plans is submitted for examination and approval at any time after a permit has been issued on the original approved plans, a fee shall be charged at the rate of Forty Dollars (\$40.00) per hour for such examination and approval. Where a complete redesign of a building is submitted after one design has been examined, a new plan examination fee shall be charged in addition to the plan examination fee for the first design. The examination of any further redesign shall be similarly charged.

(Ord. 109506 § 3(b), 1980.)

22.900.140 Demolitions and relocations.

A. There shall be a charge of Forty Dollars (\$40.00) for a permit to demolish all buildings, except Group M occupancy buildings, as defined in the Seattle Building Code,¹ if the permit is for demolition only. If the demolition is specified on the building and/or use permit, there shall be no additional fee. If the applicant proposes to demolish prior to obtaining the building and/or use permit, a separate permit is required and a fee charged.

B. The fee to remove a building for relocation outside the city limits shall be the same as the fee for demolition. The fee to relocate a building within the city limits shall be computed the same as for new construction of the same type, occupancy and gross area; and to relocate from outside the city to within the city shall require an inspection prior to moving as well as an additional fee charged at Twenty Cents (\$.20) per mile plus a personnel charge of Forty Dollars (\$40.00) per hour for all mileage and time outside the city limits.

(Ord. 109506 § 3(c), 1980.)

1. Editor's Note: The Building Code is codified in Subtitle I of Title 22.

22.900.150 Parks and playgrounds.

There shall be a minimum building permit fee for parks and playgrounds of Forty-five Dollars (\$45.00) provided that fees for structures incidental to parks such as retaining walls, rockeries, restrooms, etc., shall be charged additionally in accordance with the method prescribed in Section 22.900.120 and Table A and that fees for grading, excavation and filling incidental to such parks shall be charged additionally as specified in Section 22.900.170.

(Ord. 109506 § 3(d), 1980.)

22.900.160 Energy Code fees.

A. An Energy Code fee shall be charged in addition to the building permit fees for those permits subject to the Seattle Energy Code.¹ The Energy Code fee shall be a percentage of the applicable building permit fee(s) for permits submitted under the component performance or prescription design approach and shall be charged at Forty Dollars (\$40.00) an hour for plans submitted under the systems analysis design approach as set forth in Table B.

B. For the purpose of determining the Energy Code fee, the following definitions shall apply for building classification:

1. "Low-rise residential" means a building not exceeding fifty feet or four stories in height and containing solely one or more dwelling units.

2. "Commercial." All buildings except low-rise residential shall be classified commercial.

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TABLE B

ENERGY CODE FEES FOR NEW CONSTRUCTION AND FOR ALTERATIONS OR REPAIRS

Building Classification	Design Approach	% of Building Permit Fee to be Charged for Energy Code Fee
Low-rise residential buildings	Component performance approach	14.2
	Systems analysis approach	**to be charged at a rate of \$40 per hour for plans examination and field inspection
	Prescriptive approach	14.2
Commercial buildings	Component performance approach	21.3
	Systems analysis approach	**to be charged at a rate of \$40 per hour for plans examination and field inspection
	Prescriptive approach	17.8

(Ord. 109506 § 3(e), 1980.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22.

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22.900.170 Grading permit fees.

There shall be a charge for a grading permit for excavation and fills as follows:

Grading Permit Only

Up to 500 Cu.Yds.	Over 500 to 2,500 Cu.Yds.	Over 2,500 Cu.Yds.
\$60.00	\$130.00	\$165.00 plus \$2.20/1,000 cu. yds. over 2,500 cu. yds.

Grading Permit Issued in Conjunction With Building Permit

Up to 500 Cu. Yds.	Over 500 to 2,500 Cu. Yds.	Over 2,500 Cu. Yds.
\$16.00 (Ord. 109506 § 4, 1980.)	\$40.00	\$60.00

22.900.180 Sign permit fees.

A. For permanent signs, there shall be a permit fee of Forty-two Dollars and Fifty Cents (\$42.50) charged for the first one hundred square feet or less of the total display area of the sign plus an additional charge of Three Dollars and Twenty-five Cents (\$3.25) for each ten square feet or fraction thereof of total display area in excess of one hundred square feet. All signs erected or painted, at one time, on a single structure for one business entity will be measured to determine the total square footage, will require only one permit and will be billed as one sign.

