

Title 22

BUILDING AND CONSTRUCTION CODES¹

This title is intended for those provisions of the Code which relate to the regulation of the construction, maintenance and repair of buildings and their appurtenances. The "Uniform" Codes are contained in this title.

Subtitles:

- I Building Code**
- II Housing Code**
- III Electrical Code**
- IV Mechanical Code**
- V Plumbing Code**
- VI Fire Code**
- VII Energy Code**
- VIII Grading and Drainage Control**
- IX Miscellaneous Rules and Regulations**

Chapters:

- 22.900 Permit Fees
- 22.902 Condominium Conversion
- 22.904 Mobile Homes and Mobile Home Parks
- 22.906 Swimming Pools
- 22.908 Fills and Excavations
- 22.910 Maintenance of Healthful Temperatures

Statutory Reference: For statutory provisions on the power of first-class cities to regulate the erection and maintenance of buildings, see RCW 35.22.280; for the State Building Code Act, see RCW Ch. 19.27.

1. Editor's Note: The specific chapter numbers and names for the material codified in Subtitles I through VIII are listed at the beginning of each of those subtitles.

For provisions on the following subjects, see Title 15 of this Code:

- Dangerous Buildings Ch. 15.18
- Building Cleaning or Painting Ch. 15.20
- Building Operations Ch. 15.22
- Scaffolds Ch. 15.24
- House Moving Ch. 15.28

Subtitle I

Building Code

Chapters:

- 22.100 Adoption and Administrative Amendments
- 22.102 Title and Scope
- 22.104 Organization and Enforcement
- 22.106 Permits and Inspections
- 22.190 Home Fall-out Shelters

Severability: If any section, subsection, sentence, clause or phrase of Chapters 22.100, 22.102, 22.104 and 22.106 is, for any reason, held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of said chapters. The City Council declares that it would have passed said chapters and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases are declared unconstitutional or otherwise invalid.
(Ord. 108508 § 2(§309), 1979.)

Chapter 22.100

ADOPTION AND ADMINISTRATIVE AMENDMENTS

Sections:

- 22.100.010 Codes adopted by reference.
- 22.100.020 UBC Part I amended—Administrative.

22.100.010 Codes adopted by reference.

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, Dumb-waiters, 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 shall constitute the official Building Code of The City of Seattle. 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 said 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.
(Ord. 108508 § 1, 1979.)

22.100.020 UBC Part I amended—Administrative.

Part I, Administrative, of the Uniform Building Code is deleted and a new Part I, Administrative is added to read as set forth in Chapters 22.102, 22.104, and 22.106.
(Ord. 108508 § 2(part), 1979.)

Chapter 22.102

TITLE AND SCOPE

Sections:

- 22.102.010 UBC Section 101 added—Title.
- 22.102.020 UBC Section 102 added—Purpose.
- 22.102.030 UBC Section 103 added—Scope of this Building Code.
- 22.102.040 UBC Section 104 added—Application to existing buildings.
- 22.102.050 UBC Section 105 added—Maintenance.
- 22.102.060 UBC Section 106 added—Alternate materials, methods of construction, design and tests.
- 22.102.070 UBC Section 107 added—Demolitions.

22.102.010 UBC Section 101 added—Title..

“Sec. 101. This ordinance shall be known as the ‘Seattle Building Code’ and may be so cited, and is referred to herein as ‘this Building Code’.”
(Ord. 108508 § 2(§101), 1979.)

Seattle Municipal Code
as adopted in 1980
For current SMC contact
the Office of the City Clerk

BUILDING AND CONSTRUCTION CODES

22.102.020 UBC Section 102 added— Purpose.

“Sec. 102. The purpose of this Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of all buildings and structures within the city and certain equipment specifically regulated herein.

“The purpose of this Building Code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Building Code.”
(Ord. 108508 § 2(§ 102), 1979.)

22.102.030 UBC Section 103 added—Scope of this Building Code.

“Sec. 103. (a) Applicability. The provisions of this Building Code shall apply to the construction, alteration, moving, demolition, repair, and occupancy of any building or structure within the City, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this Building Code, and hydraulic flood control structures.

“(b) Internal Consistency. Where in any specific case, different sections of this Building Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

“Wherever in this Building Code reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted.

“(c) Buildings in Design when this Building Code is Adopted. Applications submitted within six months of the effective date of this Building Code¹ may conform to the requirements of the previously adopted Seattle Building Code, Ordinance 106350 as amended.

“EXCEPTION: 1979 UBC nomenclature must be used on the effective date of this Building Code.”

(Ord. 108508 § 2(§103), 1979.)

1. Editor's Note: Ord. 108508, which repealed Ord. 106350, became effective on October 17, 1979.

22.102.040 UBC Section 104 added— Application to existing buildings.

“Sec. 104. (a) Occupancy. Buildings in existence at the time of the passage of this Building Code which were legally constructed and occupied in accordance with the provisions of a prior code may have their existing occupancy continued, provided such occupancy is not hazardous. Any change in the occupancy of any existing building, structure or portion thereof shall comply with the provisions of this section, Section 306 and Section 502. In order to legalize an existing occupancy for the record, it is required that the building comply with the fire and life safety requirements of this Building Code, the effective code at the time the building was constructed, or at the time the occupancy was changed.

“(b) Compliance with Retroactive Ordinances. Alterations and repairs to existing buildings which are being made in response to a Notice or Order requiring compliance with the Housing Code, Fire Code,¹ or other ordinances applicable to existing buildings, shall be permitted to be made in accordance with the standards contained in those ordinances, rather than the standards for new buildings contained in this Building Code. Where standards are not specified in those ordinances, such alterations or repairs must conform to the requirements of this Section of the Building Code.

“Those assembly occupancies that existed prior to the adoption of this Building Code² are not required to comply with Sections 3315(d), 3316(e) and 3317(j) of this Building Code where no change is made to the exiting. Compliance is required when exitways are modified.

“(c) Additions, Alterations, Repairs and Changes of Occupancy. Additions, alterations, repairs, and changes of occupancy in all buildings and structures shall comply with the provisions for new buildings and structures, except as otherwise provided in Sections 104, 306, and 502 of this Building Code.

“(d) Standards for Additions, Alterations, Repairs and Changes of Occupancy.

“1. General. Recognizing that total compliance with all the requirements of this Building Code or specifically required chapters is often physically impossible and/or economically impracticable, the applicant may arrange a pre-design conference with the design team and the Building Official to identify design solutions

which will provide equivalent protection or in some circumstances the Building Official may waive specific requirements in this Building Code where they are impracticable as determined by the Building Official.

"2. Nonstructural Alterations or Repairs. Alterations or repairs which are nonstructural and do not affect any member or part of the building or structure having required fire-resistance may be made with the same materials of which the building or structure is constructed, provide that no change be permitted which increases its hazard.

"3. Change of Occupancy. Where there is a change of occupancy, all of the requirements of the chapter for the specific occupancy shall be satisfied.

In addition to the requirements of Chapter 12, upon conversion of an existing building to residential occupancy, the elements of the dwelling unit envelope which are altered shall comply with the sound transmission control requirements of Chapter 35 and the thermal insulation provisions of Chapter 17.

"4. Maintenance of Structural Stability. When approved by the Building Official, minor structural additions, alterations or repairs necessary to maintain the structural stability of the building may be made with the same material of which the building or structure is constructed.

"5. Minor Structural Additions, Alterations, and Repairs. All work performed shall comply with the requirements of this Building Code for a new building or structure, provided that the existing building or structure shall not be required to comply with all the requirements of this Building Code.

"6. Substantial Additions, Alterations or Repairs.

"A. Definition. For the purpose of this section, substantial additions, alterations or repairs shall mean any one of the following, as determined by the Building Official:

(i) Extensive structural repair.

(ii) Remodeling to substantially extend the physical and/or economic life of the building or significant portion of the building, such as a complete floor.

(iii) A change in occupancy that is more hazardous than the existing occupancy, based on life and fire risk. See Table 5-E.

(iv) Reoccupancy of a building that has been substantially vacant for more than 12 months. A change of tenant does not necessarily constitute a change of occupancy.

"B. Fire and Life Safety Regulations. The building or structure shall be required to conform only with the requirements of Chapters 33, 38, 42 and 43 for new buildings or structures.

"C. Seismic Regulations. The provisions of Section 2312, Earthquake Regulations, shall apply to all buildings or structures to which additions, alterations or repairs are made, except as follows:

(i) Where additions, alterations or repairs are made to buildings constructed prior to July 26, 1967, such buildings need comply only with earthquake-resistive requirements as specified in Section 2312(g), except that in lieu of the requirements set forth in Section 2312(j) 2D, the Building Official may accept an opinion submitted by a licensed structural engineer that the existing floors, walls, roof and other resisting elements, when interconnected to provide sufficient transfer of stresses, are able to withstand lateral seismic forces at least equal to those experienced in the seismic disturbance in Seattle on April 13, 1949.

(ii) The Building Official may waive requirements of Section 2312(g) when it can be demonstrated to his satisfaction that there is sufficient strength and safety in the existing construction to resist the lateral forces at least equal to those experienced in the seismic disturbance in Seattle on April 13, 1949, provided the requirements of Section 2312(j) (2) are met.

(iii) The Building Official may further require, as he deems necessary, a comprehensive report by a licensed structural engineer of an investigation and structural analysis of the building for the purpose of determining conformance of the building to the structural requirements of this Building Code. This requirement shall also apply to Section 203 as conditions may require.

"D. Other Structural Work. All other structural work shall comply with the requirements of Chapters 23 through 32.

"7. Damaged Buildings. When repaired, an existing building damaged by fire or otherwise damaged in excess of fifty (50) percent of the appraised value of the building in the King County records or of an appraisal made by a recognized appraisal agency as approved by the Building Official, the entire building shall conform to the requirements of this code for new buildings.

"(e) Moved Buildings. Buildings or structures moved into or within the city shall comply with

BUILDING AND CONSTRUCTION CODES

the provisions of this Building Code for new buildings or structures. See Chapter 16 for requirements in Fire Districts. No building shall be moved into or within the city unless prior to moving, said building has been inspected for compliance with this Building Code by the Building Official and the permittee has agreed to correct all deficiencies found and has been issued a building permit for the work. A bond or cash deposit in an amount sufficient to complete the work shall be posted prior to issuance of a permit. See Section 301 for information required on plans. Any moved building that is not in complete compliance with this Building Code within one year from the date of permit issuance and is found to be a public nuisance may be abated.

"(f) Historic Buildings and Structures. The Building Official may modify the specific requirements of this Building Code as it applies to buildings and structures designated as landmarks of historical or cultural importance by the City Council, and require in lieu thereof alternate requirements which in his/her opinion will result in a reasonable degree of safety to the public and the occupants of those buildings."

(Ord. 108508 § 2(§104), 1979.)

1. Editor's Note: The Housing and Fire Code are codified in Subtitles II and VI of this Title.

2. Editor's Note: Ord. 108508 was passed by the City Council on September 10, 1979 and became effective on October 17, 1979.

22.102.050 UBC Section 105 added— Maintenance.

"Sec. 105 (a) General. All buildings or structures, both existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this Building Code in a building or structure when erected, altered, or repaired shall be maintained in good working order. The owner or his designated agent shall be responsible for such maintenance of buildings and structures.

"It shall be the duty of the Building Official and the Fire Chief to see that the means of exit, fire escapes, sprinkler systems, standpipes, occupancy or area separations, fire doors, construction for segregating dangerous uses and all other parts of the building or equipment thereof which are intended to assist in the extinguishing

of fire, or to prevent the origin or spread of fire or to safeguard life or property from fire, shall be maintained in a usable and safe condition, and it is unlawful to fail to so maintain them or to fail to immediately comply with any lawful notice or order of the Fire Chief or the Building Official.

"EXCEPTIONS:

1. The Building Official may modify the requirements of this subsection where all or a portion of a building is unoccupied, closed off and reasonably secure from unlawful entry.

2. Occupants of Group R, Division 1 apartments, and Group R, Division 3 single-family dwellings shall be responsible for the maintenance of smoke detectors required by Section 1210. Such property owners are required to provide written notice to tenants, stating this responsibility quarterly.

"(b) Unsafe Building Appendages. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or are otherwise unable to sustain the design loads which are specified in this Building Code, are hereby designated as unsafe building appendages. All such unsafe building appendages are public nuisances and shall be abated in accordance with Section 203 of this Building Code."

(Ord. 108508 § 2(§105), 1979.)

22.102.060 UBC Section 106 added— Alternate materials, methods of construction, design and tests.

"Sec. 106. (a) Alternate Materials, Methods of Construction and Design. The provisions of this Building Code are not intended to prevent the use of any material, method of construction or design not specifically prescribed by this Building Code, provided any such alternate has been approved.

"The Building Official may approve any such alternate provided he finds the proposed alternate complies with the provisions of Chapter 23, and that the material, method, design or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Building Code in quality, strength, effectiveness, fire resistance, durability, and safety.

"The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

"For the requirements as an approved fabricator, see Sections 305 and 402.

"(b) Tests. Whenever there is insufficient evidence of compliance with the provisions of this Building Code or evidence that any material, any construction or any design does not conform to the requirements of this Building Code, or in order to substantiate claims for alternate materials, methods of construction or design, the Building Official may require tests as proof of compliance to be made at the expense of the owner or his agent by an approved agency.

"Test methods shall be specified by this Building Code for the material in question. If there are no appropriate test methods specified in this Building Code, the Building Official shall determine the test procedure.

"Copies of the results of all such tests shall be retained for a period of not less than two years after the acceptance of the structure. (Ord. 108508 § 2(§106), 1979.)

**22.102.070 UBC Section 107 added—
Demolitions.**

"Sec. 107. The demolition of any building or structure shall conform to the following provisions:

"(1) All asbestos material shall be removed prior to demolition, in accordance with regulations of the Environmental Protection Agency and the Puget Sound Air Pollution Control Agency.

"(2) Removal of combustible waste, welding and cutting shall be performed in accordance with the Fire Code.¹

"(3) During demolition, streets and sidewalks shall be left clean after each day's operation.

"(4) Provision shall be made to stabilize ground conditions to eliminate dust and erosion.

"(5) All concrete or masonry floors, foundations, footing, basement walls and retaining walls not to be reused shall be removed to eighteen (18) inches below final grade; all concrete floor left in place shall be broken so as to allow water to drain through unless it is to be used.

"(6) If the demolition results in a change of drainage patterns, provision shall be made to assure that the flow of all water courses, including streams, ditches, drains, combined sewers, and runoff, intercepted during the progress of the work, are returned to the condition present before the demolition or as specified on the permit.

"(7) The site shall be left level and free of debris upon completion of the demolition, and all holes shall be filled with material, no larger than twelve (12) inches in diameter or protected with secure fences. Leaving the site level means: the grade conforms to that existing on all sides; surface water will drain off; surface is smooth; broken sections of the foundation or other material not exposed.

"(8) The site shall be seeded upon completion of the demolition if it is to be left vacant for more than six months.

"(9) The Building Official may require a structural engineer's analysis of proposed demolitions or any portions of a structure remaining after demolition.

"(10) When demolition occurs, all underground tanks on the site shall either be removed or filled, as required in Section 79.221 of the Fire Code."¹

(Ord. 108508 § 2(§107), 1979.)

1. Editor's Note: The Fire Code is codified in Subtitle VI of this Code.

Chapter 22.104

ORGANIZATION AND ENFORCEMENT

Sections:

- 22.104.010 UBC Section 201 added—
Building Department—
Jurisdiction.
- 22.104.020 UBC Section 202 added—
Powers and duties of the
Building Official.
- 22.104.030 UBC Section 203 added—
Unsafe buildings—Emergency
orders.
- 22.104.040 UBC Section 204 added—
Violations and penalties.
- 22.104.050 UBC Section 205 added—
Notices.
- 22.104.060 UBC Section 206 added—
Rulings of the Building
Official.
- 22.104.070 UBC Section 207 added—
Building Code Advisory
Board.

BUILDING AND CONSTRUCTION CODES

22.104.010 UBC Section 201 added— Building Department— Jurisdiction.

“Sec. 201. The ‘Building Department’ shall be under the jurisdiction of the Superintendent of Buildings (Building Official).”
(Ord. 108508 § 2(§ 201), 1979.)

22.104.020 UBC Section 202 added— Powers and duties of the Building Official.

“Sec. 202. (a) General. The Building Official is authorized and directed to enforce this Building Code, except where authority as elsewhere provided in this Building Code, is specifically vested in the Director of Public Health, the Fire Chief, or the Director of Engineering. Compliance with the requirements of this Building Code shall be the obligation of the owner of the building within its scope, and not of the City or any of its officers or employees.

“(b) Deputies. The Building Official may appoint such officers, inspectors and assistants and other employees as shall be authorized from time to time. The Building Official may deputize such employees as may be necessary to carry out the functions of the Building Department.

“(c) Reports and Records. The Building Official shall keep an account of all fees and other monies collected and received under this Building Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

“(d) Right of Entry. Upon presentation of proper credentials, the Building Official or his/her duly authorized representative may, with the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued warrant, enter at reasonable times, any building or premises subject to such consent or warrant, to perform the duties imposed by this Building Code.

“(e) Stop Orders. Whenever any building work is being done contrary to the provisions of this Building Code, or in the event of dangerous or unsafe conditions related to construction or demolition, the Building Official may order the affected work stopped by a notice describing the violation in writing, posted on the premises.

“(f) Occupancy Violations. Whenever any structure is being occupied contrary to the

provisions of this Building Code, the Building Official may order such occupancy discontinued and the structure, or portion thereof, vacated by notice served on any person causing such occupancy to be continued. Such person shall discontinue the occupancy within 10 days after receipt of such notice or make the structure, or portion thereof, comply with the requirement of this Building Code; provided, however, that in the event of an unsafe building, Section 203 shall apply.

“(g) Duties of the Fire Chief. The duties of the Fire Chief shall be as defined in the Fire Code.¹

“(h) Responsibilities.

“1. Architect and/or Engineer. It is the responsibility of the project architect and/or engineer to insure that the plans submitted in application for building permit conform with the requirements of this Building Code and other pertinent laws and ordinances.

“2. Plans Examiner. It is the responsibility of the plans examiner to verify that the work described in an application for permit and in the plans filed is complete, satisfies the requirements of this Building Code and conforms with other pertinent laws and ordinances.

“3. Field Inspector. It is the responsibility of the field inspector to make called inspections to verify that the work in progress conforms with the approved plans and to require corrections where the work either does not conform to the plans or where the work is in violation of this Building Code or other pertinent laws and ordinances.

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

“The Building Official or any employee charged with the enforcement of this Building Code, acting in good faith and without malice for the City in the discharge of his duties, shall

not thereby render himself liable personally and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties. Any suit brought against the Building Official or employee, because of such act or omission performed by him in the enforcement of any provisions of this Building Code, shall be defended by the City." (Ord. 108508 § 2(§202), 1979.)

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

**22.104.030 UBC Section 203 added—
Unsafe buildings—Emergency
orders.**

"Sec. 203. All buildings or structures, whether erected before or after the effective date of this Building Code, which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing occupancy constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, damage by fire or other causes, or abandonment as specified in this Building Code, or any other effective ordinance, are, for the purpose of this section, unsafe buildings. Any such unsafe building may be declared to be a public nuisance and may be abated.

"Whenever the Building Official finds that any unsafe building, or portion thereof, is in such a dangerous and unsafe condition as to constitute an imminent hazard to the extent that persons in or around such building are in serious jeopardy of life or limb, he may issue an emergency order directing that said building or portion thereof be restored to a condition of stability and safety, specifying in the order the time for compliance. Said order may also require that such building or portion thereof be vacated within a reasonable time, to be specified in the order, and in the case of extreme danger, said order may specify immediate vacation of the building; and no person shall occupy such building or portion thereof from and after the date on which the same is required to be vacated until said building or portion thereof is restored to a condition of stability and safety as required by said order and this Building Code."

(Ord. 108508 § 2(§203), 1979.)

**22.104.040 UBC Section 204 added—
Violations and penalties.**

"Sec. 204. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, occupy, or maintain any building or structure in the city, contrary to or in violation of any of the provisions of this Building Code.

"Anyone violating or failing to comply with the provisions of this Building Code shall upon conviction thereof, be punishable by a fine of not more than \$500.00 or by imprisonment for not more than 90 days, or by both such fine and imprisonment, and each day's violation or failure to comply shall constitute a separate offense.

"Anyone concerned in the violation or failure to comply with the provisions of this Building Code, whether directly committing the act or effecting the omission constituting the offense or aiding or abetting the same whether present or absent; and anyone who directly or indirectly counsels, encourages, hires, commends, induces or otherwise procures another to violate or fail to comply with the provisions of this Building Code, is and shall be an offender under the terms of this Building Code and shall be proceeded against and prosecuted as such."

(Ord. 108508 § 2(§204), 1979.)

**22.104.050 UBC Section 205 added—
Notices.**

"Sec. 205. It shall be unlawful for any person to remove, mutilate, destroy or conceal any lawful notice issued or posted by the Building Official pursuant to the provisions of this Building Code."

(Ord. 108508 § 2(§205), 1979.)

**22.104.060 UBC Section 206 added—
Rulings of the Building Official.**

"Sec. 206. (a) Authority. The Building Official is authorized to promulgate, adopt and issue the following rulings:

"(1) 'Building Construction Standards' to promulgate standards which are acceptable as a method or as an alternative design for meeting code required performance criteria, to recognize new technical data affecting code requirements and to eliminate conflicts among code requirements.

"(2) 'Code Interpretations' to interpret and

BUILDING AND CONSTRUCTION CODES

clarify conditions or language expressed in this Building Code.

"(3) 'Product Approvals' to approve a specific building construction material or product, or a particular component fabricator which has been found acceptable as meeting building construction codes' required performance criteria. See Section 305.

"(b) Procedure for Adoption of Rules. The Building Official shall promulgate, adopt and issue rules according to the procedure as specified in the Administrative Code of the City of Seattle (Ordinance 102228 as amended by Ordinance 107903, and as may be subsequently amended)."¹

(Ord. 108508 § 2(§206), 1979.)

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

22.104.070 UBC Section 207 added—Building Code Advisory Board.

"Sec. 207. There is hereby created a 'Building Code Advisory Board' to consist of ten (10) voting members, appointed by the Mayor and subject to confirmation by the City Council. The composition of the Board shall be as follows:

One representative from each of the following nine (9) organizations:

American Institute of Architects; Washington Chapter

American Society of Heating, Refrigeration, and Air-conditioning Engineers; Washington Chapter

Apartment Operator's Association of Seattle; Associated General Contractors of America; Seattle Chapter

Building Owners and Managers Association of Seattle;

Seattle Chamber of Commerce;

Seattle Master Builders Association; and Structural Engineers Association of Washington

"The Mayor shall appoint representatives from lists of at least three nominees submitted by each organization.

"The balance of the Board shall be composed of two (2) members of the general public and one labor representative.

"The Fire Chief, or a representative designated in writing, and the Chairman of the Urban Development and Housing Committee or a representative designated in writing, shall be

ex-officio, non-voting members of the Board.

"Terms on the Board shall be three years, provided that of the original appointees, three (3) shall be appointed to terms ending March 31, 1981, four (4) shall be appointed to terms ending March 31, 1982, and four (4) shall be appointed to terms ending March 31, 1983. All subsequent terms shall be three years, dating from the day of expiration of the preceding term; provided, a member whose term has expired shall continue to serve until a successor is appointed and qualified. Vacancies shall be filled for the unexpired term in the same manner as original appointments. A member may be removed by the Mayor, subject to a vote of a majority of members of the City Council. No member shall receive any compensation for service on the Board.

"The Board shall organize, elect a chairman and any other officers, and adopt rules of procedure. The Board shall meet on call either by the Building Official or the Board chairman, subject to timely notice.

"The Board shall act in an advisory capacity. The Board may examine proposed administrative rulings and amendments relating to the Building Code and make recommendations to the Building Official and to the City Council for changes in the Building Code."

(Ord. 108508 § 2(§207), 1979.)

Chapter 22.106

PERMITS AND INSPECTIONS

Sections:

- | | |
|------------|---|
| 22.106.010 | UBC Section 301 added—
Building permit requirements. |
| 22.106.020 | UBC Section 302 added—
Building permits. |
| 22.106.030 | UBC Section 303 added—
Permit fees. |
| 22.106.040 | UBC Section 304 added—
Inspections. |
| 22.106.050 | UBC Section 305 added—
Special inspections. |
| 22.106.060 | UBC Section 306 added—
Certificate of Occupancy. |
| 22.106.070 | UBC Section 307 added—
Temporary permits. |

**22.106.010 UBC Section 301 added—
Building permit requirements.**

"Sec. 301. (a) Permits Required. It shall be unlawful to erect, construct, enlarge, alter, repair, move, improve, remove, change the occupancy of, or demolish any building or structure in the city, or allow the same to be done, without first obtaining a building permit for each such building or structure from the Building Official.

"EXCEPTIONS:

"1. Except in the Downtown Fire District, minor repairs or alterations which, as determined by the Building Official, cost the owner \$1,500 or less in any six-month period may be made without permit, provided the repairs are not in violation of any provisions of this Building Code, no structural changes are made, and egress, light, air or ventilation are not reduced.

"2. Miscellaneous minor work including the following may be done without permit: patio and concrete slabs on grade, painting a building, repointing a chimney unless structural changes are made, installing kitchen cabinets, paneling over existing finish, changing interior finishes in one-and two-family dwellings, and insulating existing buildings where no structural changes are made.

"3. Permits are not required for one-story detached accessory buildings used as greenhouses, tool and storage sheds, playhouses, tree houses, and similar uses, provided the projected roof area does not exceed 120 square feet and they are not placed on a concrete foundation other than a slab on grade.

"4. Fences not over 6 feet high.

"5. Cases, counters and partitions not over 5 feet high.

"6. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, provided:

A. There is no surcharge.

B. It is not constructed in an environmentally sensitive area as identified in Section 7 of Ordinance 105735.¹

C. That no damage would likely be caused to adjoining property or structures because of its failure.

"7. Platforms, walks and driveways not more than 12 inches above grade and not over any basement or story below.

"8. Temporary motion picture, television and theater stage sets and scenery.

"9. Window awnings supported by an exterior wall of Group R, Division 3, and Group M occupancies when projecting not more than 54 inches.

"10. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons.

"11. Replacement of roofing materials and siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows.

"Unless otherwise exempted by this or other pertinent codes, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

"(b) Application. To obtain a permit, the applicant shall first file with the Building Official an application therefor in writing on a form furnished for that purpose. Every such application shall:

"(1) Describe the land on which the proposed work is to be done by lot, block, or metes and bounds, and building and street address, or similar description that will readily identify and definitely locate the proposed building or work;

"(2) Indicate the occupancy and use of all parts of the building;

"(3) Be accompanied by plans as required in subsection (c) of this section;

"(4) Include estimated valuation of proposed work (labor and materials) including cost breakdown between additions and alterations;

"(5) Provide a general description of work to be done;

"(6) Provide contractor's state license number (required if permit is to be issued to the contractor);

"(7) Indicate complete name, address and phone number of owner, contractor, architect or engineer involved;

"(8) Show type of construction;

"(9) Be signed by the owner, lessee or his authorized agent who may be required to submit evidence to indicate such authority;

"(10) Provide such other information as reasonably may be required by the Building Official, e.g. variances, conditional use, shoreline permit, environmental checklist, drainage plans.

"(c) Plans and Specifications.

"(1) General. With each application for a

BUILDING AND CONSTRUCTION CODES

building permit, the applicant shall submit two sets of printed plans and specifications.

"EXCEPTIONS:

"1. Plans and specifications need not be submitted for small and unimportant work when authorized by the Building Official.

"2. Additional sets of plans may be required by the Building Official for review by other departments.

"Plans and specifications for all work involving structural design shall be prepared and designed by or under the direct supervision of an architect or structural engineer licensed to practice his profession under the laws of the State of Washington. Plans and specifications for work not involving structural design shall be prepared by a professional engineer or architect qualified in the proposed work. Each sheet of plans shall bear the seal and the signature of the licensee.

"EXCEPTIONS: When authorized by the Building Official, plans and specifications need not be prepared by an engineer or architect licensed by the State of Washington for the following:

"1. One- and two-family dwellings.

"2. Nonresidential buildings or structures of wood frame bearing wall construction with spans not exceeding 25 feet and having a total valuation of less than \$25,000.

"3. Additions, alterations and repairs having a total valuation of less than \$25,000, excluding electrical and mechanical systems, fixtures, equipment, interior finish and millwork.

"4. The Building Official may accept the design of an out-of-state professional engineer for assembly line products or designed specialty structural products and building components.

"(2) Clarity of plans. Plans shall be drawn to a clearly indicated and commonly accepted scale upon substantial paper such as blueprint quality standard drafting paper. Tissue paper, posterboard or cardboard will not be accepted. The plans shall be of microfilm quality and limited to a minimum size of 18" by 18" and maximum size of 41" by 54".

"(3) Information required on plans. Plans shall include the following, as applicable:

A. A plot plan showing the net width of streets, alleys, yards and courts.

B. The location, floor area, story height and type of construction occupancy as defined by the Building Code and use as defined by the Zoning Code² of the proposed building and of every existing building on the property.

C. Types of heating and air conditioning systems.

D. Foundation construction.

E. Floor and roof construction.

F. Cross-sections and details to clearly define what is being constructed.

"The first sheet of each set of plans shall provide:

A. The building and street address of the work.

B. The name and address of the owner and person who prepared the plans.

C. Legal description of the property.

D. Type of occupancy of all parts of the building as defined in the Building Code.

E. Zoning classification of property, existing and proposed use of the structure as defined in the Zoning Code.²

F. Indicate if located within a Fire District as defined in the Building Code.

G. Type of construction as defined in the Building Code.

H. Number of stories as defined in both the Building Code and the Zoning Code.²

I. Variances, conditional use, special exceptions, including file numbers and approval dates.

"A survey of the property prepared by a Land Surveyor licensed by the State of Washington shall be required for all new construction and for additions or accessory buildings where the Building Official has reason to believe that there is an intrusion into required open areas or over the property line.

"Where any building or structure is to be erected or constructed on property abutting an unimproved or partially improved street or alley, such plans shall also include a profile showing the established or proposed grade of such street or alley, based upon information obtained from the Director of Engineering relating to the proposed finished elevations of the property and improvements thereon. They shall further indicate the proposed location of such building or structure on such property, which location shall be such that vehicular access to such property will be provided by a driveway having a slope of not more than 20 percent relative to the established or proposed grade. The driveway shall be shown from the established or proposed grade of the street at the property line.

"In addition, plans submitted for buildings with an occupant load of 50 or more, buildings of more than two stories, buildings of more than 4500 square feet total floor area, or

buildings or other structures that are determined by the Building Official to embody hazards or complex structural concepts shall include applicable information as to but not limited to the following:

"1. Design loads: Live loads and live load reductions, Lateral loads, see Sec. 2312(1);

"2. Foundations: Foundation investigations, Allowed bearing pressure for spread footings, Allowed bearing capacity of piles, Pile driving formula, Equivalent fluid pressure;

"3. Soil fill and back fill: Type, compaction and drainage;

"4. Masonry: Type, quality and strength of units, Strength of mortar and grout, Type and strength of reinforcement;

"5. Wood: Species or species groups, and grades of sawn lumber, glue-laminated lumber, plywood, and assemblies, Fasteners;

"6. Concrete: Design strengths, Reinforcing steel, types and strengths, Welding of reinforcing steel, restrictions, if any;

"7. Steel and Iron: Types and strengths;

"8. Assignment of responsibilities for inspection and testing during construction, and the degree of inspection and testing;

"9. Type, quality and quantitative description of fixed fire protection devices or systems.

"In lieu of detailed specifications the Building Official may approve minor references on the plans to a specific section or part of this Building Code or other ordinances or laws.

"Computations, stress diagrams, shop and fabrication drawings, and other data sufficient to show the adequacy of the plans shall be submitted when required by the Building Official. (Ord. 108508 § 2(§301), 1979.)

1. Editor's Note: Section 7 of Ord. 105735 is codified in Section 25.04.070 of this Code.

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

22.106.020 UBC Section 302 added—Building permits.

"Sec. 302. (a) Issuance. 1. General. The application, plans and specifications filed by an applicant for a permit shall be checked by the Building Official or his/her designee unless plans are inadequate as determined by the Building Official. Such plans may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied

that the work, as described in an application for permit and in the plans filed, is substantially complete, satisfies the requirements of this Code, and conforms with other pertinent laws and ordinances, and that the fee specified in the Permit Fee Ordinance¹ has been paid, a permit shall be issued to the applicant for the work described; provided further that as to structures extending over navigable water beyond the high water mark and requiring approval by the United States Army Corps of Engineers, the Building Official shall issue a building permit only if the applicant presents a permit evidencing approval by the United States Army Corps of Engineers.

"EXCEPTIONS: 1. The Building Official may issue a permit after payment of the required fee for the construction of part of a building or structure before complete plans for the whole building or structure have been submitted or approved, provided that the proposed project complies with the State Environmental Policy Act as implemented by Ordinance as now or hereafter amended and the Zoning Ordinance;² and provided further that adequate information and plans have been filed and checked to assure compliance with all pertinent requirements of this and other pertinent codes.

2. After approval of a Use Permit as required by the Zoning Code,² a permit for excavation may be issued on request following payment of the required fee.

"2. Compliance with Approved Plans and Permit. When the Building Official issues a permit, he shall endorse the permit in writing and endorse in writing or stamp the plans 'APPROVED.' Such approved plans and permit shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans and permit except as the Building Official may require during field inspection to correct errors or omissions.

"3. Amendments to the Permit. When substitutions and changes are made during construction, approval shall be secured prior to execution. Substitutions, changes and clarifications shall be shown on two sets of plans which shall be submitted to and approved by the Building Official, accompanied by redesign fees, prior to occupancy.

"4. Cancellation of Permit Application. If a permit is not issued after a period of six months

BUILDING AND CONSTRUCTION CODES

from the date of approval for issuance or date of notification of required corrections, the applicant shall be notified in writing that the permit application will be cancelled after another month. After that time, the site shall be inspected to verify that no work has taken place. The application shall be cancelled and it and any accompanying plans and specifications destroyed and the portion of the fee paid forfeited, or, if a written request is received, returned to the applicant. Upon written request of the applicant, the Building Official may extend the life of the permit application for a period not to exceed six months, with no extensions possible; except that applications may be further extended by the Building Official where permit issuance is delayed by litigation, appeals or similar problems.

"(b) Retention of Plans. One set of approved plans, which may be on microfilm, shall be retained by the Building Official and one set of approved plans shall be returned to the applicant, which set shall be kept on such building or work site at all times during which the work authorized hereby is in progress for use by the building inspector.

"(c) Validity. The issuance or granting of a permit or approval of plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Building Code. No permit presuming to give authority to violate or cancel the provisions of this Building Code shall be valid, except insofar as the work or use which it authorizes is lawful.

"The issuance of a permit based upon plans shall not prevent the Building Official from thereafter requiring the correction of errors in said plans or from preventing building operations being carried on thereunder when in violation of this Building Code or of any other ordinance of the City.

"The issuance of a building permit shall not prevent the Building Official from requiring correction of conditions found to be in violation of this Building Code or any other ordinance of the City, nor shall the period of time for which any such permit is issued be construed to extend or otherwise affect any period of time for compliance specified in any notice or order issued by the Building Official or other administrative authority requiring the correction of any such conditions.

"(d) Expiration. Permits and renewed permits shall expire one (1) year from the date of issue

except as otherwise noted on the permit. Permits for major construction projects that require more than one year to complete may be issued for a length of time that provides reasonable time to complete the work, not to exceed three years. Where conditions require, the Building Official may, as he/she deems necessary, issue non-renewable permits which shall expire within a period less than one (1) year from date of issue.

"Permits may be renewed and renewed permits may be further renewed by the Building Official upon application within the thirty (30) day period immediately preceding the date of expiration thereof, provided that the work permitted has been started and is progressing at a rate approved by the Building Official. Permits may also be renewed where commencement or completion of the work is delayed by litigation, appeals, strikes or other causes beyond the permittee's control. Progress justifying renewal of a permit shall include but not be limited to the arranging of financing, selection of contractors and subcontractors, securing other necessary permits and licenses, site preparation such as demolition, clearing and excavation, soils investigation, and work done to overcome unusual construction difficulties. "A new permit shall be applied for where the permit has expired.

"A determination by the Building Official to renew or not to renew a permit shall be subject to review by the Hearing Examiner in accordance with the procedure provided in Section 25.40 through 25.46 of the Zoning Ordinance (86300)³ when there has been a change in that ordinance or other applicable law which would prohibit the issuance of the renewed permit as a new permit.

"(e) Suspension or Revocation. The Building Official shall, by written order, suspend or revoke a permit issued under the provisions of this Building Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this Building Code. The Building Official may also suspend a permit in whole or in part and stop work pursuant to said permit whenever an appeal from the action of the Building Official issuing or renewing said permit has been filed pursuant to Section 25.40 of the Zoning Ordinance (86300)³ or pursuant to this or other ordinances relating to the issuance of renewal of a permit."

(Ord. 108508 § 2(§302), 1979.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.
2. Editor's Note: The Zoning Code is codified in Title 24 of this Code.
3. Editor's Note: Sections 25.40 through 25.46 of the Zoning Ordinance are codified in Sections 24.10.040 through 24.10.100 of this Code.

22.106.030 UBC Section 303 added—Permit fees.

“Sec. 303. A fee for each building permit shall be paid to the City Treasurer as set forth in the Permit Fee Ordinance.¹”
(Ord. 108508 § 2(§303), 1979.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

22.106.040 UBC Section 304 added—Inspections.

“Sec. 304. (a) General. All construction work for which a permit is required shall be subject to inspection by the Building Official, and certain types of construction shall have continuous inspection by special inspectors as specified in Section 305.

“(b) Inspection Record Card. Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in such position as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the Certificate of Occupancy, if required, has been issued and posted.

“(c) Approvals Required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in subsection (d).

“(d) Required Inspections. No required reinforcing steel or structural framework of any part of any building or structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the Building Official.

“There shall be a final inspection and approval of all buildings when completed and ready for occupancy.

“The Building Official, upon notification by the permit holder or his agent of the job address and permit number, shall make the following inspections of all buildings and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the law.

“1. FOUNDATION AND SITE INSPECTION: To be made after trenches are completed and forms erected to the point where location of the structure on the property and wall thickness may be determined and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed “transit mixed”) is to be used, materials need not be on the job.

“2. FRAME INSPECTION: To be made after the roof, all framing, fire-blocking and bracing are in place and all pipes, chimneys and vents are complete.

“3. LATH AND/OR WALLBOARD INSPECTION: If required structurally, to be made after lathing and/or wallboard, interior and exterior, is in place; but before any plastering is applied or before wallboard joints and fasteners are taped and finished.

“4. FINAL INSPECTION: To be made after building is completed and ready for occupancy.

“(e) Other Inspections. In addition to the called inspections specified above, the Building Official may make or require any other inspections of any construction work to ascertain compliance with the provisions of this Building Code and other laws which are enforced by the Building Official.

“For the purpose of determining compliance with Section 104(i) Maintenance, the Building Official or the Fire Chief may cause any structure to be reinspected.

“(f) Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

“This subsection is not to be interpreted as requiring inspection fees the first time a job is rejected for failure to comply with the requirements of this Building Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

“Reinspection fees may be assessed when the permit card is not properly posted on the

BUILDING AND CONSTRUCTION CODES

work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

"To obtain a reinspection the applicant shall file an application therefor in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with Section 303. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid."

(Ord. 108508 § 2(§304), 1979.)

22.106.050 UBC Section 305 added— Special inspections.

"Sec. 305 (a) General. In addition to inspections to be made as specified in Section 304, the owner shall employ a special inspector during construction on the following types of work:

"1. Concrete:

"A. When the proportions of the ingredients for concrete are established in accordance with the criteria in Section 2604(c)-2 through 2604(c)-2C continuous special inspection shall be required during the mixing and placement of concrete.

"B. When the proportions of ingredients for concrete are established in accordance with the criteria in Section 2604(c)-2D, continuous special inspection shall be required during the placement of concrete.

"C. Special inspection requirements may be waived for designs utilizing the alternate design method as specified in Section 2608(j) when the specified 28-day compression strength ($f'c$), used in the design of members, has been reduced by 25 percent. The maximum allowable design $f'c$ value that may be used without special inspection shall be 0.75 of 2500 (1875 psi). The reinforcing steel design value (fs) shall be reduced by 20% when the alternate design method is used without special inspection.

"2. Ductile Moment-Resisting Concrete Frame: As required by Section 2626(h).

"3. Reinforcing Steel, Prestressing Steel and Post-Tensioning Steel:

"A. Erection: Verify grade of steel, size of members, and plumbness of members and assemblies during erection.

"B. Welding:

(1) Ductile moment-resisting steel frames. As required by Section 2722(f).

(2) All structural welding, including welding of reinforcing steel.

"C. High-strength Bolting: During all bolt installations and tightening operations.

"EXCEPTIONS: 1. The special inspector need not be present during the entire installation and tightening operation provided he/she:

(a) Has inspected the surfaces and bolt type for conformance to plans and specifications prior to start of bolting.

(b) Will upon completion of all bolting verify the minimum specified bolt tension for 10% of the bolts for each "type" of connection, for a representative number of total connections established by the plans and specifications.

2. In bearing type connections when threads are not required by design to be excluded from the shear plane, inspection prior to or during installation will not be required.

"4. Structural Steel: Fabrication and erection of structural steel members and assemblies.

"EXCEPTION: The inspector need not be present during the entire fabrication and erection process provided:

(a) Inspection of welding and bolting is in accordance with Section 305(a) 3B & C.

(b) That upon completion of fabrication and erection all members, sizes and grades of steel can be easily identified.

"5. Aluminum: Fabrication and erection of structural aluminum members and assemblies.

"EXCEPTION: The inspector need not be present during the entire fabrication and erection process provided inspection of welding and bolting is in accordance with Section 305(a) 3B & C.

"6. Structural Masonry: During preparation of masonry wall prisms, sampling and placing of all masonry units, placement of reinforcement, inspection of grout space immediately prior to closing of cleanouts, and during all grouting operations. Where the $f'm$ is less than 2600 psi and special inspection stresses are used, test specimens may consist of either one prism test for each 5000 square feet of wall area or a series of tests based on both grout and mortar for the first three consecutive days and each third day thereafter.

"EXCEPTION: Special inspection will not be required for structures designed in accordance with the values in appropriate tables for non-continuous inspection. The reinforcing steel design value (fs) shall be reduced by 20%.

"7. Reinforced Gypsum Concrete: When cast-in-place Class "B" gypsum concrete is being mixed and placed.

"8. Insulating Concrete Fill: During the application of insulating concrete fill when used as part of a structural system.

"EXCEPTION: The special inspection may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.

"9. Sprayed-on Fireproofing: When required by the Building Official.

"10. Piling, Drilled Piers and Caissons: During driving and testing of piles and construction of cast-in-place drilled piles or caissons. See Items 1 and 3 for concrete and reinforcing steel inspection.

"11. Special Grading, Excavation and Filling: During earthwork excavations, grading and filling operations inspection to satisfy requirements of Chapter 29 and Ordinance 108080 regulating grading and drainage.¹

"12. Special Cases: Work which, in the opinion of the Building Official, involves unusual hazards.

"(b) Waiver of Special Inspections.

"1. The Building Official may waive continuous inspection where minor quantities are involved, where no unusual hazards exist, or when the work is performed in approved fabricator shops.

"2. Upon approval by the Building Official, a person other than a registered special inspector may provide the required inspection as specified above in the following cases:

"(i) Where the required inspection is to be performed by the architect or engineer responsible for the design of the work, as approved by the Building Official.

"(ii) Where, in the opinion of the Building Official, the nature of the work requires inspection by a person having certain technical knowledge and skill in a specialized type of work for which a registered special inspector may not be qualified or authorized to inspect. In such cases, the Building Official may designate the person to perform the special inspection required. Where the magnitude or complexity of a specific job is sufficient to warrant, additional registered special inspectors may be required by the Building Official.

"If any registered special inspector is negligent

in the performance of his duties, the work may be stopped.

"(c) Status. No registered special inspector shall be an employee of The City of Seattle nor shall any such inspector inspect work performed, or materials supplied, by any contractor, subcontractor, or material vendor with whom such inspector is employed; provided that such restrictions shall not apply to a registered special inspector employed by and performing such inspections for the owner of the project for which the work is performed or materials supplied; and further provided that said owner shall not also serve as the contractor or subcontractor on, or material vendor to, the project.

"(d) Duties of Special Inspectors. Registered special inspectors are regularly authorized deputies of the Building Official and are subject to all duties imposed by the Building Official, in addition to the following:

"The registered special inspector employed on any work shall be present during the prosecution of all work he has undertaken to inspect. He shall notify the Building Official and the architect, engineer or owner of his commencement of inspection of a job and shall specify the type of inspection for which he has been engaged. This notification shall be made no later than the last working day preceding such commencement of inspection. He shall report to the job sufficiently in advance of construction to familiarize himself with the plans and to inspect all materials to be used or concealed within such work; he shall inspect the construction, erection, placing, or other use of such materials; and he shall observe whether there is compliance with the approved design as to all of the foregoing. During the prosecution of the work, he shall not undertake or engage in any other task or occupation which will interfere with the proper performance of his duties of inspection. He shall immediately report all irregularities, substitution of materials or violations to the architect or engineer and to the Building Official. He shall also provide, as directed by the Building Official or by the architect, engineer or owner, such other information as may be required during his assigned employment.

"At the conclusion of his duties on any project which has been completed in accordance with the approved design, he shall submit a report to the architect, engineer or owner relative to the portion of the work he has

BUILDING AND CONSTRUCTION CODES

inspected. A copy of the report shall be submitted to the Building Official and shall be filed in the records of his office.

"The registered special inspector shall not approve the placing of concrete or the placement of masonry or structural steel prior to the approval of the soil condition by the architect or engineer responsible for the design of the structure.

"(e) Responsibility for Performance. With the approval of the Building Official, registered special inspectors and approved inspection and/or testing agencies shall be chosen by, and be responsible to, the licensed architect or engineer whose signature and seal appear on the design drawings. No changes of special inspectors or inspection/testing agency approved by the Building Official shall be made without obtaining approval of the responsible architect/engineer and the Building Official.

"Upon completion of construction, the architect or engineer shall notify the Building Official in writing that the construction requiring special inspection as indicated on the design drawings has been so inspected; that he has read the registered special inspectors' reports; and that, to the best of his knowledge, such construction conforms to the approved design.

"(f) Registration of Special Inspectors.

"(1) Application for Registration. Any persons desiring registration as a registered special inspector for one or more types of special inspection shall make application to the Building Official on a form provided by him.

"(2) Issuance of Certificate of Registration. The Building Official shall cause each applicant to be examined as to his knowledge, experience and training for performing the special inspection of the type, or types, for which he has applied. When satisfied as to the fitness of the applicant, the Building Official shall issue to him a Certificate of Registration or a Limited Certificate of Registration, specifying thereon the type or types of inspection for which the applicant is qualified. The Building Official shall keep on file in his office a current classified list, open to public inspection, of the names of all registered special inspectors, showing the type or types of work each has been authorized to inspect.

"(3) Renewal of Certificate. A Certificate of Registration shall be valid for one year from the date of its issuance and shall be subject to

renewal annually, or, in the case of a Limited Certificate of Registration, for such length of time as may be determined by the Building Official. Upon application for renewal of a Certificate of Registration, the applicant may be re-examined to ascertain his fitness to perform the inspection of the type or types for which he has applied.

"(4) Revocation of Certificate. The Building Official may revoke, suspend, or refuse to renew any Certificate of Registration upon evidence submitted to him of incompetence, of willful or negligent failure to observe or report violations of this Building Code, or of any other failure to perform properly and effectively the duties assumed by a registered special inspector.

"(5) Fees. Fees for examination and registration of registered special inspectors shall be as determined by the Building Official in accordance with provisions of the Permit Fee Ordinance.²

"(g) Approved Inspection and/or Testing Agency.

"(1) Approval by the Building Official. Whenever tests of certification of any material or fabricated assembly thereof are required by this Building Code, such tests or certification shall be made by an agency approved by the Building Official to conduct such tests or provide such certification.

"The Building Official shall establish rules and regulations setting forth conditions and provisions for approval and for the conduct of any agency so approved.

"The Building Official may suspend or revoke approval of an agency upon evidence of failure of the agency so approved to properly conduct any test, certify any material, or to perform any inspection in a manner required by this Building Code.

"(2) Employment of Special Inspectors. It shall be the responsibility of an approved agency to employ only registered special inspectors on work required to be so inspected by this Building Code and such agency shall report, as directed by the Building Official, all special inspections performed by the agency. Any agency employing registered special inspectors on work required to be so inspected by this Building Code shall certify to the Building Official a roster of such registered special inspectors monthly. The roster shall be on forms supplied by the Building Official and shall be filed in the records of his office.

"(h) Approved Fabricators.

"(1) Application for Certification. Application for certification as an approved fabricator may be made to the Building Official by plants engaged in the manufacture of:

(i) Prestressed or precast concrete structural products, and premixed concrete.

(ii) Unit masonry products.

(iii) Engineered wood products.

(iv) Prefabricated or assembly line produced metal products

(v) Such other prefabricated products as the Building Official may, from time to time, designate.

"(2) Requirements for Certification. The Building Official shall examine manufacturing plants which submit applications for certification and he shall issue certification when such plants have complied with the following requirements:

"(i) Demonstrated capacity to produce materials and products conforming to the requirements of this Building Code, and agreed to furnish affidavits certifying that each item to be used in the City complies with all applicable requirements of this Building Code and to clearly mark and identify each item as emanating from such approved plant, or where marking is not practicable, identify by other approved means; and

"(ii) Certified that all such materials produced for use in the City will be manufactured in accordance with approved drawings and specifications; and furnish such products for use in the City unless each such product is manufactured under approved inspection by a registered special inspector.

"(iii) Agreed to reimburse the City for all expense incurred in making required inspections of such plants, or agreed to pay the cost of inspection by an approved inspection and/or testing agency; and,

"(iv) Paid a certification fee as determined by the Building Official in accordance with provisions of the Permit Fee Ordinance.²

"The Building Official may accept inspection by an approved testing and/or inspection agency when personal inspection of a plant by the Building Official is impractical. The Building Official shall set up standards to be used by such testing and/or inspection agency to determine the acceptability for certification when such plant has been certified by another jurisdiction having standards equal to those established in accordance with this Building Code.

"Registered special inspectors shall not be required where the work is done on the premises of a certified fabricator approved by the Building Official to perform such work without special inspections.

"(3) Renewal of Certification. Certificates of approved fabricators shall be valid for one year from date of issuance and shall be subject to renewal annually. A certificate may be renewed upon application therefor and payment of a fee in accordance with provisions of the Permit Fee Ordinance,² in the manner prescribed for the original application. The Building Official may revoke such certificates for cause.

"(i) Other Plants. Plants engaged in the manufacture of prestressed or precast concrete structural products, premixed concrete, unit masonry products, prefabricated or assembly line produced standard steel products, or engineered wood products, which have not been certified shall not furnish such products for use in the City unless each such product is manufactured under approved inspection by a registered special inspector.

"(j) Welder Qualifications. All welders, tackers and welding operators performing work regulated by this Building Code shall be qualified by the Building Official. Criteria for qualification shall be established by the Building Official."

(Ord. 108508 § 2(§305), 1979.)