B. Seventy-five percent of the sign permit fee shall be collectable at the time of application. Twenty-five Dollars (\$25.00) of the fee shall be nonrefundable, to cover cost of administration of the permit.

C. A fee of Fifty Cents (\$.50) shall be assessed for each sign permit for the city's liability insurance policy, in addition to the sign permit fee.

D. Signs painted directly on a building wall shall not be required to post a bond. For the purpose of this section, the sign painted directly on a building wall is considered to be only that portion of the graphics that includes a worded message. The area is to be measured as the smallest rectangular area enclosing the graphic and/or worded message, measured by the projection of the legs of two right angles that are placed at opposite corners of the graphic and/or worded message.

E. For the purpose of computing the size

of signs with freestanding letters or characters, in which no background is specially provided, the area shall be considered as that encompassed by drawing straight lines at the extremities of the shapes to be used.

F. The fee for temporary sign installations shall be Forty-two Dollars and Fifty Cents (\$42.50).
(Ord. 109506 § 5, 1980.)

22.900.190 Certificate of approval fee.

There shall be a charge for a certificate of approval as required by all applicable ordinances for the construction or alteration of property in a designated Special Review District, Landmark, Landmark District, or Historic District, in the sum of Ten Dollars (\$10.00) for construction costs of One Thousand Five Hundred Dollars (\$1,500.00) or less, plus Ten Dollars (\$10.00) for each additional Five Thousand Dollars (\$5,000.00) of construction costs up to a maximum fee of Two Hundred Fifty Dollars (\$250.00). Such fee shall be collected by the Director, Department of Community Development, and shall be deposited in the Community Development Operating Fund.
(Ord. 109506 § 6, 1980.)

22.900.200 Elevator fees—New installations and alterations.

A. Permit fees for new installations and relocations of passenger or freight elevators, automobile parking elevators, escalators, moving walks, dumbwaiters, and private residence elevators shall be charged as set forth in Table C.

B. The permit fee for alterations and repairs to existing elevators, escalators, moving walks and dumbwaiters shall be charged on a valuation basis as set forth in Table C.

TABLE C
ELEVATOR PERMIT FEES

TYPE OF CONVEYANCE	FEE
New Installations and Relocations	
Hydraulic elevators	\$140.00 plus \$13.00 per hoistway opening
Cabled geared and gearless elevators	\$270.00 plus \$20.00 per hoistway opening
Residential elevators	\$106.00
Dumbwaiters, manual doors	\$ 52.00 plus \$6.00 per hoistway opening
Dumbwaiters, power doors	\$ 52.00 plus \$13.00 per hoistway opening
Escalators and moving walks	\$400.00 plus the following: (width in inches + run in feet + vertical rise in feet x \$1.20)
Alterations and Repairs	\$ 52.00 plus \$7.70 for each \$1,000.00 of construction value or fraction thereof.

Notes to Table C:

1. Each separately powered unit shall be considered a separate conveyance; application and permits shall be issued accordingly.

2. Installation fees include charges for electrical equipment installed in connection with

any conveyance and such equipment shall not be subject to a separate electrical permit and fee.

3. Each of these fees shall include a non-refundable portion of Twenty-five Dollars (\$25.00).

(Ord. 109506 § 7(a), 1980.)

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22.900.210 Elevator fees—Annual certificate of inspection.

A. The fee for renewal of an annual certificate of inspection to operate any conveyance shall be as set forth in Table D.

B. If the payment for the annual permit fee is not paid within thirty days of the date of the bill for such annual permit, there shall be charged a penalty fee of Ten Dollars (\$10.00).

TABLE D

ELEVATOR CERTIFICATE OF INSPECTION FEES

TYPE OF CONVEYANCE	FEE FOR EACH CONVEYANCE
Power-operated passenger or freight elevators	\$66.00
Automobile parking elevators	\$66.00
Sidewalk elevators	\$48.00
Hand-powered elevators	\$48.00
Dumbwaiters, powered	\$48.00
Escalators and moving walks	\$66.00

Note to Table D:

Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly. (Ord. 109506 § 7(b), 1980.)

22.900.220 Permit fees for mechanical equipment and mechanical systems.

Fees for mechanical permits shall be:

A. Permit fees for the installation, replacement or major alteration of heating, ventilating and air-handling systems, domestic oil storage tanks, fuel gas piping, incinerators or other miscellaneous heat-producing appliances shall be charged as set forth in Table E. A mechanical permit shall be issued for all mechanical equipment; provided that a mechanical permit shall be considered part of a building permit when mechanical plans are submitted at the same time as structural and architectural plans.

B. Fees for the installation, alteration or repair of boilers and pressure vessels and for annual operating certificates shall be charged as set forth in Table F.

C. For mechanical, boiler and pressure vessel permits subject to the Energy Code,¹ an Energy Code fee as set forth in Table G shall be charged. The fee shall be a percentage of the applicable fee charged under Table E or F. See Section 22.900.160 for definition of terms.

All certificates of inspection shall be valid for a term of one year, except those for unfired pressure vessels which shall be valid for a period of two years.

D. Boiler and Pressure Vessel Plan Approval. The fee for the examination and approval of boiler and pressure vessel plans shall be charged at the same rate as the installation fee provided that the minimum fee shall be Ten Dollars (\$10.00).

Exception: Plan approval will not be required for ASME boiler and pressure vessel plans previously accepted by an approved inspection agency or for previously approved plans which are altered only by changing the length of cylindrical shells.

E. Shop and Field Assembly Inspections. The Building Official or his authorized representative may, upon written request of any manufacturer or assembler licensed to do business in the city, who is in possession of an appropriate American Society of Mechanical Engineers (ASME) Boiler and Pressure Vessel Code Symbol and holds a valid Certificate of Authorization from the ASME, make shop and field assembly inspection of boilers, boiler piping and unfired pressure vessels and provide for certification of manufacturer's data reports of such inspections as may be required by the ASME Boiler and Pressure Vessel Code rules. This service shall be provided only when the equipment is to be installed within the city limits, and only when the applicant is unable to obtain inspections for private inspection agencies or other governmental authorities.

1. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for such equipment or at the rate of Forty Dollars (\$40.00) per hour with a minimum fee of Forty Dollars (\$40.00) for any one inspection.

2. Fees for inspection requested for other than shop and field assembly inspection shall be charged at a rate of Forty Dollars (\$40.00) per hour with a minimum fee of Forty Dollars (\$40.00) for any one inspection.

3. No fee shall be charged for the emergency inspection of a boiler or pressure vessel which has burst, burned or suffered other accidental damage, provided such boiler or pressure vessel is covered by a current valid certificate of inspection. Fees for repair inspections to such boiler or pressure vessels shall be charged at Forty Dollars (\$40.00) per hour.

TABLE E

PERMIT FEES FOR HEATING, VENTILATING AND AIR HANDLING SYSTEMS, DOMESTIC OIL STORAGE TANKS, FUEL GAS PIPING, INCINERATORS AND OTHER MISCELLANEOUS HEAT-PRODUCING APPLIANCES

TYPE OF INSTALLATION	FEE
Forced-air, gravity-type, or floor furnace, gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or factory-built fireplace stove, including ducts and burners attached thereto	\$35.00 each unit (\$25.00 nonrefundable)
New gas or oil burners	
Appliance vents Class A, B, BW or L when installed separately	
Oil storage tanks, domestic	
Mechanical air-handling systems, including ducts attached thereto, and mechanical exhaust hoods, including ducts attached thereto:	
(a) If not associated with a project requiring a building permit	100% of fee calculated from Table A based upon value of mechanical equipment and installation.
(b) If associated with a project requiring a building permit, but mechanical plans are submitted separately.	1/3 of fee calculated from Table A based upon value of mechanical equipment and installation.
Appliances or equipment or other work not classed in other categories, or for which no other fee is listed	\$40.00 per hour or minimum of \$20.00
Fuel gas piping ¹	\$25.00 of which \$15.00 shall be nonrefundable for one through four outlets and \$4.00 for each additional outlet

Note to Table E:

1. Fees for fuel gas piping shall be collected by the Director of Public Health.

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TABLE F
 PERMIT FEES FOR BOILERS AND PRESSURE VESSELS¹

TYPE OF INSTALLATION	SIZE	FEE
Boilers (directly heated by combustion products or electricity) ²	Power boiler	\$.095 per sq. ft. of heating surface, or \$.115 per kw input rating. Minimum fee \$35.00; maximum fee \$110.00
	Small power boiler	\$30.00
	Miniature boiler	\$30.00 ³
	Low-pressure boiler	\$.07 per sq. ft. of heating surface, or \$.11 per kw input rating. Minimum fee \$30.00; maximum fee \$80.00