1. Editor's Note: Ord. 108080 is codified in Subtitle VIII of this Title.

2. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

22.106.060 UBC Section 306 added— Certificate of Occupancy.

"Sec. 306. (a) Occupancy. No new building or structure in Occupancy Groups A to R-1, inclusive, shall be utilized or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein.

"(b) Change in Occupancy. Changes in the occupancy of a building shall not be made except as specified in Section 502 of this Building Code.

"(c) Certificate Issued. After final inspection, when it is found that the building or structure complies with the provisions of this Building

BUILDING AND CONSTRUCTION CODES

Code, the Fire Code¹ and other pertinent laws and ordinances, the Building Official shall issue a Certificate of Occupancy which shall contain the following information:

- (1) The building permit number
- (2) The address of the building
- (3) The name and address of the owner
- (4) A description of that portion of the building for which the certificate is issued.
- (5) A statement that the described portion of the building complies with the requirements of this Building Code for group and division of occupancy and the activity for which the proposed occupancy is classified.

(6) The name of the Building Official.

"(d) Temporary Certificate. A Temporary Certificate of Occupancy may be issued by the Building Official for the use of a portion, or portions, of a building or structure prior to the completion of the entire building or structure provided all devices and safeguards for fire protection and life safety, as required by this Building Code, the Fire Code,¹ and other pertinent laws and ordinances, are maintained in a safe and usable condition.

"(e) Posting. A Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official."

(Ord. 108508 § 2(§306), 1979.)

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

22.106.070 UBC Section 307 added— Temporary permits.

"Sec. 307 (a) Tents and Similar Facilities. The Building Official may issue a nonrenewable permit to erect and maintain in any fire district or outside the fire districts, for a period not to exceed three weeks after its issuance, a tent or other temporary structure to be used for religious services, conventions, circuses, carnivals, fairs, special sales or similar uses.

"Such structures shall be removed within three weeks after the issuance of the permit and such removal shall be guaranteed by a cash deposit with the Building Official or by a surety bond, the amount of which, in either case, shall be fixed by the Building Official.

"The conditions relative to the cash deposit or the bond shall be such that in case of failure of the occupant or owner to conform to any

of the lawful requirements of The City of Seattle relative to erection, maintenance or removal of said tent or other structure, the properly authorized officers of the City may enter the premises and take such steps as are necessary to conform to such lawful requirements, and shall recover the cost thereof from the cash deposit or bond.

"The construction of such structure shall be subject to such reasonable safeguards for the persons and property as the Building Official shall prescribe. The nature and extent of fire-extinguishing equipment and decorations shall be subject to the requirements of the Fire Chief, and the sanitary facilities shall meet the requirements of the Director of Public Health.

"(b) Temporary Buildings. Temporary buildings such as reviewing stands and other miscellaneous structures conforming to the requirements of this Building Code, and sheds, canopies, or fences used for the protection of the public around and in conjunction with construction work may be erected in or outside of a fire district by special permit from the Building Official for a limited period of time and such building or structure shall be subject to the bonding, removal and safety provisions noted in section (a) above. Temporary buildings in the right-of-way shall be regulated by the Board of Public Works.

"(c) Temporary Office Trailers. The Building Official may issue a building/use permit for one year, renewable for one year only, for installation of a Commercial Coach or Modular Home as a temporary office or other uses as may be determined by the Building Official, subject to the following:

"(1) The Commercial Coach is identified by a State of Washington black sticker by the door; it is designed to meet office floor loads (fifty pounds per square foot) with no concentrated loads with the roof loads designed to perform to a tested strength rather than by computation. The structure may be placed on a temporary foundation and must be anchored to resist wind and seismic forces.

"(2) The Modular Home is identified with a gold State of Washington sticker by the door and although it is designed to 40 pounds (residential load) with no provision for concentrated loads, it will be accepted as long as no heavy storage is anticipated for the temporary office

Chapter 22.190

HOME FALL-OUT SHELTERS

Sections:

22.190.010 Exemption from certain fees and charges.

22.190.010 Exemption from certain fees and charges.

Any structure found by the Superintendent of Buildings to be designed for use only as a home fall-out shelter shall be exempt from the payment of city building and other permits and inspection fees and charges incident to the construction thereof.

(Ord. 90708 § 1, 1961.)

Subtitle II

HOUSING CODE

Chapters:

22.200 Title, Purpose and Scope
 22.202 Administration
 22.204 Definitions
 22.206 Habitable Buildings
 22.208 Buildings Unfit for Human Habitation or Other Use

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. 106319 § 6.02, 1977.)

Chapter 22.200

TITLE, PURPOSE AND SCOPE

Sections:

22.200.010 Short title.
 22.200.020 Purpose and intent.
 22.200.030 Scope.

use. The structure may be placed on a temporary foundation and must be anchored to resist wind and seismic lateral forces.

"(3) Plot plan shall be submitted to verify compliance with Zoning Ordinance¹ and to check exposure to other buildings.

"(4) Plot plan application shall be routed to Fire and Health Departments for approval.

"(5) The proposed use must be permitted outright under the Zoning Ordinance and comply with all other applicable ordinances (including the Shoreline Master Program).¹ A Use Permit as defined by the Zoning Ordinance is required.

"(6) This does not include construction shacks which are regulated by Section 307(b) of the Seattle Building Code.

"(d) Off-Site Construction Buildings. The Building Official may issue a permit to erect and maintain a construction office, dry shack and similar temporary buildings, including material and equipment storage, all for the purpose of constructing an improvement at a different location.

"Such structures shall be removed within 14 days after the termination of the permit, and such removal shall be guaranteed by a cash deposit with the Building Official or by a surety bond, the amount of which, in either case, shall be fixed by the Building Official.

"The conditions relative to the cash deposit or the bond shall be such that in case of failure of the occupant or owner to conform to any of the lawful requirements of the City of Seattle relative to erection, maintenance or removal of said construction office, dry shack or similar temporary buildings, the properly authorized officers of said City may enter the premises and take such steps as are necessary to conform to such lawful requirements, and shall recover the cost thereof from the cash deposit or bond.

"The construction of such structure shall be subject to such reasonable safeguards for persons and property as the Building Official shall prescribe; the nature and extent of fire-extinguishing equipment shall be subject to the requirements of the Fire Chief, and the sanitary facilities shall meet the requirements of the Director of Public Health."

(Ord. 108508 § 2(§307), 1979.)

1. Editor's Note: The Zoning Ordinance (including the Shoreline Master Program) is codified in Title 24 of this Code.

BUILDING AND CONSTRUCTION CODES

22.200.010 Short title.

This subtitle shall be known and may be cited as the "Housing Code" and is referred to herein as "this Housing Code."
(Ord. 106319 § 1.01, 1977.)

22.200.020 Purpose and intent.

A. It is found and declared that there exist, within the city, buildings which are substandard, deteriorating, in danger of causing or contributing to the creation of slums or otherwise blighted areas, and adverse to the health, safety, and general welfare of the public.

B. It is further found and declared that these conditions are the result of, among other circumstances: inadequate original construction; dilapidation; failure to repair; lack of proper sanitary facilities and maintenance; structural or other defects of overcrowding.

C. It is further found and declared that certain conditions and circumstances constitute a hazard to the health, safety, or general welfare of the public and it is the purpose of this Housing Code to establish minimum standards and effective means for enforcement thereof for the maintenance of housing, encouragement of the rehabilitation and reuse of existing structurally sound buildings and for the preservation, protection, and promotion of the health, safety, and general welfare of the public.

D. It is further found and declared that certain conditions and circumstances constitute a high hazard and are dangerous and a menace to the health, safety, or general welfare of the public, and it is the further purpose of this Housing Code to establish procedures for the correction of highly hazardous conditions and for the preservation, protection, and promotion of the health, safety, and general welfare of the general public.

E. It is expressly the purpose of this Housing Code 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 Housing Code.

F. It is the specific intent of this Housing Code to place the obligation of complying with its requirements upon the owner of the buildings within its scope, and no provision of nor term used in this Housing Code is intended to impose any duty whatsoever upon the city or any of its officers or employees, for whom the imple-

mentation or enforcement of this Housing Code shall be discretionary and not mandatory.

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

(Ord. 107797 § 1, 1978; Ord. 106319 § 1.02, 1977.)

22.200.030 Scope.

This Housing Code shall apply to all buildings which are used, designed or intended to be used, for human habitation and/or commercial purposes, together with appurtenant structures and premises, now in existence or hereafter constructed; provided, that all devices and safeguards required by the Seattle Building Code in a building or structure when erected, altered, or repaired, shall be maintained in accordance with those requirements; provided further, that the minimum standards set forth in Sections 22.206.020 through 22.206.130 of this subtitle shall be advisory only for all detached single-family dwellings which are occupied by the owner thereof and in which no rooms are rented or leased to others; provided further, that the minimum standards of this Housing Code shall not apply to any structure constructed and maintained in compliance with standards and procedures of the Seattle Building, Mechanical, Fire, Electrical, and Plumbing Codes¹ currently in effect.

(Ord. 106319 § 1.03, 1977.)

1. Editor's Note: The Codes mentioned here are codified in the following Subtitles of this Title: Building, I; Mechanical, IV; Fire, VI; Electrical, III; Plumbing, V.

Chapter 22.202

ADMINISTRATION

Sections:

- 22.202.010 Enforcement authority.
 22.202.020 Authority to make rules.
 22.202.030 Authority to establish fees.
 22.202.040 Citizens Housing Board—
 Created—Membership.
 22.202.050 Citizens Housing Board—
 Meetings.
 22.202.060 Citizens Housing Board—
 Quorum, voting and records.
 22.202.070 Citizens Housing Board—
 Powers.
 22.202.080 Right of entry.
 22.202.090 Housing and Abatement
 Revolving Fund.

22.202.010 Enforcement authority.

The Superintendent of Buildings is designated as the officer to exercise the powers assigned by this Housing Code in relation to buildings unfit for human habitation or other use as specified in RCW 35.80.030, and he is further authorized and directed to enforce the provisions of this Housing Code with the advice and assistance of the Citizens Housing Board; provided, that the Chief of Police shall be responsible for the enforcement of Sections 22.206.170 and 22.206.180 of this subtitle and he shall have equal responsibility with the Superintendent of Buildings for the enforcement of Sections 22.206.130 and 22.206.150A7. (Ord. 106319 § 2.01(part), 1977.)

22.202.020 Authority to make rules.

The Superintendent of Buildings is authorized and directed to adopt, promulgate, amend and rescind in accordance with the Administrative Code¹ of the city administrative rules consistent with this Housing Code and necessary to carry out the duties of the Superintendent hereunder, including administrative standards for the frequency and conduct of building inspection, which shall be based on such factors as the nature of the use, the condition of the building, the number of occupants, information indicating the existence of a substandard or unfit building or other structure or a failure to comply with the responsibilities of owners and tenants, and other similar considerations relevant to the inspection of buildings for the purposes of this Housing Code. Concurrently with the issuance

of the notice of the hearing on the adoption or modification of any rule, the Superintendent of Buildings shall provide the Citizens Housing Board with a copy of the proposed rule or amendment and the Board shall review them within fourteen days. If after fourteen days, the Board has failed to notify the Superintendent of Buildings of any suggested changes to the proposed rule or amendment, the failure shall be deemed approval by the Board of the proposed rule or amendment. All rules will be made available to the public upon request. (Ord. 106319 § 2.01(part), 1977.)

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

22.202.030 Authority to establish fees.

The Superintendent of Buildings is authorized, in accordance with procedures of the Administrative Code (Ordinance 102228),¹ to establish reasonable fees or charges for requested inspections (including inspections requested to provide advice about housing conditions rather than inspections in connection with formal notices to correct), for monitoring buildings vacated as a result of Housing Code enforcement and for other miscellaneous requested services; provided, that no fee shall be charged for inspections in response to citizen complaints. The fees established shall not exceed the reasonable estimated cost to the city of furnishing the services.

(Ord. 106319 § 2.01(part), 1977.)

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

22.202.040 Citizens Housing Board—Created—Membership.

There is created the Citizens Housing Board of the city, which Board shall consist of eleven members from among the various geographical areas of the city who are knowledgeable in the field of housing including, but not limited to homeowners, tenants, and housing professionals. Each member shall be appointed by the Mayor subject to approval by the City Council for a term of three years, subject to removal for cause by the Mayor with notification to the City Council; provided, that the present members of the Citizens Housing Board established by Ordinance 99112¹ are hereby appointed members of the Citizens Housing Board herein established to serve for the remainder of the terms to which

BUILDING AND CONSTRUCTION CODES

they were originally appointed; and provided further, that no member so appointed shall be an officer or employee of the city; and provided further, that no member so appointed shall have a notice of violation (Section 22.206.210), a complaint (Section 22.208.030), an emergency order (Section 22.206.280), a notice of non-compliance (Section 22.206.270) or an unlawful conduct action (Section 22.206.310 or Section 22.208.150) outstanding or pending against him or her pursuant to this Housing Code. Any member of the Board who is in violation of a final order issued pursuant to this Housing Code, from which no appeal has been taken or in connection with which appeal procedures have been exhausted, shall resign from the Board. Any member who has been issued a citation for unlawful conduct pursuant to Section 22.206.300 or Section 22.208.140 of this Housing Code shall immediately take a leave of absence from the Board and shall continue on leave until the citation is finally resolved; provided, that any member found guilty of unlawful conduct pursuant to this Housing Code shall be dismissed from the Board by the Mayor. (Ord. 106319 § 2.02(a), 1977.)

1. Editor's Note: Ord. 99112, the previous Housing Code ordinance, was repealed by Ord. 106319.

22.202.050 Citizens Housing Board—Meetings.

Meetings of the Board shall be held at the call of the Chairman and at other times as determined by the Board. All regular meetings of the Board shall be open to the public and notice of these meetings shall be given to the public in accordance with the rules and regulations of the Board.

(Ord. 106319 § 2.02(b), 1977.)

22.202.060 Citizens Housing Board—Quorum, voting and records.

At regular meetings the presence of five members shall constitute a quorum and the majority vote of the members present shall constitute a decision of the Board. For the purpose of hearing appeals three members appointed by the Chairman shall constitute a hearing panel. All members of a hearing panel shall be present during the hearing for which appointed and shall participate in the decision resulting therefrom, and none of the members shall have any interest, whether direct or indirect, in the appeal being heard. The decision

of the hearing panel shall be determined by majority vote. The Board shall keep minutes of its proceedings, showing the action of the Board on each question and the minutes shall be immediately filed in the office of the Board and shall be a public record.

(Ord. 106319 § 2.02(c), 1977.)

22.202.070 Citizens Housing Board—Powers.

The Board is designated as the appeals commission to hear and decide appeals from orders of the Superintendent of Buildings in the exercise of powers assigned by this Housing Code in relation to buildings unfit for human habitation or other use and in accordance with and as specified in RCW 35.80.030, and in addition thereto shall have the following functions, powers and duties:

A. Advise and assist the Superintendent of Buildings in the enforcement of this Housing Code and in the development and maintenance of a comprehensive program for securing compliance therewith;

B. Request the attendance of representatives of city departments at its meetings to provide advice and assistance relative to matters before the Board;

C. On or about the first day of April of each year, make an annual report to the Mayor of its activities during the preceding year and containing evaluation of and recommendations for change in this Housing Code and other laws affecting the subject matter of this Housing Code as the Board may deem necessary or desirable;

D. Initiate and participate in programs, and work with groups, organizations and associations to make available to the public information with respect to the rights, duties, and obligations of owners, lessees and occupants of buildings within the scope of this Housing Code;

E. Hear and review complaints involving alleged violations, inadequacies, or faults of this Housing Code and the enforcement thereof and make recommendations to the Superintendent of Buildings and/or the Mayor with respect thereto;

F. Elect a Chairman and as many other officers as it may deem necessary and adopt rules and regulations for its own government not inconsistent with the provisions of this Housing Code or any other ordinance of the city. (Ord. 106319 § 2.02(d), 1977.)

22.202.080 Right of entry.

Upon presentation of proper credentials, the Superintendent of Buildings or the Superintendent's duly authorized representative may, with the consent of the occupant, or with the consent of the owner of an unoccupied building, or pursuant to a lawfully issued warrant, enter at reasonable times, any building or other structure in the city to perform any duty imposed upon him by this Housing Code.
(Ord. 106319 § 2.03, 1977.)

22.202.090 Housing and Abatement Revolving Fund.

There is created in the City Treasury a special fund designated the "Housing and Abatement Revolving Fund" from which fund shall be paid costs and expenses incurred by the city in connection with the repair, alteration, improvement, vacation and closure, removal, or demolition of any building or other structure pursuant to the provisions of this Housing Code or pursuant to any other ordinance declaring the same to be a public nuisance and ordering the abatement thereof, and into which fund shall be paid:

A. Sums recovered by the city for costs of repair, alteration, improvement, vacation and closure, removal or demolition in accordance with this Housing Code;

B. Sums recovered by the city as reimbursement for costs and expenses of abatement of buildings and structures declared by ordinance to be public nuisances;

C. The unencumbered balance remaining, as of the effective date of the ordinance codified in this subtitle, in the Housing and Abatement Revolving Fund created by Ordinance 99112,¹ which fund is hereby abolished and said balance hereby transferred;

D. Other sums which may by ordinance be appropriated to or designated as revenue of, the fund; and

E. Other sums which may by gift, bequest or grant be deposited in the fund.

(Ord. 106319 § 2.04, 1977.)

1. Editor's Note: Ord. 99112 was repealed by Ord. 106319. The effective date of Ord. 106319 is April 20, 1977.

Chapter 22.204**DEFINITIONS****Sections:**

22.204.010	Definitions generally.
22.204.020	Apartment.
22.204.030	Apartment house.
22.204.040	Approved.
22.204.050	Basement.
22.204.060	Building.
22.204.070	Building, existing.
22.204.080	Cellar.
22.204.090	Certificate of compliance, general.
22.204.100	Certificate of compliance, limited.
22.204.110	Court.
22.204.120	Dormitory.
22.204.130	Dwelling.
22.204.140	Dwelling unit.
22.204.150	Exit.
22.204.160	Family.
22.204.170	Fire resistance or fire-resistive construction.
22.204.180	Garbage.
22.204.190	Garbage can.
22.204.200	Grade.
22.204.210	Guest.
22.204.220	Guest room.
22.204.230	Habitable room.
22.204.240	Hazard.
22.205.250	Hotel.
22.204.260	Housekeeping room.
22.204.270	Housing unit.
22.204.280	Infestation.
22.204.290	Kitchen.
22.204.300	Lawfully installed.
22.204.310	Lease.
22.204.320	Lodging house.
22.204.330	Occupant.
22.204.340	Occupant load.
22.204.350	Owner.
22.204.360	Party affected.
22.204.370	Person.
22.204.380	Plumbing system.
22.204.390	Required window.
22.204.400	Rubbish.
22.204.410	Story.
22.204.420	Substandard building.
22.204.430	Superintendent of Buildings.
22.204.440	Supplied.

BUILDING AND CONSTRUCTION CODES

- 22.204.450 Tenant.
- 22.204.460 Used.
- 22.204.470 Vent shaft.
- 22.204.480 Window.
- 22.204.490 Yard.

22.204.010 Definitions generally.

A. For the purpose of this Housing Code, certain terms, phrases, words and their derivations shall be construed as specified in this chapter. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the masculine gender include the feminine and words used in the feminine gender include the masculine.

B. Whenever the words "apartment house," "building," "dormitory," "dwelling," "dwelling unit," "guest room," "habitable room," "hotel," "housekeeping room," "lodging house," "housing unit," or "structure" are used in this Housing Code, such words shall be construed as if followed by the words "or any portion thereof." (Ord. 106319 § 3.01, 1977.)

22.204.020 Apartment.

See "dwelling unit." (Ord. 106319 § 3.02, 1977.)

22.204.030 Apartment house.

"Apartment house" means any building containing three or more dwelling units. (Ord. 106319 § 3.03, 1977.)

22.204.040 Approved.

"Approved" means approved by the Superintendent of Buildings or by the Director of Public Health, or by the Superintendent of Water, or by the Fire Chief as the result of investigations or tests, or approved by the Superintendent of Buildings by reason of accepted principles or tests by national authorities, or technical or scientific organizations. (Ord. 106319 § 3.04, 1977.)

22.204.050 Basement.

"Basement" means that portion of a building between floor and ceiling, which is partly below or partly above grade, but so located that, measured at exterior walls, the average vertical distance from grade to the floor is less than the average vertical distance from grade to ceiling. (Ord. 106319 § 3.05, 1977.)

22.204.060 Building.

"Building" means any structure which is used, or designed or intended to be used for human habitation or other use. (Ord. 106319 § 3.06, 1977.)

22.204.070 Building, existing.

"Existing building" means a building erected prior to the adoption of this Housing Code¹ or one for which a valid building permit has been issued. (Ord. 106319 § 3.07, 1977.)

1. Editor's Note: Ord. 106319 was approved by the City Council on March 21, 1977.

22.204.080 Cellar.

"Cellar" means that portion of a building between floor and ceiling which is wholly or partly below grade and so located that, measured at exterior walls, the average vertical distance from grade to the floor is equal to or greater than the average vertical distance from grade to ceiling. (Ord. 106319 § 3.08, 1977.)

22.204.090 Certificate of compliance, general.

"General certificate of compliance" means a certificate, based upon a comprehensive inspection, which certifies that required corrections have been made. (Ord. 106319 § 3.09, 1977.)

22.204.100 Certificate of compliance, limited.

"Limited certificate of compliance" means a certificate, based upon an inspection limited to certain requirements of this Housing Code, which certifies that certain specified corrections have been made. (Ord. 106319 § 3.10, 1977.)

22.204.110 Court.

"Court" means the open area used as a source of light or ventilation for a required window which area is outside the exterior wall of a building and on the same lot therewith. An inner court is any court entirely enclosed within the exterior walls of a building and an adjacent property line. (Ord. 106319 § 3.11, 1977.)

Seattle Municipal Code
Adopted in 1980
For current SM Code contact
City Office of the City Clerk

22.204.120 Dormitory.

"Dormitory" means a room containing three or more beds and used or intended to be used for sleeping purposes in other than a dwelling unit.
(Ord. 106319 § 3.12, 1977.)

22.204.130 Dwelling.

"Dwelling" means any building designed, used or intended to be used for human habitation containing not more than two families occupying two separately identifiable dwelling units.
(Ord. 106319 § 3.13, 1977.)

22.204.140 Dwelling unit.

"Dwelling unit" means one or more habitable rooms occupied, or intended, or designed to be occupied by one family and containing space for living, sleeping, preparation of food, and eating, and containing toilet and bathing facilities.
(Ord. 106319 § 3.14, 1977.)

22.204.150 Exit.

"Exit" means a continuous and unobstructed means of making departure from any place in a building to a street or alley including intervening doorways, corridors, ramps, stairways, smoke-proof enclosures, horizontal exits, exit courts, yards, or any other permitted means.
(Ord. 106319 § 3.15, 1977.)

22.204.160 Family.

"Family" means one or more individuals living, cooking and eating together in a single dwelling unit, but not including a group of more than eight persons unrelated by blood or marriage. In the case of a rectory, parsonage or convent, twelve persons are considered as a family.
(Ord. 106319 § 3.16, 1977.)

22.204.170 Fire resistance or fire-resistive construction.

"Fire resistance" or "fire-resistive construction" means or refers to construction that resists the spread of fire. The specifications which construction must meet in order to be considered fire-resistive construction or to have adequate fire resistance are specified in the Seattle Building Code.¹
(Ord. 106319 § 3.17, 1977.)

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

22.204.180 Garbage.

"Garbage" means all discarded putrescible waste matter, including small dead animals weighing not over fifteen pounds, but not including sewage or human or animal excrement.
(Ord. 106319 § 3.18, 1977.)

22.204.190 Garbage can.

"Garbage can" means a round watertight sheet metal raised-bottom container not exceeding thirty-two gallons in capacity, weighing not over twenty-six pounds when empty and without cover, fitted with two sturdy handles, one on each side, and a tight cover equipped with a handle, except in the case of "sunken cans." The term shall also apply to containers of other material of similar size and weight when approved by the City Engineer. A "sunken can" is any garbage can which is in a sunken covered receptacle specifically designed to contain one or more garbage cans the tops of which are approximately at ground level.
(Ord. 106319 § 3.19, 1977.)

22.204.200 Grade.

"Grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.
(Ord. 106319 § 3.20, 1977.)

22.204.210 Guest.

"Guest" means any person hiring a room or rooms for living or sleeping purposes.
(Ord. 106319 § 3.21, 1977.)

22.204.220 Guest room.

"Guest room" means any room or rooms used or intended to be used by a guest for living or sleeping purposes.
(Ord. 106319 § 3.22, 1977.)

22.204.230 Habitable room.

"Habitable room" means any room occupied, used, or designed or intended to be used for sleeping, living or cooking purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, furnace or boiler or other utility rooms, and other similar spaces.
(Ord. 106319 § 3.23, 1977.)

BUILDING AND CONSTRUCTION CODES

22.204.240 Hazard.

"Hazard" means an observable and/or measurable condition that exposes any person to the risk of illness, bodily harm, or loss of or damage to possessions. A "high hazard" is a hazard which imminently subjects persons to such risks.
(Ord. 106319 § 3.24, 1977.)

22.204.250 Hotel.

"Hotel" means a building in which is conducted the business of lodging the public and which contains six or more guest rooms.
(Ord. 106319 § 3.25, 1977.)

22.204.260 Housekeeping room.

"Housekeeping room" means an existing housing unit of one room, which may include a kitchen niche or alcove, used for sleeping and cooking.
(Ord. 106319 § 3.26, 1977.)

22.204.270 Housing unit.

"Housing unit" means any dwelling unit, efficiency living unit, housekeeping room, guest room, or dormitory.
(Ord. 106319 § 3.27, 1977.)

22.204.280 Infestation.

"Infestation" means the presence within or around a building of insects, rodents, or other pests in such numbers or with such frequency as may be substantially detrimental to the health, safety or general welfare of the occupants thereof.
(Ord. 106319 § 3.28, 1977.)