		NEW INSTL.	ANNUAL CERT.
Controls and limit devices for automatic boilers	Automatic power boiler	\$60.00 (each fuel)	\$20.00
	Automatic small power boiler	\$40.00 (new)	\$10.00
(Charged in addition to those fees listed above)	Automatic low pressure boiler	\$60.00 (each fuel)	\$20.00
	Monitoring systems for an automatic plant	\$60.00	\$50.00

TYPE OF INSTALLATION	SIZE	FEE
Unfired pressure vessels ^{2,3,4}	15 sq. ft.	\$20.00
	16-24 sq. ft.	\$30.00
	25-39 sq. ft.	\$40.00
	40-54 sq. ft.	\$50.00
	55-69 sq. ft.	\$60.00
	70 and over	\$20.00 minimum fee for each premises
Oil or gas burners (not an integral part of a packaged boiler or heating unit assembly) ⁶	2,500,000 Btuh or less max. input	\$30.00 for each fuel
	Over 2,500,000 Btuh max. input.	\$43.00 for each fuel

Notes to Table F:

1. Penalty for late payment of annual permit fee: If the payment for the annual permit fee is not paid within thirty days of the date of the bill for such annual permit, there shall be charged a penalty fee of Ten Dollars (\$10.00).

2. Certificate fees for boiler and pressure vessels which are inspected by approved insurance company employees shall be fifty percent of those set forth in Table F; provided that such fifty percent rate shall not apply to the charges for controls and limit devices for automatic boilers specified in Table F, and further provided that no fee shall be less than the minimum.

3. Where more than one miniature boiler

is installed on the same premises, the minimum charge for an operating permit shall be Thirty Dollars (\$30.00) for one boiler and Six Dollars and Fifty Cents (\$6.50) for each additional boiler.

4. Rating size shall be the product of the two greatest dimensions of the vessel: diameter x overall length for cylindrical vessels; maximum width x maximum length for rectangular vessels.

5. Fees for low-pressure hot water supply boilers consisting of tanks whose contents are heated by electric elements shall be charged at the same rates that apply to unfired vessels of the same size.

6. A certificate fee shall not be charged for oil and gas burners.

TABLE G

ENERGY CODE FEES FOR MECHANICAL, BOILER AND PRESSURE VESSEL

PRESSURE VESSEL SYSTEMS

Building Classification	Design Approach	% of Mechanical Permit Fee to be Charged for Energy Code Fee
Low-rise residential buildings	Component performance approach	14.2
Low-rise residential buildings	Systems analysis approach	To be charged at a rate of \$40.00 per hour for plans examination and field inspection
Low-rise residential buildings	Prescriptive approach	14.2
Low-rise residential buildings	Component performance approach	21.3
Commercial buildings	Systems analysis approach	To be charged at a rate of \$40.00 per hour for plans examination and field inspection
Commercial buildings	Prescriptive approach	17.8

(Ord. 109506 §8, 1980.)

1. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22.

22.900.230 Electrical permit fees.

A. Permit Fees When Plans and Specifications are Required. (Plans are required for exit signs and exit illumination, more than twenty circuits, or more than six hundred amps). Permit fees for electrical installations for which plans and specifications are required under the provisions of the Seattle Electrical Code¹ shall be charged on a valuation basis as set forth in Table H. The Building Official or his authorized representative shall determine the value of the construction, which shall be the cost to the vendee of all labor, material, fittings, apparatus and the like, supplied by the permittee and installed by the permittee as a part of, or in connection with, a complete electrical system, but which shall not include the cost of utilization of equipment connected to the electrical system. The Building Official may require verification of the stated cost of any work subject to these fees.

1. When the cost of any proposed installation is unknown, an estimate of the cost of such installation shall be made and used to compute the permit fee. Upon completion of the installation a fee adjustment shall be made in favor of the city or the permittee, if requested by either party.

2. In addition, for those electrical permits subject to the Energy Code,¹ an Energy Code fee as set forth in subsection C of this section shall be charged.

3. When plans which have been examined are altered and resubmitted, an additional fee for the reexamination of such plans shall be assessed at the rate of Forty Dollars (\$40.00) per hour for such examination.

4. Where a duplicate set of approved plans are submitted for the examination and approval at any time after a permit has been issued on the original approved plans, a fee shall be charged at the rate of Forty Dollars (\$40.00) per hour for such examination and approval.

B. Permit Fees When Plans and Specifications are not Required. Permit fees for electrical installations, additions and alterations for which plans and specifications are not required shall be as set forth in Table I.

1. Permit fees for temporary electrical installations shall be charged for services only at the rate set forth in Table I.

2. In addition, for those electrical permits subject to the Energy Code,² an Energy Code fee, as set forth in subsection C of this section shall be charged.

C. For electrical permits subject to the Energy Code, an Energy Code fee of 7.9 percent of the applicable electrical permit fee(s) shall be charged.

1. One- and two-family detached dwellings and the dwelling portion of multifamily buildings are exempt for the electrical distribution and lighting power budget sections of the Energy Code except Section 425(a) which is enforced through the mechanical permit. Therefore, the Energy Code fees do not apply. If the applicant for an electrical permit for a multifamily building does not want the electrical work for the dwelling portion to be included in the assessment of the Energy Code fee, then the applicant at the time of application for the permit must provide the Building Official the breakdown of the cost of the electrical work for the dwelling and nondwelling portion of the building. The Energy Code fee will then be assessed only on the nondwelling portion.

2. If an electrical permit is being sought for individual room electrical heating, for which no mechanical permit is required, then in addition to the electrical permit fee there shall be a Five-Dollar (\$5.00) charge to cover the cost of Energy Code enforcement.

TABLE H

ELECTRICAL PERMIT FEES

VALUE OF CONSTRUCTION	FEE
\$ 0 to \$ 1,000.00	\$ 56.00 (minimum fee)
\$ 1,001.00 to \$ 5,000.00	\$ 56.00 plus 3.5% of excess over \$1,000.00
\$ 5,001.00 to \$10,000.00	\$196.00 plus 2.4% of excess over \$5,000.00
\$10,001.00 to \$25,000.00	\$316.00 plus 1.3% of excess over \$10,000.00
\$25,001.00 and up	\$496.00 plus .9% of excess over \$25,000.00

TABLE I
ELECTRICAL PERMIT FEES

(when plans are not required)

A basic fee of Ten Dollars (\$10.00) plus the following shall be charged:

TYPE OF INSTALLATION	SIZE	FEE	
Services (installation relocation and temporary installation; size based on conductor ampacity)	1-125 A	\$18.00	
	126-200 A	30.00	
	201-300 A	42.00	
	301-400 A	61.00	
	401-500 A	72.00	
	501-599 A	88.00	
Branch circuits and feeders (general use, appliances, motors; new circuits, extension and alterations)		240 V and 3 Phase	120 V Only
	15- 20 A	\$ 3.50	\$2.50
	30- 40 A	5.00	3.50
	50- 70 A	9.75	5.00
	90-100 A	12.25	
	125-225 A	18.00	
	250-400 A	29.75	
450-600 A	47.75		
Sign circuits	Each	\$ 6.00	
Low voltage circuits (fire warning, communication, emergency control systems)	50 V or less (all)	\$12.00	
Residential temporary electrical service	Over 125 A	\$22.00	
Low voltage control panels and circuits	All	\$30.00	
Miscellaneous circuits (not covered elsewhere in this table)	All	\$12.00	
Replacement or reinstallation of lighting fixtures	Each	\$.30	
Inspections for which no other fee is listed (Ord. 109506 § 9, 1980.)	Each 0	\$40.00/hr., Minimum of \$20.00	

1980 updates to Seattle Municipal Code codified and adopted that year. For current SMC, contact the Office of the City Clerk

1. Editor's Note: The Electrical Code is codified in Subtitle III of Title 22.
2. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22.

22.900.240 Land use fees.

The following land use-related fees are established:

- A. Advance rulings \$ 60.00
- B. Environmental impact statement reviews \$ 40.00/hour
- C. Shoreline management substantial development permits \$ 40.00/hour
- D. Short plats (provided that lot line adjustments between two existing parcels shall be One Hundred Dollars (\$100.00)) \$400.00
- E. Subdivision and planned unit developments \$400.00 plus \$40.00 per hour for everything over ten hours of review
- F. Variances, conditional uses and special exceptions \$200.00
- G. Rezones \$400.00 plus \$50.00 per acre after the first acre

(Ord. 109506 § 10, 1980.)