22.204.290 Kitchen.

"Kitchen" means a space or room designed to be used for the preparation of food.
(Ord. 106319 § 3.29, 1977.)

22.204.300 Lawfully installed.

"Lawfully installed" means installed in accordance with the requirements of ordinances of The City of Seattle.
(Ord. 106319 § 3.30, 1977.)

22.204.310 Lease.

"Lease" means an agreement, whether oral or written, relating to the use and occupancy of a building.
(Ord. 106319 § 3.31, 1977.)

22.204.320 Lodging house.

"Lodging house" means a rooming house, boarding house, fraternity house, sorority house, or other similar facility where rooms are provided with or without meals.
(Ord. 106319 § 3.32, 1977.)

22.204.330 Occupant.

"Occupant" means a person, over one year of age, occupying or having possession of a building or any portion thereof.
(Ord. 106319 § 3.33, 1977.)

22.204.340 Occupant load.

"Occupant load" means the total number of persons that may lawfully occupy a building at one time.
(Ord. 106319 § 3.34, 1977.)

22.204.350 Owner.

"Owner" means any person who, alone or jointly or severally with others, has title or interest in any building, with or without accompanying actual possession thereof, and including any person who as agent, or executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building.
(Ord. 106319 § 3.35, 1977.)

22.204.360 Party affected.

"Party affected" means any owner, tenant, or other person having a direct financial interest in the subject building or any adjacent property, or any person whose health or safety is directly affected by the subject building.
(Ord. 106319 § 3.36, 1977.)

22.204.370 Person.

"Person" means any individual, firm, corporation, association or partnership.
(Ord. 106319 § 3.37, 1977.)

22.204.380 Plumbing system.

"Plumbing system" means any potable water distribution piping, and any drainage piping within or below any building, including rain-water leaders and all plumbing fixtures, traps, vents and devices appurtenant to such water distribution or drainage piping and including potable water treating or using equipment, and any lawn sprinkling system.
(Ord. 106319 § 3.38, 1977.)

22.204.390 Required window.

"Required window" means a window whose area is necessary to achieve the minimum required area of the opening for light and ventilation in a room.
(Ord. 106319 § 3.39, 1977.)

22.204.400 Rubbish.

"Rubbish" means all discarded nonputrescible waste matter.
(Ord. 106319 § 3.40, 1977.)

22.204.410 Story.

"Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above; provided, that the top story is that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, or unused under-floor space is more than six feet above grade for more than fifty percent of the total perimeter or is more than twelve feet above grade at any point, the basement, cellar, or unused under-floor space shall be considered a story.
(Ord. 106319 § 3.41, 1977.)

22.204.420 Substandard building.

"Substandard building" means any building which fails to comply with the minimum standards set forth in Chapter 22.206 of this subtitle.
(Ord. 106319 § 3.42, 1977.)

22.204.430 Superintendent of Buildings.

"Superintendent of Buildings" means the Superintendent of Buildings of The City of Seattle and/or any authorized representative of the Superintendent of Buildings.
(Ord. 106319 § 3.43, 1977.)

22.204.440 Supplied.

"Supplied" means paid for, furnished by, provided by, or under the control of the owner of a building.
(Ord. 106319 § 3.44, 1977.)

22.204.450 Tenant.

"Tenant" means a person occupying or holding possession of a building pursuant to a lease.
(Ord. 106319 § 3.45, 1977.)

22.204.460 Used.

"Used" means used or designed or intended to be used.
(Ord. 106319 § 3.46, 1977.)

22.204.470 Vent shaft.

"Vent shaft" means an open, unobstructed vertical passage or duct used to ventilate a bathroom, toilet compartment, or utility or other service room.
(Ord. 106319 § 3.47, 1977.)

22.204.480 Window.

"Window" means a glazed opening, including glazed doors, which opens upon a yard, court, street, alley or recess from a court.
(Ord. 106319 § 3.48, 1977.)

22.204.490 Yard.

"Yard" means an open unoccupied space other than a court, unobstructed from the ground to the sky except as otherwise specifically provided by the Seattle Building Code,¹ on the lot on which a building is situated.
(Ord. 106319 § 3.49, 1977.)

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

Chapter 22.206

HABITABLE BUILDINGS

Sections:

Subchapter I Purpose

22.206.010 Purpose and scope.

Subchapter II Minimum Space and Occupancy Standards

22.206.020 Yards and courts.
22.206.030 Floor area.
22.206.040 Light and ventilation.
22.206.050 Sanitation.

Subchapter III Minimum Structural Standards

22.206.060 Generally.
22.206.070 Shelter.
22.206.080 Maintenance.

BUILDING AND CONSTRUCTION CODES

Subchapter IV Minimum Mechanical Standards

- 22.206.090 Heating.
- 22.206.100 Ventilation.
- 22.206.110 Electrical equipment.

Subchapter V Minimum Fire Safety Standards

- 22.206.120 Requirements.

Subchapter VI Minimum Security Standards

- 22.206.130 Requirements.

Subchapter VII Duties of Owners and Tenants

- 22.206.140 Generally.
- 22.206.150 Duties of owners.
- 22.206.160 Duties of tenants.
- 22.206.170 Harassing or retaliating against tenant.
- 22.206.180 Harassing or retaliating against owner.
- 22.206.190 Occupying or renting vacated building—Utilities.
- 22.206.200 Removing posted notices.

Subchapter VIII Enforcement

- 22.206.210 Investigation and notice of violation—Generally.
- 22.206.220 Hearing before Superintendent.
- 22.206.230 Appeal to Hearing Examiner from order of Superintendent.
- 22.206.240 Extension of compliance date.
- 22.206.250 Certificate of compliance.
- 22.206.260 Reinspection of vacated and closed buildings.
- 22.206.270 Investigation and notice of noncompliance with fire safety standards after period for completion of required improvements.
- 22.206.280 Emergency order.
- 22.206.290 Civil penalty.
- 22.206.300 Citations.
- 22.206.310 Violations and criminal penalties.

Subchapter I Purpose

- 22.206.010 Purpose and scope.

The minimum standards set forth in this chapter are established for the purpose of protecting

against hazardous conditions, promoting the maintenance of housing, and encouraging the rehabilitation and reuse of existing structurally sound buildings. The minimum standards set forth in Sections 22.206.020 through 22.206.130 shall be advisory only for all detached single-family dwellings which are occupied by the owner thereof and in which no rooms are rented or leased to others.
(Ord. 106319 § 4.01, 1977.)

Subchapter II Minimum Space and Occupancy Standards

22.206.020 Yards and courts.

Every yard, court, street, or alley having required windows facing thereon shall be not less than three feet in width and unobstructed to the sky.
(Ord. 106319 § 4.02, 1977.)

22.206.030 Floor area.

Every dwelling unit shall have at least one room which shall have not less than one hundred twenty square feet of floor area and no habitable room except kitchens shall be less than seven feet wide. Every room which is used for both cooking and living or both living and sleeping quarters shall have a floor area of not less than one hundred thirty square feet if used or intended to be used by only one occupant, or of not less than one hundred fifty square feet if used or intended to be used by more than one occupant. Every room used for sleeping purposes shall have not less than eighty square feet of floor area. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of fifty square feet for each occupant in excess of two. In a dormitory, minimum floor area shall be sixty square feet per single or double bunk and aisles not less than three feet in width shall be provided between the sides of bunks and from every bunk to an exit; provided, that one-room dwelling units shall have a habitable room of not less than two hundred twenty square feet of floor area and an additional one hundred square feet of floor area shall be provided for each occupant of the unit in excess of two. The required square footage may not include built-in equipment which extends from floor to ceiling such as wardrobes, cabinets, kitchen units or fixtures.
(Ord. 106319 § 4.03, 1977.)

22.206.040 Light and ventilation.

A. Location. Every habitable room and bathroom shall have a window. Aggregate window area per room shall be not less than one-tenth of the floor area or ten square feet, whichever is greater. One-fourth of the required window area in any room shall be openable except where adequate ventilation is provided by other openings within the room or openings within an adjoining room or space. A kitchen or a bathroom shall have an aggregate window area of not less than three square feet in each room.

B. Windows. Every required window shall face on a yard, court, street, or alley. Required openable windows shall open on a yard, court, street, or alley, either directly or through a porch which shall be at least fifty percent open on at least one side or on both ends.

C. Other Means. An approved system of mechanical ventilation or vent shafts and artificial light may be used in lieu of the windows required by this section in bathrooms, kitchens, and similar rooms. In no case shall transoms be used for required ventilation.
(Ord. 106319 § 4.04, 1977.)

22.206.050 Sanitation.

A. One-room Dwelling Units. Every one-room dwelling unit shall be provided with a separate bathroom containing a toilet, lavatory, and bathtub or shower.

B. Other Dwelling Units. Every dwelling unit other than a one-room unit shall contain within a separate room or rooms accessible from inside the dwelling unit, a toilet, a lavatory, and a bathtub or shower. In no dwelling unit shall the only access from a bedroom to a bathroom be through another bedroom. No toilet shall be housed in any room or space used for the preparation of food, nor shall a toilet compartment open directly, without a door, into any such room or space.

C. Hotels. In hotels, where private toilets, lavatories, and bathtubs or showers are not provided, there shall be provided on each floor at least one toilet and lavatory and one bathtub or shower accessible from a public hallway. Additional toilets, lavatories, and bathtubs or showers shall be provided on each floor at the rate of one for every additional ten guests or occupants, or fractional number thereof in excess of ten.

D. Other Buildings. Every building, other than a hotel, containing housekeeping or guest

rooms in which private toilets, lavatories and bathtubs or showers are not provided, shall contain not less than one toilet, one lavatory, and one bathtub or shower, accessible from a public hallway, for each eight occupants, or fractional number thereof in excess of eight. On floors with fewer than eight occupants, the required sanitary facilities may be provided on an adjacent floor if the floor on which facilities are provided is directly and readily accessible to such occupants and if such use does not cause the facilities to be used by a total of more than eight persons.

E. Kitchen. Every dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with an approved kitchen sink, hot and cold running water, counter work space, cabinets for storage of cooking utensils and dishes, and approved cooking appliances and refrigeration facilities or adequate space for their installation. Splash-backs and counter-tops shall have an impervious surface.

F. Fixtures. All plumbing fixtures shall be trapped and vented and connected to a sanitary sewer or to an approved private sewage disposal system. There shall be an approved system of water supply, providing both hot and cold running water. All toilets shall be flush type and in good working order. Hot water for the required sink, lavatory, and bathtub or shower shall be provided at a temperature not less than one hundred twenty degrees Fahrenheit at the fixture outlet to be attained within two minutes after opening the fixture outlet.

G. Maintenance. All sanitary facilities, fixtures, and equipment required by this Housing Code shall be maintained in a safe and sanitary condition.
(Ord. 106319 § 4.05, 1977.)

Subchapter III Minimum Structural Standards**22.206.060 Generally.**

Roofs, floors, walls, chimneys, fireplaces, foundations and all other structural components of buildings shall be reasonably decay-free and capable of resisting any and all normal forces and loads to which they may be subjected.
(Ord. 106319 § 4.06, 1977.)

22.206.070 Shelter.

Every building shall be protected so as to provide shelter for the occupants against the

BUILDING AND CONSTRUCTION CODES

weather. Every basement or cellar used for human habitation shall be dry; and habitable rooms therein shall conform to all requirements of size, lighting, and ventilation. No portion of a basement or cellar used for human habitation shall have dirt floors.

(Ord. 106319 § 4.07, 1977.)

22.206.080 Maintenance.

Every foundation, room and exterior wall, door, skylight and window shall be reasonably weathertight, watertight, damp-free and rodent-proof; and shall be kept in a sound condition and good repair. Under-floor areas, other than basements or cellars, shall have adequate ventilation. The ventilation openings shall be provided in exterior walls and shall be screened. The total ventilation opening shall be at least equal to one-tenth of one percent of the under-floor area. Ventilation openings shall be located so as to insure a cross current of air. These openings may be equipped with an approved thermally operated damper device. Floors, interior walls and ceilings shall be kept in sound condition and good repair. Toxic paint or other toxic materials shall not be used on areas readily accessible to children. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint or other approved protective covering or treatment. Walls shall be capable of affording privacy for the occupants. All premises shall be graded, drained, free of standing water, and maintained in a clean, sanitary and safe condition.

(Ord. 106319 § 4.08, 1977.)

Subchapter IV Minimum Mechanical Standards

22.206.090 Heating.

Every housing unit shall be provided with heating facilities capable of providing an inside temperature of sixty-five degrees Fahrenheit when the outside temperature is twenty degrees Fahrenheit. All heating devices and appliances shall be of an approved type and in good and safe working order and shall have been lawfully installed. No unvented fuel-burning heater or unvented open-flame heater shall be permitted. Ventilation for rooms and areas containing fuel-burning appliances shall be adequate for proper combustion.

(Ord. 106319 § 4.09, 1977.)

22.206.100 Ventilation.

Ventilating equipment shall be of an approved type and maintained in a safe manner. Where mechanical ventilation is provided in lieu of the natural ventilation required by Section 22.206.040, the mechanical system shall be in working order during the occupancy of any building.

(Ord. 106319 § 4.10, 1977.)

22.206.110 Electrical equipment.

A. All electrical equipment, wiring and appliances shall be of an approved type, installed and safely maintained in accordance with applicable provisions of the Seattle Electrical Code in effect at the time they were installed,¹ unless otherwise specified in this Housing Code.

B. Every habitable room, except kitchens, shall be provided with not less than two electrical convenience outlets or one convenience outlet and one supplied electric light fixture. Every kitchen shall be provided with not less than three convenience and/or appliance outlets and one supplied light fixture. Two electrical appliance receptacles, properly installed as a part of a lawfully installed electric or gas kitchen range, shall be accepted in lieu of two of the required outlets in a kitchen. In all cases, at least one of the wall-mounted outlets shall not be obscured, either partially or otherwise, by floor-mounted appliances. Every toilet, compartment, bathroom, laundry room, furnace room, and public hallway shall contain at least one supplied electric light fixture.

(Ord. 106319 § 4.11, 1977.)

1. Editor's Note: The Electrical Code codified in Subtitle III of this Title became effective on October 5, 1979.

Subchapter V Minimum Fire Safety Standards

22.206.120 Requirements.

The following provisions of this section shall apply to all buildings less than four stories in height; provided, that dwellings shall be exempt from the requirements of subsections B through I. For the purposes of this section, no building containing residential and commercial uses or other similar mixed occupancy building shall be deemed to be a dwelling. Exit requirements for existing buildings four or more stories in height shall be as provided in the Seattle Fire Code.¹

Necessary alterations, repairs and improvements to existing buildings to meet the standards and requirements of this section shall be completed not later than two hundred seventy days from the effective date of this Housing Code,² and it is unlawful for the owner of any such building to fail or refuse to complete such alterations, repairs and improvements within such period. Prior to the expiration of such period, compliance with the standards and requirements of this section shall be enforced in accordance with the procedure provided in Sections 22.206.210 through 22.206.260. Thereafter, compliance with these standards and requirements shall be enforced in accordance with the provisions of Section 22.206.270.

A. Stair Construction. All stairs shall have a minimum run of nine inches and a maximum rise of eight inches and a minimum width exclusive of handrails of thirty inches. The rise and run shall be reasonably constant in any flight of stairs. Every stairway having more than three risers shall have at least one handrail. A landing having a minimum horizontal dimension of thirty inches shall be provided at each point of access to the stairway. A door that swings away from a stairway shall be deemed to have created a landing in the area of its swing. Every required stairway, except in dwellings, shall have headroom clearance of not less than six feet six inches measured vertically from the nearest tread nose to the nearest soffit.

B. Number of Exits. Every housing unit above the first floor or in a basement shall have access to not less than two exits as specified in this Section 22.206.120. A fire escape as specified in this section may be used as one required exit.

Exceptions:

1. Housing units in a two-story building which has an occupant load of not more than ten persons above the first floor or in a basement having an occupant load of not more than ten persons may have one exit.

2. A housing unit on the second floor may have one means of egress providing it is a stairway or corridor leading directly to the outside without any other openings.

3. Housing units may have one exit where an automatic fire sprinkler system is provided for all exitways and other public rooms and areas within the building.

C. Interior Stairways. Every interior stairway shall be enclosed with walls of not less than one-hour fire-resistive construction.

Where existing partitions form part of a stairwell enclosure, wood lath and plaster that is not cracked, broken or bulging will be acceptable in lieu of one-hour fire-resistive construction. Openings to stairwell enclosures shall be protected by a self-closing door and latching assembly providing fire-resistance equivalent to that provided by a solid wood door and assembly not less than one and three-fourths inches thick. The term "stairwell enclosures" shall include landings between flights and any corridors, passageways, or public rooms necessary for continuous exit to the exterior of the building. Doors shall not reduce the required width of a stairway or landing more than six inches when open.

Exceptions: The stairway need not be enclosed;

1. In a continuous shaft if cut off at each story by the fire-resistive construction required for stairwell enclosures; or

2. Where a lawfully installed automatic fire-extinguishing system is provided for all exitways and other public rooms and areas within the building.

D. Exterior Stairways. Exterior stairways shall be noncombustible or constructed of wood of not less than two-inch nominal thickness with solid treads and risers.

E. Fire Escapes. Existing fire escapes that are structurally sound may be used as one means of egress, if the pitch does not exceed sixty degrees, the width is not less than eighteen inches, the treads are not less than four inches wide, and they extend to the ground or are provided with counterbalanced stairs reaching to the ground. Access shall be by an opening having a minimum dimension of twenty-nine inches when open. The sill shall be not more than thirty inches above the floor and landing.

F. Doors and Openings. Exit doors other than from housing units shall be self-closing, self-latching, and openable from the inside without the use of a key or any special knowledge or effort, and when serving an occupant load of fifty or more shall swing in the direction of exit travel. Transoms, and openings other than doors, from corridors to rooms shall be fixed closed and shall be covered with a minimum of five-eighths-inch gypsum wallboard on both sides. Corridors shall have a fire resistance not less than that of wood lath and plaster. Existing dead-end corridors in excess of thirty feet in length, serving housing units, shall be

BUILDING AND CONSTRUCTION CODES

eliminated, unless protected by the installation of a lawfully installed automatic sprinkler system throughout the affected corridor, or by providing lawfully installed detectors of products of combustion other than heat, conforming to Uniform Building Code Standard 43-6, within each housing unit whose corridor exit door is located beyond the thirty-foot limitation. The detectors may be self-contained or installed as a part of the electrical system. All doors opening into a corridor not included as part of a stairwell enclosure shall be not less than solid wood doors one and three-eighths inches thick, or shall provide equivalent fire resistance except where a lawfully installed automatic fire sprinkler system is provided throughout all exitways and other public rooms and areas within the building.

G. Exit Signs. Every exit doorway or change of direction of a corridor shall be marked with a well-lighted exit sign having green legible letters at least five inches high.

H. Enclosure of Vertical Openings. Elevators, shafts, ducts, and other vertical openings shall be protected with construction as required for stairways in subsection C or by fixed wire glass set in steel frames. Doors shall be solid wood doors one and three-eighths inches thick or shall provide equivalent fire resistance.

I. Separation of Occupancies. Occupancy separations shall be provided as specified in Section 503 and Table No. 5-B of the Seattle Building Code.³ (Ord. 106319 § 4.12, 1977.)

1. Editor's Note: The Fire Code is codified in Subtitle VI of this Title.
2. Editor's Note: Ord. 106319 became effective on April 20, 1977.
3. Editor's Note: The Building Code is codified in Subtitle I of this Title.

Subchapter VI Minimum Security Standards

22.206.130 Requirements.

The following requirements shall apply to all existing buildings other than detached single-family dwellings to provide reasonable security from criminal actions to the permanent and transient occupants thereof, and to their possessions:

A. Unattended building entrance doors, including rear, service, and garage-to-building doors, shall be self-closing, self-locking, and

equipped with a dead latch. When garage-to-exterior doors are equipped with a remote control, electrically operated, opening and closing device, garage-to-building doors need not be self-locking. When either the garage-to-exterior doors or garage-to-building doors are equipped for self-closing and self-locking, the other need not be so equipped. Building entrance doors which open directly into a single housing unit are not required to be self-closing or self-locking.

B. Entrance doors from interior corridors to individual housing units shall be without glass openings and shall be capable of resisting forcible entry equal to a single-panel or hollow-core door, one and three-eighths inches thick; building entrance doors (other than the main entrance door) shall be solid, or if provided with glazed openings, shall have wire or grilles to prevent operation of the door latch from outside by hand or instrument; main entrance doors may be framed or unframed nonshattering glass or framed one-quarter-inch plate glass. Main entrance doors, other than those to individual housing units, shall be self-closing, self-locking, and shall have a dead latch.

C. Every entrance door to an individual housing unit shall have a dead bolt or a dead latch with at least a one-half-inch throw. The lock shall be so constructed that the dead bolt or dead latch may be opened from inside without use of a key. In hotels and other multi-unit buildings that provide housing for hire on a daily or weekly basis, every entrance door to an individual unit shall also be provided with a chain door guard or barrel bolt on the inside.

D. Every entrance door to an individual housing unit, other than transparent doors, shall have a visitor-observation port which port shall not impair the fire resistance of the door.

E. In all leased or rented housing units in buildings other than hotels and other multi-unit buildings having transient occupancies, lock mechanisms and keys shall be changed upon a change of tenancy, except that such change of locks and keys will not be required where an approved proprietary key system is used.

F. All exit doors shall be openable from the interior without use of keys.

G. Doors to storage, maintenance and building service rooms shall be self-closing and self-locking.

H. Dead bolts or other approved locking devices shall be provided on all sliding patio doors and installed so that the mounting screws for the lock cases are inaccessible from the outside.

I. Passenger elevators, the interiors of which are not completely visible when the car door(s) are open, shall have mirrors so placed as to make visible the whole of the elevator interior to prospective passengers outside the elevator; mirrors shall be framed and mounted to minimize the possibility of their accidental falling or shattering.

J. The elevator emergency stop button shall be so installed and connected as to activate the elevator alarm.

K. Openable windows shall be equipped with operable inside latching devices, except that this requirement shall not apply to any window whose sill is located ten or more feet above grade or any deck, balcony or porch that is not readily accessible from grade except through a single housing unit.

L. Subject to approval by the Superintendent of Buildings, alternate security devices may be substituted for those required in this section provided the devices are of equal capability to resist illegal entry and further provided that the installation of the devices does not conflict with other requirements of this Housing Code and other ordinances regulating safety of exit.

(Ord. 106319 § 4.13, 1977.)

Subchapter VII Duties of Owners and Tenants

22.206.140 Generally.

Notwithstanding the provisions of any lease, there are imposed on owners and tenants certain duties with respect to the use, occupancy, and maintenance of buildings as hereinafter specified in Sections 22.206.150 and 22.206.160.

(Ord. 106319 § 4.14, 1977.)

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. (Ord. 106319 § 4.15, 1977.)

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

22.206.160 Duties of tenants.

It shall be the duty of every tenant of a building to:

A. Maintain in a clean and sanitary condition the part or parts of the building and the premises

BUILDING AND CONSTRUCTION CODES

thereof occupied or controlled by tenant, and upon termination of tenancy, leave them in a clean and sanitary condition, normal wear and tear excepted.

B. Store and dispose of all garbage and rubbish in a clean, and sanitary, and safe manner.

C. Comply with reasonable request of the owner for the prevention or limitation of infestation including granting reasonable access for extermination or preventive measures by the owner.

D. Exercise reasonable care in the use and operation of electrical and plumbing fixtures and maintain all sanitary facilities, fixtures and equipment in a clean and sanitary condition.

E. Within a reasonable time, repair all damage to the building caused by the negligent or intentional act of the tenant or the invitees or licensees of the tenant.

F. Grant reasonable access to the owner of the building for the purpose of maintenance or repairs by the owner in the performance of any duty imposed on the owner by this Housing Code.

G. 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 or which may substantially contribute to or cause deterioration of the building.

(Ord. 106319 § 4.16, 1977.)

22.206.170 Harassing or retaliating against tenant.

It is unlawful for the owner of any building for the purpose of harassing, punishing or retaliating against the tenant thereof to interfere with the peaceable possession of the tenant by committing any of the following acts:

A. Changing or tampering with any lock or locks; or

B. Removing any door, window, fuse box, or other equipment, fixtures, or furniture; or

C. Requesting or causing any gas, electricity, water or other utility service to be stopped; or

D. Evicting, increasing rent, or otherwise imposing, threatening or attempting any punitive measure against a tenant for the reason that the tenant has in good faith reported violations of this Housing Code or otherwise exercised or attempted to exercise his legal rights in relation to such building; or

E. Removing or excluding from the premises the tenant thereof, except pursuant to legal process.

(Ord. 106319 § 4.17, 1977.)

22.206.180 Harassing or retaliating against owner.

It is unlawful for the tenant of any building for the purpose of harassing or retaliating against the owner thereof to interfere with the owner's rights therein by committing any of the following acts:

A. Changing or tampering with any lock or locks; or

B. Removing any supplied equipment, fixtures or furniture; or

C. In any manner wilfully causing to exist in the building any violation of the provisions of this Housing Code; or

D. In any manner wilfully or maliciously damaging or causing damage to the leased premises.

(Ord. 106319 § 4.18, 1977.)

22.206.190 Occupying or renting vacated building—Utilities.

A. It is unlawful for anyone to use, occupy, rent, or to cause, suffer, or allow another to use or occupy or rent any building vacated in compliance with a notice of violation or order issued in accordance with Section 22.206.210 unless and until a certificate of compliance in accordance with Section 22.206.250 has been issued therefor; provided, that nothing in this section shall be deemed to prohibit or make unlawful the occupancy by the owner of a detached single-family dwelling in which no rooms are rented or leased to others.