22.900.250 Miscellaneous and special fees.

A. The Building Official is authorized to charge such fees as he may deem necessary for the furnishing of special services or materials requested by the public which are not ordinarily provided under permit. Such services and materials may include but are not limited to the following:

1. Examination, testing, or inspection of particular plans, construction, equipment, or material which may be related to, but not directly covered by a specific building permit;
2. Reproduction and/or search of records and documents;
3. Furnishing or certification of affidavits, reports, data, or similar documentation;
4. Special inspector examination and registration;
5. Examination, testing, or inspection of particular products, materials, construction, equipment or appliances to determine their acceptability for use;
6. Certification as an approved fabricator.

B. The Building Official or his/her authorized representative shall have full authority to specify the terms and conditions upon which such services and materials shall be made available, and such fees as determined by him/her shall be consistent with the reasonable estimated cost to the city for furnishing of such services or materials.

(Ord. 109506 § 11, 1980.)

Chapter 22.902

CONDOMINIUM CONVERSION

Sections:

- 22.902.060 Notice to all tenants prior to offering any unit for sale to the public as a condominium or cooperative unit.
- 22.902.150 Mandatory Housing Code inspection and repair--Notice to buyers and tenants.
- 22.902.160 Department of Construction and Land Use certification of repairs.
- 22.902.230 Filing of complaint.
- 22.902.240 Penalties.
- 22.902.250 Authority to make rules.

Severability: If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and an independent provision and such decision shall not affect the validity of the remaining portions thereof.

(Ord. 109125 § 19(part), 1980; Ord. 107707 (part), 1978.)

22.902.060 Notice to all tenants prior to offering any unit for sale to the public as a condominium or cooperative unit.

At least one hundred twenty days prior to offering any rental unit or units for sale to the public as a condominium unit or cooperative unit, the developer shall deliver to each tenant in the building written notice of his intention to sell the unit or units. The notice shall specify the individual units to be sold and the sale price of each unit. This notice shall be in addition to and not in lieu of the notices required for eviction by RCW Chapters 59.12 and 59.18, and shall be delivered as provided in Section 22.902.210. With the notice the developer shall also deliver to the tenant a statement, in a format to be provided by the Director of Construction and Land Use of the tenant's rights.

(Ord. 109125 § 19(part), 1980; Ord. 107707 § 3.2, 1978.)

22.902.150 Mandatory Housing Code inspection and repair--Notice to buyers and tenants.

Prior to delivery of the one-hundred-twenty-day notice described in Section 22.902.060,

developers shall, at their expense, request a Housing Code¹ inspection of the entire building by the Seattle Department of Construction and Land Use. The inspection shall be completed within forty-five days of a developer's request. The inspection for compliance shall be completed within seven days of a developer's request unless the developer fails to provide or refuses access to Department of Construction and Land Use personnel. All violations of the Housing Code revealed by the inspection must be corrected at least seven days prior to the closing of the sale of the first unit or by the compliance date on the inspection report, whichever is sooner. A copy of the Department of Construction and Land Use's inspection report and certification of repairs shall be provided by the developer to each prospective purchaser at least seven days before the signing of any earnest money agreement or other binding purchase commitment. Copies of the inspection report shall be delivered to tenants in the converted building by the developer with the notice of sale as provided in Section 22.902.060. (Ord. 109125 § 19(part), 1980: Ord. 107707 § 4.1, 1978.)

1. Editor's Note: The Housing Code is codified in Subtitle II of Title 22.

22.902.160 Department of Construction and Land Use certification of repairs.

For the protection of the general public, the Department of Construction and Land Use shall inspect the repairs of defective conditions identified in the inspection report and certify that the violations have been corrected. The certification shall state that only those defects discovered by the Housing Code¹ inspection and listed on the inspection report have been corrected and that the certification does not guarantee that all Housing Code violations have been corrected. Prior to closing any sale the developer shall deliver a copy of the certificate to the purchaser. No developer, however, shall use the certification of the Department of Construction and Land Use in any advertising or indicate to anyone, in any fashion, for the purpose of inducing a person to purchase a condominium or cooperative unit, that the city or any of its departments has "approved" the building or any unit for sale because the city has

certified the building or any unit to be in any particular condition.

(Ord. 109125 § 19(part), 1980: Ord. 107707 § 4.2, 1978.)

1. Editor's Note: The Housing Code is codified in Subtitle II of this Code.

22.902.230 Filing of complaint.

Any person subjected to any unlawful practice as set forth in this chapter may file a complaint in writing with the City Director of Construction and Land Use. The City Director of Construction and Land Use is authorized and directed to receive complaints and conduct such investigations as are deemed necessary. Whenever it is determined that there has been a violation of this chapter the City Director of Construction and Land Use is authorized, at the Director's discretion, to follow one or more of the following procedures:

A. Attempt to conciliate the matter by conference or otherwise and secure a written conciliation agreement;

B. Refer the matter to the City Attorney for criminal prosecution.

(Ord. 109125 § 19(part), 1980: Ord. 107707 § 5.1, 1978.)

22.902.240 Penalties.

Any person who violates any provision of this chapter, fails to comply with the provisions of this chapter or who deliberately attempts to avoid the application of this chapter shall, upon conviction thereof, be fined a sum not to exceed Five Hundred Dollars (\$500.00). Each day's violation or failure to comply shall constitute a separate offense.

(Ord. 109125 § 19(part), 1980: Ord. 107707 § 5.2, 1978.)

22.902.250 Authority to make rules.

The Director of Construction and Land Use is authorized and directed to adopt, promulgate, amend and rescind in accordance with the Administrative Code¹ of the city, administrative rules consistent with the provisions of this chapter and necessary to carry out the duties of the Director under this chapter.

(Ord. 109125 § 19, 1980: Ord. 107707 § 7, 1978.)

1. Editor's Note: The Administrative Code is codified in Chapter 3.02 of this Code.

Chapter 22.904

MOBILE HOMES AND
MOBILE HOME PARKS

Sections:

- 22.904.060 License applications.
 22.904.070 License revocation.
 22.904.080 Filing of site plan.
 22.904.100 Approval of site and building plans.

22.904.060 License applications.

Application for mobile home park licenses and renewals thereof shall be made to the Director of Licenses and Consumer Affairs upon forms provided by him/her and shall set forth the name and residence address of the applicant, the location of the mobile home park, and the number of mobile home lots to which such license applies. The Director of Licenses and Consumer Affairs thereupon shall request the Director of Public Health, the Director of Construction and Land Use and the Fire Chief to inspect the premises therein described and the fixtures and facilities to be used. If the Director of Public Health, Director of Construction and Land Use and Fire Chief find, upon inspection, that such premises, fixtures and facilities are constructed, installed, operated and maintained in compliance with this chapter and other applicable ordinances, they shall approve the application and so notify the Director of Licenses and Consumer Affairs who shall issue the license. If the Director of Public Health, Director of Construction and Land Use or Fire Chief shall find that the premises, fixtures, or facilities are not constructed, installed, operated or maintained in compliance with this chapter or any other applicable ordinance, he/she shall forthwith disapprove the application and so notify the applicant and the Director of Licenses and Consumer Affairs, citing the reason therefor. If, after thirty days from date of application for a new license, or, in the case of renewal, upon expiration of an existing license, approval of the Director of Public Health, Director of Construction and Land Use and Fire Chief are not forthcoming, the Director of Licenses and Consumer Affairs thereupon shall deny the license.

(Ord. 109125 § 2, 1980: Ord. 107158 § 8, 1978: Ord. 102629 § 1, 1973: Ord. 89715 § 2.020, 1960.)

22.904.070 License revocation.

Any mobile home park license may be revoked by the Director of Licenses and Consumer Affairs in the manner and subject to the procedure provided in the License Code¹ upon the filing with him by the Director of Public Health, the Director of Construction and Land Use or the Fire Chief of a written notice stating the premises licensed or any fixtures or facilities used therein have become or are unsafe or unsanitary, or that otherwise they are not being operated or maintained in compliance with the provisions of this chapter or any other applicable ordinance.

(Ord. 109125 § 3, 1980: Ord. 102629 § 2, 1973: Ord. 89715 § 2.030, 1960.)