B. As to the vacated building, the Superintendent of Buildings may by written notice directed to its owner and to the Superintendent of Water, Superintendent of Lighting, or to the gas utility, request that service to the building of water, electricity, or gas respectively, be terminated or disconnected on or before a date specified therein, and upon receipt of the notice the Superintendent of Water, Superintendent of Lighting, or the gas utility, as the case may be, is authorized to terminate or disconnect the service, and to restore the service upon the issuance by the Superintendent of Buildings of a certificate of compliance in accordance with Section 22.206.250, or upon written notification by the Superintendent of Buildings that water,

electricity, or gas service is necessary for construction purposes in connection with the building, or for occupancy by the owner of a single-family dwelling as specified in this section.

C. It is unlawful for anyone other than the Superintendent of Water, Superintendent of Lighting, or gas utility respectively, or their duly authorized representatives, to restore any water, electricity, or gas service so terminated or disconnected.

(Ord. 106319 § 4.19, 1977.)

22.206.200 Removing posted notices.

It is unlawful for anyone other than the Superintendent of Buildings to remove any notice, complaint, or order posted in accordance with this chapter.

(Ord. 106319 § 4.20, 1977.)

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, 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; 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 the intent has been expressed to the Superintendent; (3) procedural requirements for obtaining a permit to carry out corrective action; (4) the presumed complexity of the corrective action, including seasonal considerations, construction requirements, and the legal prerogatives of landlords and tenants; and (5) any other circumstances beyond the control of the responsible party. In addition to serving and posting the notice, the Superintendent of Buildings shall mail or cause to be delivered to all housing and/or commercial rental units in the building a notice which informs each recipient of the notice of violation and the requirements and procedures applicable thereto. Demolition and removal of the building within the period of time set for compliance shall constitute compliance with this Housing Code.

B. The time set for compliance shall not apply to a building which is vacated and closed to entry within the period set for compliance, provided it is not reoccupied until the standards and requirements of Sections 22.206.020 through 22.206.160 have been met.

C. Unless a request for hearing before the Superintendent of Buildings is made in accordance with Section 22.206.220, the notice of violation shall become the final order of the Superintendent of Buildings and a copy thereof shall be filed with the Department of Records and Elections of King County.

(Ord. 106319 § 4.21, 1977.)

22.206.220 Hearing before Superintendent.

A. Any party affected by a notice of violation issued by the Superintendent of Buildings pursuant to Section 22.206.210 may apply to the Superintendent for reconsideration of the notice by filing within twenty days after service of the notice, a written request for a hearing before the Superintendent. Upon receipt of a written request, the Superintendent of Buildings shall notify the applicant, and any other persons served with a copy of the notice of violation, of the time and place set for the hearing, which shall be not less than ten nor more than thirty days from the date of filing the written request.

B. The notice of violation shall not be amended by the Superintendent of Buildings as

BUILDING AND CONSTRUCTION CODES

a result of any reinspection for compliance or other purpose except upon a clear showing that the amendment is necessary to the protection of public safety and health and that any additional violation did not exist or could not reasonably have been discovered at the time of original inspection. All parties affected shall have the right to appear in person, or otherwise, and to give evidence at the hearing. After the hearing, the Superintendent of Buildings shall sustain, modify, or withdraw the notice of violation, based on his findings as to whether there has been compliance with the standards and requirements set forth in Sections 22.206.020 through 22.206.160 of this chapter, and shall issue and cause to be served, posted and filed in the manner provided in Section 22.206.210, a final order in accordance with the decision; provided, that in specific cases, the Superintendent of Buildings may authorize variances from the standards and requirements of Sections 22.206.020 through 22.206.160 if he determines that all of the following conditions or circumstances exist:

1. A literal interpretation and strict application of the standards and requirements would result in an undue or unnecessary hardship, other than solely a financial hardship, and adversely affect the preservation and enjoyment of a substantial property right of the owner or tenant of the subject building; and

2. Because of special conditions or circumstances applying to the subject building or to the occupancy thereof, the variance will not be materially detrimental or injurious to the safety, health, or general welfare of the occupants thereof, or of neighboring property or occupancies, or of the public.

(Ord. 106319 § 4.22, 1977.)

22.206.230 Appeal to Hearing Examiner from order of Superintendent.

A. Within thirty days from the date of service and posting of an order issued by the Superintendent of Buildings under the provisions of Section 22.206.220, any party affected by the order may file a written notice of appeal with the Office of the Hearing Examiner of the city, stating therein in what respects the order is erroneous and the specific grounds upon which the party affected relies for the reversal or modification of the order. The notice of appeal shall be accompanied by a receipt of

the City Treasurer showing payment by the appellant of a filing fee of Ten Dollars (\$10.00).

B. The Hearing Examiner shall consider the appeal in accordance with the procedures established by the Administrative Code of the city (Ordinance 102228)¹ for hearing contested cases; provided that notice of hearing shall be given not less than ten days prior to the hearing. The Hearing Examiner's decision shall be made upon the same basis as is required of the Superintendent of Buildings under this Housing Code and may affirm, reverse or modify the Superintendent's order; provided, that the Superintendent's order shall be deemed to be prima facie correct and the burden of establishing the contrary shall be upon the appellant.

C. If the final order of the Superintendent of Buildings is reversed or substantially modified, the Hearing Examiner shall direct that the filing fee be returned to the appellant by the City Treasurer.

D. All matters submitted to the Office of Hearing Examiner hereunder shall be resolved by the Hearing Examiner within sixty days from the date of filing notice of appeal, and the Hearing Examiner's written decision containing findings of fact and conclusions of law shall be mailed to the parties of record.

E. The findings and orders of the Hearing Examiner shall be reported, served, and filed and shall bear the same legal consequences as if issued by the Superintendent of Buildings. (Ord. 106319 § 4.23, 1977.)

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

22.206.240 Extension of compliance date.

An extension of time for compliance with a final order may be granted in writing by the Superintendent of Buildings upon receipt of a written request filed with the Superintendent by any party affected not later than thirty days prior to the date set for compliance in the final order; provided that no extension of time shall be longer than sixty days and no extension of time shall be renewable or subject to appeal; provided further, the Superintendent of Buildings may without a written request grant an extension of time for not more than thirty days if he finds that required improvements have been commenced and that the work is progressing at a satisfactory rate; and provided further, that in no event shall the time for completing

improvements for compliance with the minimum standards and requirements of Section 22.206.120 be extended beyond two hundred seventy days from the effective date of this Housing Code.¹
(Ord. 106319 § 4.24, 1977.)

1. Editor's Note: Ord. 106319 became effective on April 20, 1977.

22.206.250 Certificate of compliance.

A. When the Superintendent of Buildings shall find that the corrections required by a final order have been made and/or that the standards and requirements set forth in Sections 22.206.020 through 22.206.160 of this chapter have been complied with, he shall prepare and upon request issue to any party submitting an application therefor, a general or limited certificate of compliance, certifying that, as of the date of issue, the subject building is in compliance with the standards and requirements specified in the certificate.

B. When the Superintendent of Buildings has issued a limited or general certificate of compliance pursuant to an inspection of a building, the building shall not be reinspected for any condition certified to have been corrected for a period of three years from the date of issuance of the certificate except upon request of the owner, or upon receipt of a citizen's complaint, or upon material alteration or damage to the building due to unforeseen natural causes, fire, or intentional destruction rendering the building imminently hazardous to public health or safety.

C. The issuance of a certificate of compliance shall not be construed to relieve from or lessen the responsibility and liability of any person owning, operating, or controlling any building or structure or owning, operating, controlling or installing any equipment therein for any injury, death, damage, and/or loss of any sort sustained by any person, organization, or corporation arising out of any condition of the building, structure, or equipment; nor shall the city or the Superintendent of Buildings be held to assume the liability by reason of any inspection, any issuance of certificates of compliance, or any other act or omission of the city or the Superintendent in connection with the enforcement and administration of this Housing Code.

(Ord. 106319 § 4.25, 1977.)

22.206.260 Reinspection of vacated and closed buildings.

A. When a building has been vacated and closed to entry pursuant or in response to a final order issued pursuant to this chapter, the Superintendent of Buildings shall reinspect the building quarterly to determine whether the building remains vacant and closed to entry, and whether and the extent to which the condition of the building has deteriorated. An annual charge not exceeding the total cost to the city of the reinspections, and established by the Superintendent pursuant to Section 22.202.030 of this subtitle, shall be collected by the Superintendent from the owner or other person responsible for vacating and closing the building.

B. If upon any reinspection the Superintendent of Buildings finds that the condition of the building has deteriorated to an extent that endangers or is injurious to the health or safety of the occupants of neighboring buildings or of the public, he shall commence proceedings in accordance with Chapter 22.208 of this subtitle.

C. Any building which has been vacated and closed to entry pursuant or in response to a final order and which the Superintendent of Buildings finds to be open to unauthorized entry, is found and declared to be a public nuisance which the Superintendent is authorized to abate summarily by such means and with such assistance as may be available to him, and the costs of abatement shall be collected from the owner or other person responsible in the manner provided by law.

(Ord. 106319 § 4.26, 1977.)

22.206.270 Investigation and notice of noncompliance with fire safety standards after period for completion of required improvements.

A. After two hundred seventy days from the effective date of this Housing Code,¹ the Superintendent of Buildings shall investigate any building as to which, in his opinion, there may be a failure to comply with the minimum fire safety standards contained in Section 22.206.120 and, if after the investigation he finds that the building fails to comply, he shall cause to be served upon all persons having any interest therein as shown upon the records of the King County Department of Records and Elections, either by personal service, registered mail, or by

BUILDING AND CONSTRUCTION CODES

certified mail with return receipt requested addressed to the last known address of such persons as shown upon such records, and shall post in a conspicuous place on the building a notice of noncompliance stating in what respects the building fails to comply with the standards and requirements of Section 22.206.120. In addition to serving and posting the notice, the Superintendent of Buildings shall mail or cause to be delivered to all housing and/or commercial rental units in the building a notice which informs each recipient of the notice of noncompliance and the requirements and procedures applicable thereto. Any party affected by a notice of noncompliance with the standards and requirements of Section 22.206.120 may apply for reconsideration of notice of noncompliance by filing with the Superintendent of Buildings, within twenty days after service of the notice, a written request for a hearing before the Superintendent. Upon receipt of the written request the Superintendent of Buildings shall notify the applicant, and any other persons served with a copy of the notice of noncompliance, of the time and place set for hearing which shall be not less than ten nor more than thirty days from the date of filing the written request therefor. All parties affected shall have the right to appear in person, or otherwise, and to give evidence at the time and place fixed in the notice of hearing. After the hearing, the Superintendent of Buildings shall sustain, modify, or withdraw the notice of noncompliance based on findings as to whether the standards and requirements of Section 22.206.120 have been complied with. If the notice of noncompliance is withdrawn, the Superintendent of Buildings shall issue a certificate of compliance in accordance with Section 22.206.250. If the notice of noncompliance is upheld, the penalty provisions of Section 22.206.310 shall apply in addition to any other provisions of this section.

B. Any building which the Superintendent of Buildings finds as a result of the hearing to be in noncompliance with the standards and requirements of Section 22.206.120 is found and declared to be a public nuisance which the Superintendent of Buildings is authorized to abate summarily by such means and with such assistance as may be available to him, and the costs of abatement shall be collected from the owner or other person responsible in the manner provided by law; provided that nothing herein

shall be deemed to limit or preclude any action or proceeding pursuant to Chapter 22.208 as to any building which the Superintendent 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.

(Ord. 106319 § 4.27, 1977.)

1. Editor's Note: Ord. 106319 became effective on April 20, 1977.

22.206.280 Emergency order.

A. Whenever the Superintendent of Buildings finds that any building is a menace to the safety or health of the occupants thereof, or the public, or is from any cause in such a dangerous and unsafe condition as to constitute an imminent hazard to the extent that persons in or around the building are in serious jeopardy of life or limb, he may without notice of hearing, issue an emergency order directing that the building be, by a time specified in the order, restored to a condition of stability and safety. The order may also require that the building be vacated within a reasonable time to be specified in the order, and in the case of extreme and immediate danger, the order may specify immediate vacation; and it is unlawful for any person to use or occupy, or to cause or permit to be used or occupied, the building from and after the date on which the building is required to be vacated, until the building shall be restored to a condition of stability and safety as required by the order.

B. Any building which is not restored to a condition of stability and safety within the time specified in an emergency order issued pursuant to this section is found and declared to be a public nuisance which the Superintendent of Buildings is authorized to abate summarily by such means and with such assistance as may be available to him and the costs of abatement shall be collected from the owner or other person responsible in the manner provided by law. (Ord. 106319 § 4.28, 1977.)

22.206.290 Civil penalty.

A. In addition to any other sanction or remedial procedure which may be available, any person failing to comply with an order issued by the Superintendent of Buildings or Hearing Examiner under this chapter, or failing

to comply with any other provision of this Housing Code specifically made subject to civil penalty, shall be subject to a cumulative civil penalty in the amount of Three Dollars (\$3.00) per day per each housing unit and/or commercial rental unit in violation from the date set for compliance until the order is complied with; provided, that any person failing to comply with an order to secure an unoccupied building against attempts at unauthorized entry in accordance with the requirement of Section 22.206.150A2 shall be subject to a cumulative civil penalty in the amount of Ten Dollars (\$10.00) per day per each housing unit and/or commercial rental unit in the building from the date set for compliance until the order is complied with; provided further, that any person failing to comply with an order pertaining to conditions in a common area of the building shall be subject to a cumulative civil penalty in the amount of Three Dollars (\$3.00) per day for each housing unit and/or commercial rental unit in the building from the date set for compliance until the order is complied with.

B. The penalty imposed by this section shall be collected by civil action, brought in the name of the city and commenced in the municipal court, and the Superintendent of Buildings shall notify the City Attorney in writing of the name of any person subject to the penalty and the amount thereof, and the City Attorney shall, with the assistance of the Superintendent of Buildings, take appropriate action to collect the penalty.

C. The defendant in the action may show, in mitigation of liability:

1. That the violation giving rise to the action was caused by the wilful act, or neglect, or abuse of another; or

2. That correction of the violation was commenced promptly upon receipt of notice thereof, but that full compliance within the time specified was prevented by inability to obtain necessary materials or labor, inability to gain access to the subject building, or other condition or circumstance beyond the control of defendant,

and upon a showing of the above described conditions, the court may remit all or part of the accumulated penalty.

(Ord. 106319 § 4.29, 1977.)

22.206.300 Citations.

Whenever a police officer has probable cause to believe that a person has violated any of the provisions of Sections 22.206.170 and 22.206.180 and whenever the Superintendent of Buildings has probable cause to believe that a person has violated any of the provisions of Sections 22.206.190 and 22.206.200, the police officer or the Superintendent, as the case may be, shall issue to the person a citation and notice to appear in municipal court in the same manner as provided by the Rules of Courts of Limited Jurisdiction.

(Ord. 106319 § 4.30, 1977.)

22.206.310 Violations and criminal penalties.

A. The following offenses:

1. Violation of any of the provisions of Sections 22.206.170, 22.206.180, and 22.206.190; and

2. Failure or refusal to complete necessary alterations, repairs, and improvements to meet the standards and requirements of Section 22.206.120 within the time specified therein; and

3. Using or occupying, or causing or permitting to be used or occupied, any building after the date specified in an emergency order directing vacation pursuant to Section 22.206.280; and

any other conduct made unlawful by this chapter, shall constitute a crime subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any person convicted thereof may be punished by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment for not more than one hundred eighty days, or by both fine and imprisonment; provided, that any violation of the provisions of Section 22.206.200 shall constitute a violation subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any person convicted of the violation may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00).

B. Each day of any violation or conduct made unlawful by this chapter shall constitute a separate offense.

(Ord. 106319 § 4.31, 1977.)

BUILDING AND CONSTRUCTION CODES

Chapter 22.208

BUILDINGS UNFIT FOR HUMAN HABITATION OR OTHER USE

Sections:

- 22.208.010 Conditions for declaring a building unfit for human habitation or other use.
- 22.208.020 Standards for repair or demolition.
- 22.208.030 Investigation, notice and hearing.
- 22.208.040 Determination and order of Superintendent after hearing.
- 22.208.050 Appeal from order of Superintendent.
- 22.208.060 Petition to Superior Court.
- 22.208.070 Extension of compliance date.
- 22.208.080 Certificate of compliance.
- 22.208.090 Reinspection of vacated and closed buildings.
- 22.208.100 Enforcement of final order.
- 22.208.110 Recovery of costs.
- 22.208.120 Occupying or renting building unfit for habitation—Utilities.
- 22.208.130 Removing posted notices.
- 22.208.140 Citations.
- 22.208.150 Penalty.

22.208.010 Conditions for declaring a building unfit for human habitation or other use.

Any building or structure, or the premises on which it is located, in which there exists any of the following listed high hazard conditions or combination thereof to an extent that endangers or is injurious to the health or safety of the occupants thereof, or the occupants of neighboring buildings or structures, or the public, is declared to be unfit for human habitation or other use:

A. Structural members that are of insufficient size or strength to carry imposed loads with safety including, but not limited to, the following:

- 1. Footings or foundations which are weakened, deteriorated, or insecure,
- 2. Flooring or floor supports which are defective or deteriorated,
- 3. Members of walls, partitions, or other vertical supports that split, lean, list or buckle,

4. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle,

5. Fireplaces or chimneys which list, bulge, or settle;

B. Inadequate protection to the extent that occupants are directly exposed to the weather, including but not limited to the following:

- 1. Crumbling, broken, loose, or falling interior wall or ceiling covering,
- 2. Broken or missing doors and windows,
- 3. Deteriorated, ineffective, or lack of waterproofing of foundations or floors,
- 4. Deteriorated, ineffective, or lack of exterior wall covering,
- 5. Deteriorated, ineffective, or lack of roof covering,
- 6. Broken, split, decayed, or buckled exterior wall or roof covering;

C. Inadequate sanitation to the extent that occupants or the general public are directly exposed to the risk of illness, including but not limited to:

- 1. Lack of, or inadequate number of, toilets, lavatories, bathtubs, showers, or kitchen sinks,
- 2. Defective or insanitary plumbing or plumbing fixtures,
- 3. Lack of running-water connections to plumbing fixtures,
- 4. Lack of connection to an approved sewage disposal system,
- 5. Inadequate drainage,
- 6. Infestation by insects, vermin, rodents, or other pests,
- 7. Failure to provide for storage and removal of garbage and rubbish;

D. Inadequate light, heat, ventilation, or defective equipment therefor, including, but not limited to:

- 1. Lack of light and ventilation,
- 2. Defective, deteriorated, or hazardous electrical wiring,
- 3. Defective, hazardous, or improperly operated ventilating equipment or systems,
- 4. Lack of, or defective, hazardous, or improperly operated, heating equipment or systems sufficient to maintain an inside temperature of fifty-eight degrees Fahrenheit when the outside temperature is twenty degrees Fahrenheit;

E. Defective or inadequate exits, including, but not limited to exits which are unsafe,

improperly located, or less than the required minimum number or dimensions;

F. Conditions that enhance the risk of fire or accident, including, but not limited to:

1. Accumulations of junk and debris,
2. Any building or device, apparatus, equipment, waste, vegetation, or other material in such condition as to cause a fire or explosion or to provide a ready fuel to augment the spread or intensity of fire or explosion arising from any cause.

(Ord. 106319 § 5.01, 1977.)

22.208.020 Standards for repair or demolition.

Any building found unfit for human habitation or other use shall be ordered repaired or vacated and closed if the degree of structural deterioration of the building in relation to its repaired condition is less than fifty percent or the estimated cost of repairs will not exceed fifty percent of the market value of the building in a repaired condition; otherwise the building shall be ordered repaired or demolished.

(Ord. 106319 § 5.02, 1977.)

22.208.030 Investigation, notice, and hearing.

The Superintendent of Buildings shall investigate any building which, in his opinion, may be unfit for human habitation or other use, and if, after the investigation, he finds that the building is unfit for human habitation or other use, he shall cause to be served by personal service, registered mail, or certified mail, with return receipt requested, upon all persons having any interest therein, as shown upon the records of the Department of Records and Elections of King County, and shall post in a conspicuous place on the property, a complaint stating in what respects the building is unfit for human habitation or other use; provided, that a complaint shall not be issued if a valid permit exists for the performance of repairs, alterations, and improvements to render the building fit for human habitation or other use, and any complaint issued shall be withdrawn, if at the time of issuance thereof, a valid permit existed for the performance of the repairs, alterations, and improvements. If the whereabouts of the persons is unknown and cannot be ascertained by the Superintendent of Buildings in the exercise of reasonable diligence, and the Superintendent of Buildings shall make affidavit to that effect, then the serving of the complaint upon the

persons may be made by publishing the complaint once each week for two consecutive weeks in a legal newspaper published in the city. The complaint shall contain a notice that a hearing will be held before the Superintendent of Buildings, at a time and place therein fixed, not less than ten days nor more than thirty days after the serving of the complaint; or in the event of publication of the complaint, not less than fifteen days nor more than thirty days from the date of the first publication; and that any party affected shall have the right to file an answer to the complaint, and to appear in person, or otherwise, and to give testimony at the time and place fixed in the complaint. The Superintendent of Buildings, at the hearing, shall have the power to administer oaths and affirmations, examine witnesses and receive evidence, and the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Superintendent of Buildings. A copy of the complaint shall be filed with the Department of Records and Elections of King County, and the filing shall have the same effect as provided by law for other lis pendens notices. In addition to serving and posting the complaint, the Superintendent of Buildings shall mail or cause to be delivered to all housing and/or commercial rental units in the building a notice which informs each recipient of the complaint and the requirements and procedures applicable thereto.

22.208.040 Determination and order of Superintendent after hearing.

If, after the hearing provided for in Section 22.208.030, the Superintendent of Buildings determines upon the basis of standards set forth in Section 22.208.010, that the building is unfit for human habitation or other use, he shall further determine upon the basis of standards set forth in Section 22.208.020 whether the building should be repaired, altered or improved, and/or vacated and closed, or demolished and/or removed, and shall state in writing his findings of fact in support of his determinations, and shall issue and cause to be served upon the owner or party in interest thereof, in the manner provided in Section 22.208.030, and shall post in a conspicuous place on the property, an order which requires the owner or party in interest within a reasonable time to be specified in the order, to repair, alter or improve such

building to render it fit for human habitation or other use, and/or vacate and close the building, or demolish and/or remove the building, whichever course of action is deemed proper on the basis of the standards set in Section 22.208.020. When calculating a reasonable time for compliance, the Superintendent shall take into consideration: (A) the type and degree of hazard cited in the complaint; (B) the intent of a responsible party to repair, demolish, or vacate and close the building, if the intent has been expressed to the Superintendent; (C) procedural requirements for obtaining a permit to carry out corrective action; (D) the presumed complexity of the corrective action, including seasonal considerations, construction requirements, and the legal prerogatives of landlords and tenants; and (E) any other circumstances beyond the control of the responsible party. If no appeal is filed, a copy of the order shall be filed with the Department of Records and Elections of King County.
(Ord. 106319 § 5.04, 1977.)

22.208.050 Appeal from order of Superintendent.

A. Within thirty days from the date of service and posting of an order issued by the Superintendent of Buildings under the provisions of Section 22.208.040, any party affected by the order may file a written notice of appeal with the Citizens Housing Board, stating therein in what respects the order is erroneous and the specific grounds upon which the party affected relies for the reversal or modification of the order. The notice of appeal shall be accompanied by a receipt of the City Treasurer showing payment by the appellant of a filing fee of Ten Dollars (\$10.00).

B. Upon receipt of the notice of appeal, the Citizens Housing Board shall issue and cause to be posted and served upon the owner and any party in interest, in the manner provided in Section 22.208.030, a notice that a hearing will be held before the Citizens Housing Board, at a time and place therein fixed, not less than ten days nor more than thirty days after receipt of the notice of appeal; that all parties affected shall have the right to appear in person, or otherwise, and to give evidence at the time and place fixed in the notice.

C. The Citizens Housing Board shall have the power in connection with the appeal to administer oaths and affirmations, examine witnesses,

and receive the evidence as may be presented on behalf of any party affected, or on behalf of the order of the Superintendent of Buildings, including the records and files of the Superintendent of Buildings, in connection therewith, and based on the evidence shall determine whether the order was erroneous, shall state in writing its findings of fact in support of the determination and shall issue and cause to be posted and served upon the owner or party in interest, in the manner provided in Section 22.208.030, its order affirming, reversing, or modifying the order of the Superintendent of Buildings.

D. All matters submitted to the Citizens Housing Board under this section shall be resolved by the Board within sixty days from the date of filing of the appeal, and a transcript of the findings of fact of the Board in connection therewith shall be made available to the owner or other party affected upon demand.

E. The findings and orders of the Citizens Housing Board in connection with the appeals shall be reported and filed and shall bear the same legal consequences as if issued by the Superintendent of Buildings and shall be subject to review only in the manner and to the extent provided in Section 22.208.060.
(Ord. 106319 § 5.05, 1977.)

22.208.060 Petition to Superior Court.

Any party affected by an order issued by the Citizens Housing Board pursuant to Section 22.208.050 may, within thirty days after the posting and service of the order, petition to the Superior Court of King County for an injunction restraining the Superintendent of Buildings from carrying out the provisions of the order. In all such proceedings the court may affirm, reverse, or modify the order and the trial shall be heard de novo.
(Ord. 106319 § 5.06, 1977.)

22.208.070 Extension of compliance date.

An extension of time for compliance with a final order may be granted in writing by the Superintendent of Buildings upon receipt of a written request filed with the Superintendent by any party affected not later than thirty days prior to the date set for compliance in the final order; provided that no extension of time shall be longer than sixty days and no extension of time shall be renewable or subject to appeal;

provided further, the Superintendent may without a written request grant an extension of time for not more than thirty days if he finds that required improvements have been commenced and that the work is progressing at a satisfactory rate.

(Ord. 106319 § 5.07, 1977.)