1. Editor's Note: The License Code provisions regarding revocation of licenses are codified in Chapter 6.02 of this Code.

22.904.080 Filing of site plan.

It is unlawful to construct a mobile home park without first placing on file with the Director of Construction and Land Use three complete copies of a site plan therefor, approved as provided in this chapter. Such plan shall be drawn to scale and completely dimensioned, shall be prepared by a licensed professional architect or engineer or by an owner capable of producing drawings equivalent to the conventional drawings of architects and engineers, and shall set forth the address and legal description of the mobile home park site, and the name and address of the applicant.

(Ord. 109125 § 4(part), 1980: Ord. 89715 § 3.010, 1960.)

22.904.100 Approval of site and building plans.

Site and building plans and specifications shall be examined by the Director of Construction and Land Use, and by the Fire Chief and the Director of Public Health, to whom the Director of Construction and Land Use shall supply copies. Upon approval of the Fire Chief and the Director of Public Health, and, upon being himself satisfied that the plans conform to the requirements of this chapter and other applicable ordinances, the Director of Construction and Land Use shall approve the same. One copy of approved plans shall be retained in the office of the Director of Construction and Land Use, one copy in the office of the Director of Public Health, and one copy, which shall be maintained in the mobile home park office, shall be returned to the applicant.

(Ord. 109125 § 4(part), 1980: Ord. 89715 § 3.030, 1960.)

Chapter 22.908

FILLS AND EXCAVATIONS

Repealed by Ordinance 108865

Title 24

ZONING AND SUBDIVISIONS

Subtitle I Zoning Regulations

Chapter 24.08

DEFINITIONS

Sections:

- 24.08.040 "C."
- 24.08.050 "D."
- 24.08.200 "S."

24.08.040 "C."

1. "Carport" means a private garage which is open to the weather on at least forty percent of the total area of its sides.

2. "Cellar" means that portion of a building between floor and ceiling which is wholly below grade or partly below and partly above grade but so located that the vertical distance from the grade to the floor below is more than the vertical distance from the grade to ceiling. A cellar shall not be counted as a story.

3. "Children's resident home" means a dwelling unit occupied by a family which provides full-time supervision for from seven to twelve children unrelated to the resident family.

4. "Children's institution" means an establishment consisting of one or more buildings organized and maintained for the group care and supervision of thirteen or more children, but not including hospitals.

5. "Church" means a building or portion thereof used for religious worship.

6. "City Engineer" means the Director of Engineering.

7. "Clinic" means a building or portion of a building containing offices for providing medical, dental, psychiatric or chiropractic services for out-patients only, but not including the sale of drugs or medical supplies.

8. "Collection station" means a container or containers for the collection of secondhand goods and recyclable materials.

9. "Commission" means The City Planning Commission of the city of Seattle.

10. "Common community space, interior" means an indoor area of such location, size, and shape as to provide space for the common recreational pursuits of those residing within the residential development of which it is a part.

11. "Common community space, landscaped" means an outdoor area, thirty percent or more of which is landscaped with evergreen plant material, of such location, size, and shape as to provide space for the common recreational pursuits of those residing within the residential development of which it is a part.

12. "Community club" means a building and related grounds used for social, civic or recreational purposes and owned and operated by a private nonprofit institution or organization serving the neighborhood in which it is located and open to the general public on equal basis and where no activities are carried on for gain.

13. "Community Development Director" means the Director of the Department of Community Development.

14. "Conditional use." See "Use or structure, conditional."

15. "Convalescent home." See "Nursing home."

16. "Council" means the City Council of the city of Seattle.

17. "Curb elevation" means the elevation of the curb, as established by the Director of Engineering, at the intersection of the projected centerline of the building and the front lot line. Where no curb elevation has been established, the Director of Engineering shall indicate such for the purpose of this subtitle.

18. "Custom manufacture" means production of products to order, usually involving individual or special design; considerable handwork, and a high ratio of value to bulk, such as jewelry, apparel and handicraft art work.

(Ord. 109126 § 1, 1980; Ord. 104271 § 4, 1975; Ord. 100890 § 1, 1972; Ord. 94036 § 4, 1965; Ord. 87225 § 2, 1958; Ord. 86300 § 3.04, 1957.)

24.08.050 "D."

1. "Day care center" means a facility operated by any person, firm, association, partnership or corporation which regularly provides