22.208.080 Certificate of compliance.

A. As to any final order, if the Superintendent of Buildings finds that the repairs, alterations, or improvements required therein have been made in compliance therewith, he shall prepare and upon request therefor issue to any party upon whom the final order was served a limited certificate of compliance, certifying that, as of the date of issue the building is in compliance with the final order.

B. When the Superintendent of Buildings has issued a limited certificate of compliance pursuant to an inspection of a building, the building shall not be reinspected for any condition certified to have been corrected for a period of three years from the date of issuance of the certificate except upon request of the owner, or upon receipt of a citizen's complaint, or upon material alteration or damage to the building due to unforeseen natural causes, fire, or intentional destruction rendering the building imminently hazardous to public health or safety.

C. The issuance of a limited certificate of compliance shall not be construed to relieve from or lessen the responsibility and liability of any person owning, operating, or controlling any building or structure or owning, operating, controlling, or installing any equipment therein for any injury, death, damage, and/or loss of any sort sustained by any person, organization, or corporation arising out of any condition of the building, structure, or equipment; nor shall the city or the Superintendent of Buildings be held to assume the liability by reason of any inspection, any issuance of a limited certificate of compliance, or any other act or omission of the city or the Superintendent in connection with the enforcement and administration of this Housing Code.

(Ord. 106319 § 5.08, 1977.)

22.208.090 Reinspection of vacated and closed buildings.

A. When a building has been vacated and closed to entry pursuant to a final order issued

pursuant to this chapter, the Superintendent of Buildings shall reinspect the building quarterly to determine whether the building remains vacant and closed to entry, and whether and the extent to which the condition of the building has deteriorated. An annual charge not exceeding the total cost to the city of the reinspections, and established by the Superintendent pursuant to Section 22.202.030, shall be collected by the Superintendent from the owner or other person responsible for vacating and closing the building.

B. If upon any reinspection the Superintendent of Buildings finds that the condition of the building has deteriorated to the extent that the estimated cost of repairs will exceed fifty percent of the market value of the repaired building, he shall cause to be served and posted a complaint pursuant to Section 22.208.020 stating the respects in which the condition of the building has changed. All procedures for hearing and appeal provided by this chapter shall apply to such complaint.

C. Any building which has been vacated and closed to entry pursuant to a final order and which the Superintendent of Buildings finds to be open to unauthorized entry, is found and declared to be a public nuisance which the Superintendent is authorized to abate summarily by such means and with such assistance as may be available to him, and the costs of abatement shall be collected from the owner or other person responsible in the manner provided by law.

(Ord. 106319 § 5.09, 1977.)

22.208.100 Enforcement of final order.

If the owner or other person served with a final order following exhaustion of or failure to exercise his rights to appeal fails to comply with a final order to repair, alter or improve, and/or vacate and close, or demolish and/or remove the subject building, the Superintendent of Buildings, by such means and with such assistance as may be available to him, is authorized and directed to cause the building to be repaired, altered or improved, or vacated and closed, or demolished and/or removed, and the costs thereof shall be recovered by the city in the manner provided in Section 22.208.110.

(Ord. 106319 § 5.10, 1977.)

22.208.110 Recovery of costs.

A. Unless the amount of the costs of repairs, alterations or improvements, or of vacating and

BUILDING AND CONSTRUCTION CODES

closing, or of demolition and/or removal, by the Superintendent of Buildings pursuant to Section 22.208.100 is previously paid, the amount shall be assessed against the real property as to which the costs were incurred; provided, if the building is removed or demolished by the Superintendent of Buildings, the Superintendent shall, if possible, sell the materials of the building pursuant to competitive bids, and shall credit the proceeds of the sale against the cost of removal or demolition, and if there is any balance remaining, pay the same to the parties entitled thereto, as determined by the Superintendent of Buildings after deducting the costs incident thereto; provided further, that if the building is repaired, altered, or improved by the Superintendent of Buildings pursuant to Section 22.208.100 and the cost of the repairs, alterations, or improvements exceeds One Thousand Dollars (\$1,000.00), the owner of the property or any person having an interest therein may, within thirty days after notification of the amount owing, request in writing that the assessment be deferred and that the costs be paid in accordance with terms and conditions to be agreed upon, and upon receipt of the request the Superintendent of Buildings is authorized, for and on behalf of the city, to enter into a written agreement with the owner or person in interest providing for payment of the costs upon terms and conditions securing the payment, including assessment against the property of any balance due and owing in the event of default.

B. If, after notice to the owner and other persons in interest, the amount of costs is not paid as provided for in this section, the Superintendent of Buildings shall notify the City Treasurer of the amount due and owing, and upon receipt of the notification the City Treasurer shall certify the amount to the County Treasurer for assessment.

C. Upon certification to him by the City Treasurer of the assessment amount due and owing, the County Treasurer shall enter the amount of assessment upon the tax rolls against the real property for the current year to be collected at the same time and with interest at the rates and in the manner provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes, and when collected shall be deposited in the General Fund of the city and credited to the Housing and Abatement Revolving Fund as provided in Section 22.02.090.

D. The assessment shall constitute a lien against the property of equal rank with state, county, and municipal taxes.
(Ord. 106319 § 5.11, 1977.)

22.208.120 Occupying or renting building unfit for habitation—Utilities.

A. It is unlawful for anyone to use, occupy, rent, or to cause, suffer, or allow another to use, occupy, or rent any building found to be unfit for human habitation or other use from and after the date specified in a final order issued in accordance with this chapter for the repair, alteration or improvement, and/or vacation and closure, or demolition and/or removal of the building, unless and until the building shall be made fit for human habitation or other use in compliance with the order and a certificate of compliance in accordance with Section 22.208.080 is issued therefor.

B. As to the building, the Superintendent of Buildings may by written notice directed to its owner and to the Superintendent of Water, Superintendent of Lighting, or to the gas utility, request that service to the building of water, electricity, or gas respectively, be terminated or disconnected on or before a date specified therein, and upon receipt of the notice the Superintendent of Water, Superintendent of Lighting, or the gas utility, as the case may be, is authorized to terminate or disconnect the service, and to restore the service upon the issuance by the Superintendent of Buildings of a certificate of compliance in accordance with Section 22.208.080, or upon written notification by the Superintendent of Buildings that water, electricity, or gas service is necessary for construction purposes in connection with the building.

C. It is unlawful for anyone other than the Superintendent of Water, Superintendent of Lighting, or gas utility respectively, or their duly authorized representatives, to restore any water, electricity, or gas service so terminated or disconnected.
(Ord. 106319 § 5.12, 1977.)

22.208.130 Removing posted notices.

It is unlawful for anyone other than the Superintendent of Buildings to remove any notice, complaint, or order posted in accordance with this chapter.
(Ord. 106319 § 5.13, 1977.)

22.208.140 Citations.

Whenever the Superintendent of Buildings has probable cause to believe that a person has violated any of the provisions of Sections 22.208.120 or 22.208.130, the Superintendent shall issue to the person a citation and notice to appear in municipal court in the same manner as provided by the Rules of Courts of Limited Jurisdiction.

(Ord. 106319 § 5.14, 1977.)

22.208.150 Penalty.

A. Any violation of the provisions of Section 22.208.130 and any other conduct made unlawful by this chapter shall constitute a violation subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any person convicted thereof may be punished by a civil fine or forfeiture of not more than Five Hundred Dollars (\$500.00); provided, that any violation of the provisions of Section 22.208.120 shall constitute a crime subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any person convicted thereof may be punished by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment for not more than one hundred eighty days, or by both fine and imprisonment; and provided further, that the occupancy of a single-family dwelling by the owner thereof in violation of Section 22.208.120 shall constitute a violation subject to the provisions of Chapters 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any owner convicted of the violation may be punished by a civil fine or forfeiture of not more than Five Hundred Dollars (\$500.00).

B. Each day of any violation or conduct made unlawful by this chapter shall constitute a separate offense.

(Ord. 106319 § 5.15, 1977.)

Subtitle III**Electrical Code****Chapters:****22.300 Adoption of Electrical Code**

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

(Ord. 108482 § 4, 1979.)

Chapter 22.300**ADOPTION OF ELECTRICAL CODE****Sections:**

- 22.300.010 Short title.
 22.300.020 Adoption of the National Electrical Code, Washington Administrative Code Rules and Regulations and Seattle Electrical Code Supplement.
 22.300.030 Violations and penalties.

22.300.010 Short title.

This subtitle shall be known as the "Seattle Electrical Code" and may be so cited. It is referred to herein as "this Electrical Code."
 (Ord. 108482 § 1, 1979.)

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

BUILDING AND CONSTRUCTION CODES

of this subtitle and together with the provisions of this subtitle 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.

(Ord. 108482 § 2, 1979.)

22.300.030 Violations and penalties.

A. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or allow the same to be done, contrary to or in violation of any of the provisions of this Electrical Code.

B. Anyone violating or failing to comply with the provisions of this Electrical Code shall, upon conviction thereof, be punishable by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment for not more than ninety days, or by both such fine and imprisonment, and each day's violation or failure to comply shall constitute a separate offense.

(Ord. 108482 § 5, 1979.)

Subtitle IV

Mechanical Code

Chapters:

- 22.400 Adoption of Mechanical Code
- 22.402 Administration
- 22.404 Definitions and Abbreviations
- 22.406 Heating, Ventilating and Cooling
- 22.408 Refrigeration
- 22.410 Gas Heaters and Appliances
- 22.412 Tank, Piping and Valves for Oil-burning Appliances
- 22.414 Steam and Hot Water Boilers and Piping
- 22.416 Fuel Gas Piping
- 22.418 Water Heaters

Severability: If any section, subsection, sentence, clause, or phrase of this subtitle is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this subtitle. The City Council declares that it would have passed this subtitle 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. 106166 § 56, 1977.)

Chapter 22.400

ADOPTION OF MECHANICAL CODE

Sections:

- 22.400.010 Short title.
- 22.400.020 Adoption of Uniform Mechanical Code.

22.400.010 Short title.

This subtitle shall be known as the "Seattle Mechanical Code," may be cited as such and will be referred to herein as "this Mechanical Code."
(Ord. 106166 § 1, 1977.)

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 called 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 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, shall constitute the official Mechanical Code of the city.

(Ord. 106166 § 2, 1977.)

Chapter 22.402

ADMINISTRATION

Sections:

- 22.402.010 UMC Section 103 amended—
Scope.
- 22.402.020 UMC Section 104 amended—
Existing equipment.
- 22.402.030 UMC Section 201(a) amended
—Creation of Department—
General.
- 22.402.040 UMC Section 201(c) amended
—Creation of Department—
Right of entry.
- 22.402.050 UMC Section 203 deleted—
Board of Appeals.
- 22.402.060 UMC Section 302(b) amended
—Permits—Plans and
specifications.
- 22.402.070 UMC Section 303 amended—
Validity and length of permit.
- 22.402.080 UMC Section 304 amended—
Permit fees.

22.402.010 UMC Section 103 amended—
Scope.

Section 103 of the Uniform Mechanical Code is amended to read as follows:

“Section 103. Scope. The provisions of this Code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances.

“Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

“The Uniform Mechanical Code Standards contained in Appendix A shall be considered as part of this Code.

“Appendix B, containing Chapter 21, ‘Steam and Hot-Water Boilers, Steam and Hot-Water Piping (Hydronics),’ Chapter 22, ‘Fuel Gas Piping,’ and Chapter 23, ‘Water Heaters,’ shall be considered as part of this Code.

“Appendix C contains gas venting tables and a list of recommended equipment standards and is intended to serve only as a guide. The design and testing of equipment regulated by this Code shall be subject to the approval of the Building Official.”

(Ord. 106166 § 3, 1977.)

22.402.020 UMC Section 104 amended—
Existing equipment.

Section 104 of the Uniform Mechanical Code is amended to read as follows:

“Section 104. Existing Equipment. Heating, ventilating, cooling, or refrigeration systems, incinerators, or other miscellaneous heat-producing appliances lawfully installed prior to the effective date of this Code¹ may have their existing use, maintenance, repair, conversion of fuel, or component replacement continued if the use, maintenance, repair, conversion of fuel, or component replacement is in accordance with the basic original design and location and is not a hazard to life, health or property.

“All heating, ventilating, cooling, or refrigeration systems, incinerators or other miscellaneous heat-producing appliances, both existing and new, and all parts thereof, shall be maintained in a safe condition. All devices or safeguards which are required by this Code in heating, ventilating, cooling or refrigeration systems, incinerators or other miscellaneous heat-producing appliances when installed, altered, or repaired, shall be maintained in good working order. The owner or his designated agent shall be responsible for the maintenance of heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances. The Fire Chief and the Building Official shall each have authority to see that the requirements of this paragraph are complied with.

“EXCEPTION: The Building Official may modify the requirements of this section where all or a portion of the building is unoccupied.” (Ord. 106166 § 4, 1977.)

1. Editor's Note: Ord. 106166 became effective on February 23, 1977.

22.402.030 UMC Section 201(a) amended—
Creation of Department—General.

Subsection (a) of Section 201 of the Uniform Mechanical Code is amended to read as follows:

“Section 201. Creation of Department. (a) GENERAL. The Building Official is hereby authorized and directed to enforce this Code, except Chapters 14, 15, 16, 17, 22 and 23 which shall be enforced by the Director of Public Health, and where authority as elsewhere provided in this Code is vested in the Director of Public Health or the Fire Chief. For such purpose, he shall have the powers of a police officer.”

(Ord. 106166 § 5, 1977.)

**22.402.040 UMC Section 201(c) amended—
Creation of Department—
Right of entry.**

Subsection (c) of Section 201 of the Uniform Mechanical Code is amended to read as follows:

“(c) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the Building Official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe as defined in Section 203 of the Building Code,¹ the Building Official or his authorized representative may with the consent of the occupant or with the consent of the owner of an unoccupied building or pursuant to a lawfully issued warrant, enter at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Code.

“‘Authorized Representative’ shall include the officers named in Section 201(a) and (b) of this Code.

“It is unlawful for any owner or occupant or any other person having charge, care or control of any building or premises to fail or neglect, after proper demand pursuant to a lawful warrant is made, to promptly permit entry therein by the Building Official or his authorized representative for the purpose of inspection and examination pursuant to this Code.” (Ord. 106166 § 6, 1977.)

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

**22.402.050 UMC Section 203 deleted—
Board of Appeals.**

Section 203 of the Uniform Mechanical Code is deleted. (Ord. 106166 § 7, 1977.)

**22.402.060 UMC Section 302(b) amended—
Permits—Plans and specifications.**

Subsection (b) of Section 302 of the Uniform Mechanical Code is amended to read as follows:

“(b) Plans and Specifications. When required by the Building Official for the enforcement of any provisions of this Code, plans and specifications for the installation of environmental heating or cooling systems, absorption systems, ventilation systems and hoods shall be filed with the Building Official and approved before the issuance of any permit.

“The Building Official may require such plans and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such.

“One set of plans and specifications may be filed for checking provided that not less than two sets of corrected plans and specifications are filed before approval is given by the Building Official. After approval, one set of plans shall be retained by the Building Official and the other set shall be returned to the applicant, which set shall be kept on such building or work at all times during which the work authorized is in progress.

“When the plans and specifications do not comply with provisions of this Code, the necessary changes or revisions shall be made thereto.

“Every plan shall be a print or other type of plan approved by the Building Official. The information contained on the plans shall be clearly legible and specifically indicated. No plan shall be of a scale smaller than 1/8 inch per foot.

“Specifications, legibly and definitely stated, shall be included either on the plan or on separate sheets.

“The approval of any plans or specifications shall not be construed to sanction any violation of this Code.

“No person shall deviate materially from any approved plans or specifications or fail, neglect, or refuse to comply therewith unless permission to do so has been obtained from the Building Official.

“The plans or specifications shall show the following:

1. Layout for each floor with dimensions of all working spaces and a legend of all symbols used.
2. Location, size, and material of all piping.
3. Location, size and materials of all air ducts, air inlets and air outlets.
4. Location of all fans, warm-air furnaces, boilers, absorption units, refrigerant compressors and condensers and the weight of all pieces of such equipment weighing 200 pounds or more.
5. Rated capacity or horsepower of all boilers, warm-air furnaces, heat exchangers, blower fans, refrigerant compressors and absorption units.
6. Location, size and material of all combustion products vents and chimneys.
7. Location and area of all ventilation and combustion air openings and ducts.
8. Location of all air dampers and fire shutters.

9. First sheet of each set of plans and specifications shall show the address of the proposed work and the name and address of the owner or lessee of the premises.

10. Plans and specifications shall be of sufficient clarity to show that the proposed installation will conform to the provisions of this Code and of all applicable laws, ordinances, rules, regulations and orders."
(Ord. 106166 § 8, 1977.)

**22.402.070 UMC Section 303 amended—
Validity and length of permit.**

Section 303 of the Uniform Mechanical Code is amended to read as follows:

"Section 303. Validity and Length of Permit.

(a) Validity. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorizes is lawful.

"The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from preventing construction being carried on thereunder when in violation of this Code or of any other ordinance.

"(b) Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void one year from date of issue. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans for such work.

"(c) Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this Code."
(Ord. 106166 § 9, 1977.)

**22.402.080 UMC Section 304 amended—
Permit fees.**

Section 304 of the Uniform Mechanical Code is amended to read as follows:

"Section 304. Permit Fees. Any person desiring a permit required by this Code, shall, at the

time of filing an application therefor, pay a fee as required by the Permit Fee Ordinance."¹
(Ord. 106166 § 10, 1977.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

Chapter 22.404

DEFINITIONS AND ABBREVIATIONS

Sections:

- 22.404.010 UMC Section 404-B amended
—Definition of Building Code.
- 22.404.020 UMC Section 404-B amended
—Definition of Building Official.
- 22.404.030 UMC Section 417-0 amended
—Definition of occupancy.
- 22.404.040 UMC Section 418-P amended
—Definition of plenum.
- 22.404.050 UMC Section 424-V amended
—Definition of ventilating ceiling.

22.404.010 UMC Section 404-B amended
—Definition of Building Code.
Section 404-B, of the Uniform Mechanical Code, definition of "Building Code" is amended to read as follows:

"BUILDING CODE is the Seattle Building Code."¹
(Ord. 106166 § 11, 1977.)

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

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 Superintendent of Buildings or his regularly authorized deputy."
(Ord. 106166 § 12, 1977.)

22.404.030 UMC Section 417-O amended
—Definition of occupancy.

Section 417-O of the Uniform Mechanical Code is amended to read as follows:

"OCCUPANCY is the purpose for which a

BUILDING AND CONSTRUCTION CODES

building is used or intended to be used. The term also shall include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

"Specific occupancies shall, for the purpose of this Code, be defined as set forth in the Seattle Building Code."¹
(Ord. 106166 § 13, 1977.)

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

**22.404.040 UMC Section 418-P amended
-Definition of plenum.**

Section 418-P, of the Uniform Mechanical Code, definition of "plenum" is amended to read as follows:

"PLENUM is an air compartment or chamber to which one or more ducts are connected and which forms part of either the conditioned air supply, circulating air or exhaust air system, other than the occupied space being conditioned. A ventilating ceiling shall not be considered a plenum."
(Ord. 106166 § 14, 1977.)

**22.404.050 UMC Section 424-V amended
-Definition of ventilating ceiling.**

Section 424-V, of the Uniform Mechanical Code, definition of "ventilating ceiling" is amended to read as follows:

"VENTILATING CEILING is a suspended ceiling containing many small apertures through which air, at low pressure, moves to or from an overhead concealed space between suspended ceiling and the floor or roof above."
(Ord. 106166 § 15, 1977.)

Chapter 22.406

HEATING, VENTILATING AND COOLING

Sections:

- 22.406.010 UMC Section 502 amended
-Approval.
- 22.406.020 UMC Section 504 amended
-Installation.
- 22.406.030 UMC Section 508 amended
-Location.

- 22.406.040 UMC Section 607(f) amended
-Special provisions-Industrial-commercial (over 400,000 B.t.u.'s).
- 22.406.050 UMC Section 704 amended-
Location.
- 22.406.060 UMC Section 709 amended-
Warm-air furnaces located in underfloor spaces.
- 22.406.070 UMC Section 712 added-
Conversion burners.
- 22.406.080 UMC Section 803 amended-
Vented decorative appliances.
- 22.406.090 UMC Section 804(b) amended
-Floor furnaces-Access.
- 22.406.100 UMC Section 901 amended-
General.
- 22.406.110 UMC Section 911 amended-
Draft hoods.
- 22.406.120 UMC Section 1002(g) and (h)
added-Material.
- 22.406.130 UMC Section 1004(a)
amended-Installation of ducts
-Metal ducts.
- 22.406.140 UMC Section 1005 amended
-Insulation of ducts.
- 22.406.150 UMC Section 1007(5)(b)
deleted-Ventilating ceilings.
- 22.406.160 UMC Table No. 10-D deleted
-Insulation of ducts.
- 22.406.170 Section 1101 amended-Scope
and general requirements.
- 22.406.180 UMC Section 1109(a)
amended-Hoods-Location.
- 22.406.190 UMC Section 1109(d)
amended-Hoods-Noncanopy
type hoods.
- 22.406.200 UMC Section 1109(e) added-
Hoods-Fire protection
system.
- 22.406.210 UMC Section 1111 amended-
Safety devices.
- 22.406.220 UMC Sections 1112 through
1116 added-Ventilation
systems.
- 22.406.230 UMC Table No. 11-B added-
Minimum mechanical
ventilating requirements.

**22.406.010 UMC Section 502 amended-
Approval.**
Section 502 of the Uniform Mechanical Code is amended to read as follows:
"Section 502. Approval. (a) GENERAL.

Each appliance shall be approved by the Building Official for safe use or comply with applicable nationally recognized standards as determined by an approved testing agency. Where no such standards exist, approval by the Building Official shall be obtained before installation of the appliance or accessory.

"Every installer shall furnish satisfactory evidence that the appliance installed is constructed in conformity with the requirements of this Code. A label of an approved testing agency, which is attached to the appliance, will be accepted as such evidence.

"Clearances of appliances from combustible materials shall be as set forth in Tables No. 5-A and No. 5-B unless otherwise specified for listed appliances.

"(b) GAS APPLIANCES. All gas-fired, automatically controlled water heating, space heating, air conditioning, and refrigeration equipment, direct-fired air heaters and clothes dryers that are not qualified per a nationally recognized standard shall:

1. When the appliance, or an individual unit thereof, is over 400,000 Btu per hour and supervised by an individual pilot, provide for main burner supply shut-off within two to four seconds after the supervised flame is extinguished.

2. When utilizing liquefied petroleum gas as a fuel, provide for shut-off of pilot supply as well as main burner supply per Item 1 above upon failure of pilot flame."
(Ord. 106166 § 16, 1977.)

22.406.020 UMC Section 504 amended— Installation.

Section 504 of the Uniform Mechanical Code is amended to read as follows:

"Section 504. Installation. Except as otherwise provided in this Code, the installation of appliances regulated by this Code shall conform to the conditions of listing. The appliance installer shall leave the manufacturer's installation and operating instructions attached to the appliance.

"All mechanical equipment, appliances and components shall be securely fastened into place in such a manner as to resist vertical and horizontal forces in each direction equal to the weight of the equipment. Attachments normally supplied as a part of commercial and/or residential type space heating and water heating appliances and installations, such as piping, connectors, ductwork, conduit, etc.,

shall be considered in meeting the intent of this section.

"Location of equipment shall comply with the Zoning Ordinance (86300)."¹
(Ord. 106166 § 17, 1977.)

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

22.406.030 UMC Section 508 amended— Location.

Section 508 of the Uniform Mechanical Code is amended to read as follows:

"Section 508. Location. (a) GENERAL. Appliances installed in areas where they may be subjected to mechanical damage shall be suitably guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

"Appliances generating a glow, spark, or flame capable of igniting flammable vapors may be installed in a garage provided the pilots and burners, or heating elements and switches are at least 18 inches above the floor level.

"EXCEPTION: Sealed combustion system appliances may be installed at floor level.

"Where such appliances installed within a garage are enclosed in a separate, approved compartment having access only from outside of the garage such appliances may be installed at floor level provided the required combustion air is taken from and discharged to the exterior of the garage.

"Heating equipment located in rooms where cellulose nitrate plastic is stored or processed shall comply with U.B.C. Standard No. 48-2.

"(b) SPECIAL HAZARDS. The following requirements apply to all occupancies other than Groups I and J:

"1. The lowest duct for air recirculated within a garage shall be not less than 48 inches above the level of the garage floor.

"2. No heating or ventilating fans, motors or other related equipment shall be installed in any stair enclosure, elevator shaft or dumb-waiter shaft.

"3. No furnace, boiler, compressor, motor or any equipment subject to possible explosion shall be installed under or adjacent to any stair providing exit from an upper floor or under or within 6 feet of any balcony stair.

"4. Ducts venting clothes dryers in all multi-story buildings shall be provided with removable

BUILDING AND CONSTRUCTION CODES

lint strainers as close as practicable to each dryer so vented, unless the dryer itself is equipped with such a lint strainer."
(Ord. 106166 § 18, 1977.)

22.406.040 UMC Section 607(f) amended— Special provisions—Industrial- commercial (over 400,000 B.t.u.'s).

Subsection (f) of Section 607 of the Uniform Mechanical Code is amended to read as follows:

"(f) INDUSTRIAL-COMMERCIAL (Over 400,000 B.t.u.'s). For burner inputs of more than 400,000 B.t.u.'s per hour, the provisions for air for combustion and ventilation shall conform to one of the following:

"1. There shall be provided a combustion air intake from outdoors which shall have a free area not less than the aggregate area of all flue connections it serves and placed as near the floor as practicable, and there shall be provided an additional ventilating opening from outdoors of the same area as the combustion air intake located as near the ceiling as practicable.

"2. There shall be provided a single air intake from outdoors which shall have a free area of not less than three times the aggregate area of all flue connections it serves, and located as near the ceiling as practicable. This requirement shall not be applicable where fuel-burning equipment is installed in an enclosure where the equipment occupies more than 50 per-cent of the floor area, nor where liquefied petroleum gas is used as a fuel.

"3. There shall be provided two air intakes, one as near the ceiling as practicable and the other as near the floor as practicable, each of which shall have a free area not less than the aggregate area of all flue connections it serves. These air intakes shall have permanent and unobstructed access to other space within the building; the combined volume of the rooms so connected in cubic feet shall be not less than 1/20th of the maximum rate of input in B.t.u.'s per hour of all fuel burning equipment in the space.

"4. The size and location of air openings as required shall not necessarily govern if adequate air for combustion and ventilation by mechanical means is assured with air flow interlocks in the plans and specifications proposed by a heating contractor or licensed professional engineer and submitted to the Building Official with the application for an installation permit."
(Ord. 106166 § 19, 1977.)

22.406.050 UMC Section 704 amended— Location.

Section 704, of the Uniform Mechanical Code is amended to read as follows:

"Section 704. Location. Warm-air furnaces shall not be installed as follows:

"1. In any room or space less than 12 inches wider than the furnace or furnaces installed therein with a minimum clear working space of not less than 3 inches along the sides, back and top of the furnace. (See also Section 711.)

EXCEPTION: Furnaces listed for less clearance may be installed according to their listing.

"2. In any hazardous location.

"3. In any surgical operating room or medical treatment room.

"4. Under any stairway.

"5. In a Group A, B, C, D, F or G Occupancy, unless separated from the rest of the building by not less than a One-hour Fire-resistive Occupancy Separation.

EXCEPTIONS: 1. Boilers or central heating plants where the largest piece of fuel equipment does not exceed 400,000 B.t.u. per hour input.

2. Buildings not more than one story in height of Group F, Division 2 Occupancies with an occupant load of less than 30.

3. Equipment installed on the roof of a building.

"6. In any Group E Occupancy unless separated from such occupancy by not less than a Two-hour Fire-resistive Occupancy Separation. In Group E, Divisions 1 and 2 Occupancies, there shall be no openings in such separations except for necessary ducts and piping.

"7. In Group H Occupancies, unless separated from such occupancy by not less than a One-hour Fire-resistive Occupancy Separation.

EXCEPTION: A separation shall not be required for such equipment serving only one dwelling unit.

"8. In any room used, or designed to be used, as a bedroom, bathroom, closet or in any confined space with access only to such room or space.

EXCEPTION: Fuel-burning heating equipment with sealed combustion systems or enclosed furnaces, and electric heating appliances.

The access to any furnace located in an attic or underfloor crawl space may be through a closet.

"9. Outside of a building unless completely enclosed in a weatherproof housing. This housing when constructed of metal shall be of No. 24

gauge galvanized sheet or 22 B & S gauge aluminum supported on a substantial metal frame. The housing shall be not larger than necessary to properly cover and provide a minimum 6-inch clearance around the furnace or furnaces enclosed therein, including all controls and draft diverters.

EXCEPTION: Furnaces listed for outdoor installations need not be enclosed."
(Ord 106166 § 20, 1977.)

**22.406.060 UMC Section 709 amended—
Warm-air furnaces located in
underfloor spaces.**

Section 709 of the Uniform Mechanical Code is amended to read as follows:

"Section 709. Warm-Air Furnaces Located in Underfloor Spaces. Every warm-air furnace installed in the underfloor area of any building shall comply with the following requirements:

"1. All wood or combustible construction within 6 inches of any such furnace shall be protected as specified in Section 711.

"2. An access opening and passageway of a height and width sufficient to permit removal of the furnace, and in no case less than 30 inches by 30 inches, shall be provided to the working space in front of the furnace. The access opening to any such passageway shall be through an opening in an exterior wall of the building or through a trap door within the building. The distance from the passageway across to the heating equipment shall not exceed 20 feet.

"3. Every furnace supported from the ground shall rest on a concrete slab or other approved materials extending not less than 3 inches above the adjoining ground level.

"4. The lowest portion of any furnace suspended from the buildings shall have a clearance of at least 6 inches from the ground.

"Whenever it is necessary to excavate to install any such furnace, the excavation shall extend to a depth of 6 inches below the furnace and 12 inches on all sides of the furnace, except the control side, which shall have a clearance of 30 inches.

"Whenever the excavation for either the furnace space or for the passageway exceeds 12 inches in depth, the walls of such excavation shall be lined with waterproof concrete, masonry, or other approved methods acceptable to the Building Official, extending to a height of 4 inches above the adjoining ground level.

"In flood plain areas wherever there is a

possibility that water may overflow the 4-inch high curb, the entire crawl space grade or height shall be such that a 12-inch clearance will exist between the bottom of the furnace and the ground.

"5. A permanent electric light outlet and lighting fixture, controlled by a switch located at the required passageway opening, shall be provided at, or near, the furnace.

"6. A furnace arranged to burn any liquefied petroleum gas shall not be installed in an underfloor space, unless such space is provided with an approved means for removal of unburned gas."

(Ord. 106166 § 21, 1977.)

**22.406.070 UMC Section 712 added—
Conversion burners.**

Chapter 7 of the Uniform Mechanical Code is amended by adding thereto a new section designated Section 712 to read as follows:

"Section 712. Conversion Burners. Installation of conversion burners shall conform to American National Standards Institute standards and manufacturer's instructions."

(Ord. 106166 § 22, 1977.)

**22.406.080 UMC Section 803 amended—
Vented decorative appliances.**

Section 803 of the Uniform Mechanical Code is amended to read as follows:

"Section 803. Vented Decorative Appliances. In addition to the general requirements specified in Section 802, every vented decorative appliance shall comply with the requirements specified for heating equipment and heating appliances of this Code.

"Approved gas logs may be installed only in solid fuel-burning fireplaces provided:

1. The gas log is installed only in accordance with the manufacturer's instructions.

2. If the fireplace is equipped with a damper, it shall be permanently blocked open to a sufficient amount to prevent spillage of combustion products into the room.

3. The minimum flue passageway shall be not less than one square inch per 2,000 B.t.u. input.

4. Gas logs when equipped with a pilot shall have a listed safety shutoff valve."

(Ord. 106166 § 23, 1977.)

BUILDING AND CONSTRUCTION CODES

22.406.090 UMC Section 804(b) amended— Floor furnaces—Access.

Subsection (b) of Section 804 of the Uniform Mechanical Code, is amended to read as follows:

“(b) Access. An opening and passageway not less than 24 inches by 24 inches shall be provided to every floor furnace. Any such passageway shall be not more than 20 feet in length from the required access opening or from an underfloor area 30 inches or more in height.” (Ord. 106166 § 24, 1977.)

22.406.100 UMC Section 901 amended— General.

Section 901 of the Uniform Mechanical Code is amended to read as follows:

“Section 901. General. Every appliance shall be effectively vented to the out of doors.

EXCEPTIONS: 1. Listed ranges.

2. Built-in domestic cooking units listed and marked as unvented units.

3. Listed hot plates and listed laundry stoves, provided that those installed in sleeping rooms shall be equipped with a pilot flame for each burner and an automatic device to shut off the gas supply when the pilot flame is extinguished.

4. Listed Type 1 clothes dryers.

5. Approved make-up air heaters, provided that such heaters are installed in accordance with Section 1904 of this Code.

*6. A single listed booster type (automatic instantaneous) water heater when designed and used solely for the sanitizing rinse requirements of a National Sanitation Foundation Class 1, 2 or 3 dishwashing machine, provided that the input is limited to 50,000 B.t.u. per hour, the storage capacity is limited to 12.5 gallons, and the heater is installed in a commercial kitchen having an approved mechanical exhaust system.

*7. Listed refrigerators, provided that gas refrigerators shall not be installed in bedrooms.

*8. Counter appliances.

*9. Other appliances, except room heaters, listed for unvented use and not provided with flue collars.

*10. Specialized equipment of limited input such as laboratory burners or gas lights.

“When any or all of the appliances starred above (*) are installed so that the aggregate input rating exceeds 30 B.t.u. per hour per cubic foot of room or space in which they are installed, one or more of them shall be provided

with a venting system or other approved means for removing the vent gases to the outside atmosphere so that the aggregate input rating of the remaining unvented appliances does not exceed the 30 B.t.u. per hour per cubic foot of room or space. When the room or space in which any of such starred appliances are installed is directly connected to another room or space by a doorway, archway, or other opening of comparable size, which cannot be closed, the volume of such adjacent room or space may be included in the calculations.

“Every appliance designed to be vented shall be connected to a venting system as specified in Section 902 and such system shall comply with the provisions of this Chapter, except as provided in this Section.

“Venting systems shall consist of approved chimneys, Type B vents, Type BW vents, Type L vents or a venting assembly which is an integral part of a listed appliance.

“Venting systems shall be so designed and constructed as to develop a positive flow adequate to convey all combustion products to the outside atmosphere.

“Venting systems may be so designed in accordance with accepted engineering methods when such design method has been approved by the Building Official.

“A venting system which is an integral part of the vented appliance shall be installed in accordance with the terms of its listing, manufacturer's installation requirements, and applicable requirements of this Code.

“Gas venting systems serving appliances equipped with draft hoods and appliances listed for use with Type B vents may be designed in accordance with tables in Appendix C, Chapter 9 of this Code, Appendix 1-D of ANSI Standard Z223.1 or AGA Catalog XHO 474 Section VII.”

(Ord. 106166 § 25, 1977.)

22.406.110 UMC Section 911 amended— Draft hoods.

Section 911 of the Uniform Mechanical Code is amended to read as follows:

“Section 911. Draft Hoods. Every vented appliance, except incinerators, dual oven type combination ranges, sealed combustion system appliances, and units designed for power burners or for forced venting, shall be installed with a draft hood.

“When the installer determines that a draft

hood of special design or a barometric damper is needed or preferable for a particular installation, advice of the manufacturer, the serving gas supplier or Building Official shall be secured. When barometric dampers are used, they shall be an approved two-way type and installed in accordance with manufacturer's instructions.

"Every appliance draft hood shall be located in the same room or space as the combustion air opening of the appliance.

"Every draft hood shall be installed in the position for which it was designed and shall be located so that the draft hood relief opening is not less than 6 inches from any surface other than the appliance it serves, measured in a direction 90 degrees to the plane of the relief opening. When a greater clearance is indicated by the appliance approval, as shown on the appliance label, this greater clearance shall be provided."

(Ord. 106166 § 26, 1977.)

22.406.120 UMC Section 1002 (g) and (h) added—Material.

Section 1002 of the Uniform Mechanical Code is amended by adding thereto new subsections (g) and (h) to read as follows:

"(g) Unprotected ducts shall not be built into, or installed in, a building in such a way as to impair the effectiveness of the fire-proofing around steel or iron structural members, such as placing ducts between the fire-proofing and the members protected.

"(h) Where ducts are located so that they will be subject to damage or rupture, they shall be adequately protected."

(Ord. 106166 § 27, 1977.)

22.406.130 UMC Section 1004(a) amended—Installation of ducts—Metal ducts.

Subsection (a) of Section 1004 of the Uniform Mechanical Code is amended to read as follows:

"Section 1004. Installation of Ducts. (a) METAL DUCTS. All ducts shall be securely fastened in place at every change of direction and as set forth in Table No. 10-E. Vertical rectangular ducts and vertical round ducts shall be supported as set forth in Table No. 10-E, Part I. All riser ducts shall be held in place by means of metal straps and/or angles and channels to secure the riser to the structure.

"Metal ducts shall not be installed in or within 4 inches of the ground. Metal ducts when

installed in or under concrete slab shall be encased in at least 2 inches of concrete.

"Supports for rectangular ducts as set forth in Table No. 10-E when suspended from above shall be installed on two opposite sides of each duct and shall be riveted, bolted, or metal screwed to each side of the duct at not more than the intervals specified.

"Horizontal round ducts 40 inches or less in diameter when suspended from above shall be supported at intervals not more than as set forth in Table No. 10-E with one hanger installed to comply with the requirements listed below:

"1. Ducts shall be equipped with a band extending around the entire perimeter of the duct at each specified support interval.

"2. Bands shall be not less than 1 inch wide nor less than equivalent to the gauge of the duct material it supports.

EXCEPTION; Ducts 10 inches and less in diameter may be supported by No. 18 gauge galvanized steel wire.

"3. Each band shall be provided with a suitable means of connecting to the suspending support.

"4. Ducts shall be braced and guyed to prevent lateral or horizontal swing.

"5. In other than Groups I and J Occupancies where warm air ducts pass through concealed ceiling spaces of combustible construction, or are located inside combustible partitions or walls, either the ducts or the interior surfaces of such concealed ceiling space, partitions or walls shall be protected with 1/4-inch asbestos, or other approved insulating material, or a clearance of 1/2-inch shall be maintained between ducts and all combustible construction. The integrity of fire-stopping shall not be destroyed. The spaces between the ducts and the fire-stopping shall be filled solidly with brick, asbestos, mineral wool or other approved noncombustible material. The space around ducts passing through walls, floor, or partitions shall be fire-stopped with rope asbestos, mineral wool or other non-combustible materials."

(Ord. 106166 § 28, 1977.)

22.406.140 UMC Section 1005 amended—Insulation of ducts.

Section 1005 of the Uniform Mechanical Code is amended to read as follows:

"Section 1005. Insulation of Ducts. When supply and return air ducts or plenums used for

heating and/or cooling are installed in unconditioned spaces such as, but not limited to, attics, garages and ventilated or unheated underfloor spaces, they shall be provided with duct insulation having a thermal Conductance ("C") Value of not more than 0.33 at 75 degrees Fahrenheit mean temperature. Insulation may be omitted on that portion of a duct which is located within a wall or floor space where both sides of such space are exposed to conditioned air and where such space is not ventilated or otherwise exposed to unconditioned air. Ducts located on roofs or on the exterior of the building shall be provided with duct insulation having a thermal Conductance ("C") Value of not more than 0.24 at 75 degrees Fahrenheit mean temperature, and shall have an approved weatherproof barrier. Nonmetallic ducts shall have not less than the insulating value required by this section.

"Only approved materials shall be used within the ducts and plenums for insulating, sound deadening or other purposes. All such materials shall have a mold, humidity and erosion resistant face that has met the requirements of U.M.C. Standard No. 10-1. Such materials shall be allowed in occupancies as for Class 1 and Class 2 air ducts based upon their flame-spread and smoke developed ratings. Duct systems operating at velocities in excess of 2000 feet per minute shall be fastened with both adhesive and mechanical fasteners, and all exposed edges shall have adequate treatment to withstand the operating velocity.

"Insulations applied to the exterior surface of metal ducts located in buildings of Types I and II construction shall have a flame spread of not more than 25 and a smoke development rating of not more than 50 when tested as a composite installation, including insulation, facing materials, tapes and adhesives as normally applied."

(Ord. 106166 § 29, 1977.)

**22.406.150 UMC Section 1007(5)(b) deleted—
Ventilating ceilings.**

Section 1007 of the Uniform Mechanical Code is amended by deleting therefrom item 5 of subsection (b).

(Ord. 106166 § 30, 1977.)

**22.406.160 UMC Table No. 10-D deleted—
Insulation of ducts.**

Table No. 10-D, Insulation of Ducts, and notes thereto in Chapter 10 of the Uniform Mechanical Code are deleted.

(Ord. 106166 § 31, 1977.)

**22.406.170 UMC Section 1101 amended—
Scope and general requirements.**

Section 1101 of the Uniform Mechanical Code is amended to read as follows:

"Section 1101. Scope and General Requirements. (a) SCOPE. Every ventilation system which is attached to or is a part of a building shall conform to the requirements of this Chapter.

"(b) GENERAL. If an installation is a mechanical ventilating exhaust system without a mechanical ventilating supply system, or if it is a mechanical ventilating supply system, equipment shall be installed so that the supply shall be heated to such a temperature as will provide minimum health conditions for the proposed use of the room.

"The design of heating elements and all equipment and connections required therefor shall be based on maintaining an average room temperature of 70°F. in all habitable rooms when the outside temperature is 10°F."

(Ord. 106166 § 32, 1977.)

**22.406.180 UMC Section 1109(a) amended—
Hoods—Location.**

Subsection (a) of Section 1109 of the Uniform Mechanical Code is amended to read as follows:

"Section 1109. Hoods. (a) LOCATION. Cooking devices in commercial kitchens which are used for frying or broiling or other grease producing cooking methods shall be provided with a metal exhaust hood of the canopy type extending over the entire surface used for cooking, or with a hood of the noncanopy type using a high velocity ventilating slot extending the full length of the cooking surface.

EXCEPTION: Fraternity and Sorority Houses, private boarding places and similar uses or occupancies with a capacity of not more than 50 persons and with kitchens and dining rooms designed to serve not more than 150 meals per day shall be exempt from the above requirement."

(Ord. 106166 § 33, 1977.)

**22.406.190 UMC Section 1109(d) amended—
Hoods—Noncanopy type hoods.**

Subsection (d) of Section 1109 of the Uniform Mechanical Code is amended to read as follows:

"(d) NONCANOPY TYPE HOODS. Noncanopy type hoods shall be provided with a shelf

just above the high-velocity slot extending the full length of the cooking surface and extending over at least 1/3 of the width of such surface. A settling trough shall be provided for the collection and drainage of grease in the hood. A mechanical exhaust and approved noncombustible filter or other approved grease extracting device shall be provided for all noncanopy type high velocity slot hoods of adequate capacity to remove the grease fumes. The volume of air exhausting through a noncanopy type hood to the duct system shall be not less than 250 cubic feet per minute per lineal foot of cooking equipment, unless otherwise approved by the Building Official. In no case shall the velocity of air at the cooking surface be less than 30 feet per minute." (Ord. 106166 § 34, 1977.)

**22.406.200 UMC Section 1109(e) added—
Hoods—Fire protection system.**

Section 1109 of the Uniform Mechanical Code is amended by adding thereto a new subsection (e) to read as follows:

"(e) FIRE PROTECTION SYSTEM. Whenever a grease hood is required by this Code for commercial cooking equipment, an approved fire protection system conforming to National Fire Protection Association Standard No. 96 (1973 edition) shall be installed and maintained." (Ord. 106166 § 35, 1977.)

**22.406.210 UMC Section 1111 amended—
Safety devices.**

Section 1111 of the Uniform Mechanical Code, is amended to read as follows:

"Section 1111. Safety Devices. Whenever a fire damper is installed it shall be installed and constructed to comply with Chapter 43 of the Building Code. See also the requirement of the Seattle Fire Code.¹

"Ducts discharging combustible material directly into any combustion chamber shall be equipped with a device designed to prevent fire flashback into other portions of the system." (Ord. 106166 § 36, 1977.)

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

**22.406.220 UMC Sections 1112 through
1116 added—Ventilation
systems.**

Chapter 11 of the Uniform Mechanical Code is amended by adding thereto new Sections designated Sections 1112 through 1116 to read as follows:

"Section 1112. Definitions. Ventilating openings in any room or space are hereby defined as apertures opening upon a public street or alley, court, public park, public waterway, or onto a roof of a building or structure in which the room or space is situated. They shall be doors, windows, skylights, transoms, or auxiliary openings which are provided for ventilating purposes and which are equipped with adjustable louvres, dampers, or other devices to deflect or diffuse the air currents. The area of ventilating openings shall be computed as follows:

Windows: The maximum area that can be opened.

Skylights: The maximum area of opening to the outer air through which air can flow.

Doors: The maximum area that can be opened.

Auxiliary openings: The area which is free when louvres, dampers, or other devices are in position to deflect or diffuse the air currents.

"Section 1113. Ventilation Requirements. (a) GENERAL. Ventilation may be produced by:

"(1). A natural ventilating system which depends on atmospheric conditions and the operation of exterior windows, transoms and other openings;

"(2). A mechanical ventilating supply system which forces air into a room or space by artificial means combined with the removal of air through windows, skylights, doors, transoms, grilles, shafts, ducts or other openings;

"(3). A mechanical ventilating exhaust system which removes air from a room or space by artificial means combined with a supply of air through windows, skylights, transoms, doors, grilles, ducts, or other openings;

"(4). A mechanical ventilating supply and exhaust system which forces air into and removes air from, a room or space by artificial means.

"(b) NATURAL VENTILATION. Natural ventilation requirements shall be based on a percentage of the floor area of the occupancy group in which they are classified as follows:

BUILDING AND CONSTRUCTION CODES

OCCUPANCY GROUP	MINIMUM AREA
A, B, C, D, E, F, & G	6.25%
H & I	5 % (but in no case less than 5 square feet.)

"(c) MECHANICAL VENTILATION. Mechanical ventilation requirements shall be based on the purposes for which rooms are used regardless of type or occupancy of buildings in which they are located, and shall be as set forth in Table No. 11-B.

"The mechanical ventilating requirements for rooms not specified in Table No. 11-B but used for purposes similar to those enumerated shall be the same as those for room purposes of similar character. Where conditions of occupancy can be clearly demonstrated to require less ventilation than specified in Table No. 11-B, the Building Official may permit such lesser ventilation.

"(d) INTERPRETATION OF REQUIREMENTS. In rooms which are required to be provided with mechanical ventilating exhaust systems, the fresh air to replace the air exhausted from each room shall be obtained from ventilating openings in that room, or from a mechanical ventilating supply system installed for that room, or it may be obtained from ventilating openings in uncontaminated rooms adjacent to the designated rooms through unobstructed openings at a velocity not to exceed 200 f.p.m. provided that the quantity of air supplied to the adjacent room is not less than that required for both the designated room and the adjacent room.

"If an adjacent room requires a preponderance of mechanical exhaust when the ventilating openings are not adequate for natural ventilation, such rooms shall not be used as a source of supply to the designated rooms.

"In picture projection rooms, fresh air to replace the air exhausted may be obtained from openings to uncontaminated rooms adjacent to the picture projection room, which have ventilating openings or which are provided with a mechanical ventilating supply system of the capacity required for such adjacent room.

"Section 1114. Supply Air Systems. (a) SOURCE. All of the supply air required by Section 1103 shall be taken directly from the out-of-doors.

EXCEPTIONS: 1. Group I. Occupancies.

2. If the mechanical ventilating supply system is equipped with devices for the control of

temperature and dust content so that the physical properties of the air so supplied are substantially the same as though all of the supply were taken from out-of-doors, then a portion not to exceed 2/3 of the ventilation requirements of Table No. 11-B may be recirculated. The quantity so recirculated may be considered as exhaust from the rooms from which it is withdrawn.

3. If the mechanical ventilating supply intake and all equipment ducts are arranged so that all of the supply air can be taken from out-of-doors, and the air permitted to be recirculated can be discharged to the atmosphere when the rooms are occupied, then a portion not to exceed 2/3 of the ventilation requirements of Table No. 11-B may be recirculated during the time that the rooms are not occupied.

"(b) INTAKE OPENINGS. The intake drawing air from out-of-doors shall be at such a point that the air supply will be uncontaminated and that the opening will be unobstructed at all times. The intake opening shall be at least 15 feet from the discharge outlet of an exhaust fan, and, unless adequate means is provided for the removal of dust from the air, the bottom of the opening shall be at least 10 feet above the surface of any abutting public way, gangway, driveway, grade, or abutting roof. No intake opening shall be placed in a horizontal position in any sidewalk, or in the pavement of any street, alley, or driveway, or level with any other surrounding grade nor so as to take air from the lower level of any two level street or similar construction. If a ventilation system is being used for emergency smoke removal, see Section 1807 of the Uniform Building Code.

"Section 1115. Room Air Inlets and Outlets. The air inlets and outlets in every system of ventilation shall be so located and constructed as to insure circulation of air throughout the occupied space of volume of each room.

"If only a mechanical ventilating supply system is installed for a room or if a greater quantity of air is supplied by a mechanical ventilating supply system than is removed by a mechanical ventilating exhaust system for a room, adequate means shall be provided for the natural exit of the excess air supplied. If only a mechanical ventilating exhaust system is installed for a room or if a greater quantity of air is removed by a mechanical ventilating system for a room than it supplies, adequate means shall be provided for the natural supply of the deficiency in the air supplied.

"Air may be recirculated from any room or space where the ventilating system is provided with approved filters for the removal of odors and fumes except that the mechanical ventilating exhaust system for baths, toilet rooms, janitor closets, and similar rooms shall be connected to a non-recirculating system which discharges to the outdoors.

"Section 1116. Point of Exhaust Discharge. The air removed by every exhaust system shall be discharged out-of-doors at a point where it will not cause a public nuisance, and from which it cannot again be readily drawn in by a ventilating system.

EXCEPTIONS: 1. Air which is to be used for recirculation may be discharged to a supply system.

2. Air which is suitable for recirculation may be discharged into a boiler room in such quantity as is required to supply the needs of combustion.

3. Air suitable for recirculation may be discharged into normally unoccupied spaces." (Ord. 106166 § 37, 1977.)

**22.406.230 UMC Table No. 11-B added—
Minimum mechanical ventilating
requirements.**

Chapter 11 of the Uniform Mechanical Code is amended by adding thereto Table No. 11-B, Minimum Mechanical Ventilating Requirements, to read as follows:

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

BUILDING AND CONSTRUCTION CODES

"TABLE No. 11-B

MINIMUM MECHANICAL VENTILATING REQUIREMENTS

"CONDITIONS		REQUIREMENTS
Room Purpose	Other Conditions	Cubic feet of air per minute supplied or exhausted per square foot of floor area of rooms.
		Except as otherwise noted— S indicates mechanical supply. E indicates mechanical exhaust.
"Apartment Units		S .5
Assembly rooms (except those used for worship only) and	Less concentrated	S 1.0 and E 0.7
	Concentrated	S 2.0 and E 1.4
Exhibition rooms (except picture galleries and room for permanent exhibits)	Less concentrated	S 0.7
	Concentrated	S 1.5
Assembly rooms and Sunday Schools used for worship only, Chapels	Less concentrated	S 0.7
	Concentrated	S 1.5
Bakeries, Food Baking Rooms	Stories below that nearest to grade	S 1.2 and E 1.2
	Other stories	E .6
Ballrooms		S 2.0 and E 1.0
Bathrooms, Residential		E 1.0 or gravity exhaust of 1 square inch per square feet of floor area.
Barber and Beauty Shops		S 1.2 and either mechanical or gravity exhaust.
Game and Amusement Rooms		S 1.5 and E 1.5
Boiler Rooms		See Chapter 6, Section 607(f)
Bowling Alleys	Not including floor area from foul lines to pit	S 2.0 and E 2.0 in open spaces having no fixed seats plus S 20 and E 20 for each fixed seat.
Classrooms, Day Nurseries		S 1.3
Dining rooms public		S 1.5 and E 1.5

Seattle Municipal Code
as adopted in 1980
For current SMC contact
the Office of the City Clerk

“CONDITIONS

REQUIREMENTS

“Dressing rooms

S 1.2 and E 1.2

Dwellings

S .5

Electric Transformer vaults

See Seattle Electrical Code¹

Gymnasiums

S .8 and 10 per person where seats are provided, whichever is greater.

Kitchens, commercial

S 1.2. For Exhaust, see Chapter 11 of the Uniform Mechanical Code, as modified by this Code

Kitchens, domestic

E 2.0 or gravity exhaust 1 square inch per square foot floor area but not less than 30 square inches per square foot

Laboratories Chemical

E .6
(See Note 2 at end of table)

Laundries containing equipment which can be used by more than one family at one time.

E 1.0, or gravity exhaust.

Laundries, commercial

S 1.5 or E 1.5

Living rooms in other than dwellings

S .5

Loading spaces and appurtenant driveway areas in manufacturing and storage units, for vehicles using internal combustion engines

E .5
(See note 3 at end of table)

Locker rooms

E 1.2

Lunch counters and rooms

E 2.0

Motion picture, television and radio studios

S 1.5 and E 1.5

Museums

S .6 and E .6

Offices

S 1.0 and E .8

Packing, shipping, and receiving rooms

S .6 or E .6

Parking Garage (enclosed) spaces for automobiles operated under own power, single floor or elevator type, capacity 5 or more cars.

Entrance story
Any story except entrance story

E 3.0 in main entrance drive plus E .5 in storage space.
E .5 in car storage space

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

BUILDING AND CONSTRUCTION CODES

“CONDITIONS

REQUIREMENTS

“Parking Garage (enclosed) spaces for automobiles operated under own power, ramp type, capacity 5 or more cars	Any story below entrance story	E 2.0 in ramps and drives between ramps in first story below entrance story, which may be reduced .2 for each story below (minimum E .5) plus E .5 in car storage space
	Entrance story	E 3.0 in main entrance drive to ramp plus E .5 in car storage space.
	Any story above entrance story	E 2.0 in ramps and drives between ramps in second story, which may be reduced .2 for each story above (Minimum E .5) plus E .5 in car storage space.
Passages (enclosed) for vehicles using internal combustion engines		E 3.0 See Note 1 at end of table.
Retail Paint shops		S .6 or E .6
Reading, music craft and art rooms		S 1.0 or E 1.0
Repair shops and hangars, combustion engines	CO exhaust system required for repair shops handling 6 or more engines	S .5 or E .5 (See Note 2 at end of table)
Sales rooms, retail	Basements	S 1.5 or E 1.5
	Main Floor	S 1.0 or E 1.0
	Other stories	S .6 or E .6
Sleeping rooms		S .5
Storage rooms, active storage		E .4
Inactive storage		No requirements
Toilet rooms, public		E 2.0, or gravity exhaust 1 square inch per square foot floor area but not smaller than 30 square inches
Waiting rooms in transportation facilities		S .6

Seattle Municipal Code
as adopted in 1980
For current SMC contact
the Office of the City Clerk

"Note No. 1. Passages (enclosed) for Vehicles Using Internal Combustion Engines. If openings, each having an area not less than 25 percent of the cross-sectional area of the passage, are provided to atmosphere in both end walls of the passage, then Natural Ventilation may be used.

"If openings having a combined area not less than 50 percent of the area of a side wall of the passage, uniformly distributed, are provided to atmosphere, then Natural Ventilation may be used.

"Note No. 2. Repair Shops and Factories. Where the work in the room is of such a character that dangerous or noxious dust or fumes are given off, the stated requirements shall be supplemented by local or unit exhaust sufficient to remove such dust or fumes.

"Note No. 3. Loading Spaces and Appurtenant Driveways. For loading spaces and appurtenant driveways in manufacturing and storage units having apertures opening directly to atmosphere, which apertures have an area of not less than 20 percent of the floor area of the loading spaces and appurtenant driveways, Natural Ventilation may be used.

"If the apertures having an area of less than 20 percent of the floor area of the loading spaces and appurtenant driveways - E .5." (Ord. 106166 § 38, 1977.)

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

Chapter 22.408

REFRIGERATION

Sections:

- 22.408.010 Administration of UMC Chapters 14 through 17—Refrigeration.
- 22.408.010 Administration of UMC Chapters 14 through 17—Refrigeration.

A. Chapters 14, 15, 16 and 17 of the Uniform Mechanical Code shall be administered and enforced by the Director of Public Health and for this purpose he shall have all of the powers of the Building Official. Whenever the words "Building Official" are used in those chapters, such words shall mean "Director of Public Health."

B. Permit and inspection fees shall be collected by the Director of Public Health in accordance with the provisions of Ordinance 84297.¹

(Ord. 106166 § 39, 1977.)

1. Editor's Note: Ord. 84297 is codified in Chapter 6.82 of this Code.

Chapter 22.410

GAS HEATERS AND APPLIANCES

Sections:

- 22.410.010 UMC Section 1904 amended—Direct gas-fired make-up air heaters.
- 22.410.020 UMC Section 1905 added—Gas appliances.
- 22.410.010 UMC Section 1904 amended—Direct gas-fired make-up air heaters.

Section 1904 of the Uniform Mechanical Code is amended to read as follows:

"Section 1904. Direct Gas-Fired Make-up Air Heaters. (a) GENERAL. Direct gas-fired make-up air heaters may be installed in all occupancies using heated make-up air from the outside.

EXCEPTION: Such equipment shall not supply any occupancy containing sleeping quarters.

"(b) EXHAUST. The design of the installation shall include adequate provision to permit make-up air heaters to operate at rated capacity by providing properly designed relief openings or an interlocked power exhaust system.

"(c) APPROVAL. Each installation shall be approved by the Building Official for safe use. The Building Official may require that the appliance comply with specific sections of applicable nationally recognized standards.

"(d) AIR. All combustion air for such equipment must be brought in from the outside in accordance with subsection (f) of this section. If approved by the Building Official, conditioned space air may be recirculated downstream of the burner section only.

"(e) PLANS. The installer shall submit

BUILDING AND CONSTRUCTION CODES

plans showing the proposed installation, indicating the location of the heater and such accessories as may be required to insure the proper and safe performance of its function.

“(f) FILTERS. All air passing through or over the burners shall be outside air and screened or filtered to prevent leaves, papers, or other objects from being picked up from the outside, ignited, and discharged into the heated space.

“(g) CLEARANCE. Such equipment shall be installed so as not to raise the temperature of surrounding combustible material to higher than 90°F. above ambient.”
(Ord. 106166 § 40, 1977.)

22.410.020 UMC Section 1905 added—Gas appliances.

Chapter 19 of the Uniform Mechanical Code is amended by adding thereto a new section designated Section 1905 to read as follows:

“Section 1905. Gas Appliances. Gas appliances and equipment not specifically referred to in this chapter shall be constructed and installed so as to conform to applicable provisions of this chapter and nationally recognized standards of safety, such as those contained in ANSI Standard Z223.1-1974, National Fuel Gas Code, Section 1.3 and 1.4.”
(Ord. 106166 § 41, 1977.)

Chapter 22.412

TANK, PIPING AND VALVES FOR OIL-BURNING APPLIANCES

Sections:

- 22.412.010 UMC Appendix A, Section 5.126 amended—Unenclosed supply tanks inside buildings.
- 22.412.020 UMC Appendix A, Section 5.141(e) amended—Supply connections—Piping where supply tank is below or above burner.
- 22.412.030 UMC Appendix A, Section 5.141(f) amended—Supply connections—Commercial and industrial.
- 22.412.040 UMC Appendix A, Section 5.148 amended—Tests of piping.

22.412.010 UMC Appendix A, Section 5.126 amended—Unenclosed supply tanks inside buildings.

Section 5.126 of Appendix A of the Uniform Mechanical Code is amended to read as follows:

“Section 5.126. Unenclosed Supply Tanks Inside Buildings. (a) GENERAL. Unenclosed supply tanks exceeding 10 gallons shall not be installed within Groups A, B or C Occupancies nor in a waterfront structure.

“An unenclosed supply tank shall not be placed less than 5 feet from any fire or flame either in or external to any fuel burning appliance, nor shall such a tank obstruct quick and safe access to any utility service meters, switch panels and shutoff valves.

“(b) TANK CONSTRUCTION AND SUPPORTS. Only a tank meeting the construction provisions for underground tanks, or tanks specifically constructed for that purpose, shall be installed unenclosed inside a building.

“An unenclosed supply tank shall be securely supported by rigid noncombustible supports to prevent settling, sliding, or lifting.

“(c) TANK SIZE. A supply tank shall be of such size and shape that it can be installed in and removed from the building as a unit.

“A supply or storage tank located above the lowest story, cellar or basement shall not exceed 50 gallons capacity and the total capacity of tanks so located shall not exceed 50 gallons.

“Not more than one 550 gallon tank nor two tanks of 275 gallons each shall be installed in the lowest story, cellar or basement of a building, unless separation is provided for each 550 gallons as required by Section 5.127(f) and (g) for enclosed supply tanks inside buildings.

“(d) TANK CONNECTIONS. When an opening is provided in the bottom of the tank for use as a burner supply connection or as a drain, the tank shall be pitched toward the opening with a slope of not less than 1/4 inch per foot.

“A shutoff valve shall be provided immediately adjacent to the burner supply connection at the bottom of a supply tank.

“(e) TANK VENT. An unenclosed supply tank shall be provided with an open vent pipe not smaller than 1-1/4 inches and a fill pipe, both terminating outside the building.

“Any unused opening shall be enclosed by a pipe plug or cap screwed up tightly.

"(f) GAUGING. An unenclosed supply tank shall be provided with a gauging device. (See Section 5.144.)"
(Ord. 106166 § 42, 1977.)

**22.412.020 UMC Appendix A, Section 5.141
(e) amended—Supply connections
—Piping where supply tank is
below or above burner.**

Subsection (e) of Section 5.141 of Appendix A of the Uniform Mechanical Code, is amended to read as follows:

"(e) PIPING WHERE SUPPLY TANK IS BELOW OR ABOVE BURNER. Where supply tanks are set below the level of the burner, the oil piping shall be so laid as to pitch toward the supply tank without traps. Where the tank is below the level of the burner, a pipe extension to the bottom of the tank may be used. Where the tank is located above the burner, the return line shall extend into the tank not more than one inch.

"Where tanks are located so that the top of the tank is above the level of the suction inlet of the pump, an approved siphon breaking device shall be installed; Provided, however, that in the case of a single tank not exceeding 275 gallons capacity, or a multiple tank installation so connected by means of an approved three-way valve that only one tank may be drawn from at a time, the installation of the above mentioned siphon breaking devices may be omitted."

(Ord. 106166 § 43, 1977.)

**22.412.030 UMC Appendix A, Section 5.141
(f) amended—Supply connections
—Commercial and industrial.**

Subsection (f) of Section 5.141 of Appendix A of the Uniform Mechanical Code is amended to read as follows:

"(f) COMMERCIAL AND INDUSTRIAL. For commercial and industrial installations the oil supply from tanks of any capacity permitted by this Standard may be in accordance with the following:

1. The burner supply line may be connected to an outside aboveground supply tank at a point below the liquid level but each such connection shall be provided with an internal or external shutoff valve located as close as practicable to the shell of the tank.

2. A transfer pump may be used."
(Ord. 106166 § 44, 1977.)

**22.412.040 UMC Appendix A, Section 5.148
amended—Tests of piping.**

Section 5.148 of Appendix A of the Uniform Mechanical Code is amended to read as follows:

"Section 5.148. Tests of Piping. After installation and before being covered, piping shall be tested for leaks. Piping shall be tested hydrostatically, or with equivalent air pressure, at not less than 1-1/2 times the maximum working pressure but not less than 5 pounds per square inch at the highest point of the system. The test shall be made so as not to impose a pressure of more than 5 pounds per square inch air pressure on the tank. This test shall be maintained for at least 30 minutes or for sufficient time to complete visual inspection of all joints and connections. Instead of a pressure test, suction lines may be tested under a vacuum of not less than 20 inches of mercury maintained for at least 30 minutes.

"When the vertical length of the fill and vent pipes is such that when filled with liquid the static head imposed exceeds 10 p.s.i., the piping shall be tested hydrostatically to a pressure equal to the static head thus imposed."
(Ord. 106166 § 45, 1977.)

Chapter 22.414

**STEAM AND HOT WATER BOILERS
AND PIPING**

Sections:

- 22.414.010 UMC Appendix B, Section 2106(a) amended—Detailed requirements—Safety requirements for boilers and pressure vessels.
- 22.414.020 UMC Appendix B, Section 2113 amended—Automatic boilers.
- 22.414.030 UMC Appendix B, Section 2127(H) amended—Steam and water piping—Pressure testing.
- 22.414.040 UMC Appendix B, Sections 2128 through 2136 added—Steam and hot-water boilers, steam and hot-water piping.
- 22.414.050 UMC Appendix B, Table No. 21-C amended—Controls and limit devices for automatic boilers.

**22.414.010 UMC Appendix B, Section 2106
(a) amended—Detailed
requirements—Safety
requirements for boilers and
pressure vessels.**

Subsection (a) of Section 2106 of Appendix B of the Uniform Mechanical Code is amended to read as follows:

“(a) **SAFETY REQUIREMENTS FOR BOILERS AND PRESSURE VESSELS.** Compliance with the applicable section of the A.S.M.E. Boiler and Pressure Vessel Code, latest edition as published by the American Society of Mechanical Engineers, United Engineering Center, 345 East 47th Street, New York, N.Y. 10017, together with the latest edition of the Inspection Code, as published by The National Board of Boiler and Pressure Vessel Inspectors, 1055 Crupper Avenue, Columbus, Ohio 43229, together with the latest published addenda and revisions thereto, shall constitute prima-facie evidence of conformance to minimum requirements as established by the Building Official.”
(Ord. 106166 § 46, 1977.)

**22.414.020 UMC Appendix B, Section 2113
amended—Automatic boilers.**

Section 2113 of Appendix B of the Uniform Mechanical Code is amended to read as follows:

“Section 2113. Automatic Boiler. Automatic boilers shall be equipped with controls and limit devices as set forth in Table No. 21-C. Automatic boilers shall also be equipped with the following gauges, as applicable: oil temperature, oil suction pressure, high and low gas pressure, stack temperature and windbox pressure.

“A copy of the approved wiring diagram for an automatic boiler installation shall be permanently and prominently displayed, under protective covering, in the boiler room. Such diagram shall include the coding of the actual wiring by color or by number to permit a ready check of the system.

“Except as otherwise specified, gas-fired boilers exceeding 400,000 B.t.u. per hour input shall conform to nationally recognized standards approved by the Building Official.

“All automatic boilers, gas and oil-fired of over 12,500,000 B.t.u.’s, shall also comply with the installation requirements of N.F.P.A. Standard No. 85 or No. 85B, 1973 edition, for the prevention of furnace explosions in

fuel oil and natural gas-fired watertube boiler furnaces; except that firetube boilers shall require only four (4) air changes for prepurge of the combustion chamber passes and breeching.

“The Building Official may approve solid fuel-fired boilers that can meet the safety requirements for automatic gas or oil-fired boilers.”

(Ord. 106166 § 47, 1977.)

**22.414.030 UMC Appendix B, Section 2127
(H) amended—Steam and water
piping—Pressure testing.**

Subparagraph H of Section 2127 of Appendix B of the Uniform Mechanical Code is amended to read as follows:

“H. **PRESSURE TESTING.** (1) Responsibility. The equipment, material and labor necessary for inspection or test shall be furnished by the person to whom the permit is issued or by whom inspection is requested.

“(2) Media. The piping shall be tested with water.

“(3) Pressure Test. All piping shall be tested with a hydrostatic pressure of not less than 100 psig, but at least 50 psig greater than operating pressure. This pressure must be maintained for at least 30 minutes. Every required test shall be conducted by the owner or contractor. The piping being tested shall remain exposed during testing and shall not leak during the test.

“(4) Moved Structures. All parts of the piping system of any building or any part thereof, that are moved from one foundation to another shall be completely tested as prescribed elsewhere in this Section for new work, except that walls or floors need not be removed during such test when other equivalent means of inspection acceptable to the Building Official are provided.

“(5) Test Waived. No test or inspection shall be required where a system or part thereof, is set up for exhibition purposes and has no connection with a water system.

“(6) Exceptions. In cases where it would be impractical to provide the aforementioned tests, or for minor installations and repairs, the Building Official at his discretion, may make such inspection as he deems advisable in order to assure himself that the work has been performed in accordance with the intent of this Chapter.”

(Ord. 106166 § 48, 1977.)

22.414.040 UMC Appendix B, Sections 2128 through 2136 added—Steam and hot-water boilers, steam and hot-water piping.

Appendix B, Chapter 21, of the Uniform Mechanical Code is amended by adding thereto new sections designated Sections 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, and 2136 to read as follows:

"Section 2128. Monitoring Systems for Automatic Boilers. Sections 2128 through 2136 regulate the installation, maintenance and use of monitoring systems for automatic boilers.

"For purposes of Section 2128 through 2136, words and phrases used herein shall mean as follows:

"ALARM SERVICE: The service required following the transmission of an alarm signal.

"ALARM SIGNAL: A signal indicating an emergency requiring immediate action.

"CENTRAL STATION SYSTEM: A system, or group of systems, the operations of which are signaled to, recorded in, maintained and supervised from an approved central station, in which there are competent and experienced observers and operators in attendance at all times whose duty it shall be, upon receipt of a signal, to take such action as required. Such systems shall be independently owned, controlled, and operated by a person, firm, or corporation whose principal business is the furnishing and maintaining of supervised protective signaling service and who have no interest in the protected properties or such system shall be owned and operated by a governmental agency having not less than five separate locations.

"FUEL SHUT DOWN SYSTEM: A system to shut off the fuel supply to the burner and operated by the same alarm signal as that relayed to the monitoring system. The fuel shut down system shall be manually reset before burner operation can be resumed.

"MAINTENANCE: Repair service, including periodically recurrent inspections and tests, required to keep the protective signaling system and its component parts in an operative condition at all times, together with replacement of the system or of its components, when for any reason they become undependable or inoperative.

"MONITORING STATION: The central station of a central station system or the central supervisory station of a proprietary system.

"MONITORING SYSTEM: An approved

protective signaling system used for surveillance of controls and limit devices required on certain automatic boilers.

"PROPRIETARY SYSTEM: A system with supervision by competent and experienced personnel in a central supervising station at the property protected. The system is to include equipment and other facilities required to permit the operators to test and operate the system and, upon receipt of a signal, to take such action as required.

"PROTECTIVE SIGNALING SYSTEMS: Electrically operated circuits, instruments, and devices, together with the necessary electrical energy, designed to transmit alarms and trouble signals, necessary for monitoring boilers.

"TROUBLE SIGNAL: A signal indicating trouble of any nature, such as a circuit break or ground, occurring in the devices or wiring associated with a protective signaling system.

"Section 2129. Monitoring System Functions. An approved monitoring system shall sense low water level and flame failure on all boilers, steam pressure at the upper limit setting on steam boilers or water temperature at the upper limit setting on hot water boilers. Upon sensing any of the above conditions, a manually reset relay device shall shut off the fuel supply to the boiler and shall also relay an alarm signal to the monitoring system. The monitoring system shall sense existing limit controls and flame failure device or a duplicate of each control device.

"Section 2130. Approval of Monitoring Systems. An annually renewable permit issued by the Building Official shall be required for a monitoring system as provided under Section 2136 of this Code. Before such permit may be issued, the following conditions for approval shall be met:

"(a) Information. Complete information regarding the system including specifications, wiring diagrams, and floor plans shall be submitted to the Building Official.

"(b) Equipment. All devices, combinations of devices, and equipment constructed and installed in conformity with the provisions of Sections 2130 through 2135 shall be approved for the purposes for which they are intended. All devices shall carry approval of Underwriters' Laboratories, Inc., or other comparable agency.

"(c) Acceptance Tests. Upon completion of a system, a satisfactory test of the entire installation shall be made in the presence of the Building Official.

BUILDING AND CONSTRUCTION CODES

"(d) Maintenance. All systems shall be under the supervision of qualified persons. These persons shall cause proper tests and inspection to be made at prescribed intervals and shall have general charge of all alterations and additions to the system under their supervision or a satisfactory agreement on the maintenance, operation, and efficiency of the system shall be provided.

"Section 2131. Design and Installation of Monitoring Systems. The design and installation of all electrical wiring, equipment and devices of a monitoring system, service requirements therefor, and electrical supervision thereof, shall be in conformity with the Seattle Electrical Code,¹ and applicable provisions of NFPA Standards No. 71, Central Station Protection Signaling Systems, and No. 72D, Proprietary Protective Signaling Systems, as published by the National Fire Protection Association, copies of which are filed with the City Comptroller (C.F. 256705).

"Central station systems and facilities which have been approved by a recognized agency as conforming to NFPA Standard No. 71 shall be deemed to be in compliance with the provisions of this section and Sections 2132, 2133 and 2134 following.

"Section 2132. Monitoring Station Building.

(a) The monitoring station building and its fire protection shall be satisfactory to the Building Official.

"(b) Access to operating rooms of monitoring stations shall be restricted to authorized persons. A central station operating room shall be locked at all times.

"(c) Emergency lighting facilities shall be provided in the operating room and in other areas of the monitoring station considered necessary by the Building Official. The emergency lighting system shall illuminate the area automatically upon failure of the normal lighting system power supply.

"Section 2133. Monitoring Station Facilities.

(a) The monitoring station shall be equipped with the necessary instruments of an approved pattern for automatically receiving and recording all signals. The time of receipt of signals shall also be recorded manually, or preferably by an automatic device.

"(b) The devices and circuits shall be designed and installed so as to meet successfully the most severe conditions liable to be met in practice, and no change or alteration shall be made in same without approval of the Building Official.

"(c) Circuits between the protected premises and the monitoring station, and within the protected premises, except as hereinafter excluded, where essential to the actuation or operation of signaling devices shall be so arranged that the occurrence of a single break or single ground fault will not prevent the transmission of an alarm signal. This requirement shall not apply to circuits wholly within the monitoring station nor to the carrier transmission portion of circuits.

"(d) The occurrence of a single break or a single ground fault on any circuit shall not of itself cause a false signal which may be interpreted as an alarm signal. Where such single fault prevents the normal functioning of any circuit its occurrence shall be indicated automatically at the monitoring station by a trouble signal compelling attention and readily distinguishable from signals other than those indicative of an abnormal condition of supervised parts of a boiler monitoring system.

"(e) Circuit adjusting means for emergency operation may either be automatic or be provided through manual operation upon receipt of a trouble signal.

"(f) The circuits and devices shall be arranged to receive and record a signal readily identifiable as to location of origin.

"(g) The carrier transmission portion of circuits between the protected premises and the monitoring station shall meet all of the following requirements:

"1. Carrier channels shall be designed to transmit a constant tone of one frequency, which tone shall shift to a second frequency for transmission of signals.

"2. Two carrier channels shall be provided for each circuit, with all signals transmitted simultaneously over both channels; or one carrier channel shall be provided plus means for immediate transfer of the circuit to a standby carrier channel, a maximum of eight circuits being associated with each standby channel.

"3. The two channels (or one channel with standby arrangement) for each circuit shall be routed between the carrier transmitter and the carrier receiver as follows:

(i) Over separate routes between terminating equipments.

(ii) Over separate cables on the same route.

(iii) Over separate pairs of wires in the same cable.

(iv) Over one pair of wires provided service is limited to one plant.

"4. Failure of a carrier channel, including any standby channels provided, shall be indicated instantly and automatically in the monitoring station.

NOTE: The term "carrier transmission" as used herein does not preclude the use of microwave links in the carrier circuit.

"Section 2134. Operations and Tests. (a) The monitoring station shall have sufficient personnel (a minimum of two persons) constantly on duty to assure immediate attention to all signals received. In the monitoring station of a proprietary system, the Building Official may permit a minimum of one person to be on constant duty, provided there are approved means, such as a watchman's service, to maintain a check at intervals of not less than two hours to assure that the operator is on duty. The minimum age of all operators shall be eighteen years. Operation and supervision shall be the primary functions of the operators and no other interest or activity shall take precedence over the protective service.

"(b) Manual tests of all circuits extending from the monitoring station and of monitoring station devices shall be made at intervals of approximately 12 hours.

"(c) Facilities shall be provided at the monitoring station on all circuits extending from the monitoring station and on all local current sources at the monitoring station for making the following tests:

1. Current strength on each circuit; this current to be adjusted to normal before making other tests.
2. Voltage across terminals of each circuit at the inside terminals of protective devices.
3. Voltage between ground and each side of each circuit.

"(d) Complete and satisfactory test shall be made monthly of all actuating and transmitting devices.

"Section 2135. Signals and Reports. (a) Reports of all signals received shall be made available upon request to the Building Official.

"(b) Disposition of signals.

"1. Upon receipt of trouble signals or other signals pertaining solely to matters of equipment maintenance of the signaling systems, the operating company shall immediately investigate and, if possible, assure that the trouble is remedied at once.

In all cases where service of the signaling system is interrupted and is not immediately

corrected, the property owner shall be notified immediately and this shall be confirmed by written notice with a copy to the Building Official.

"2. Upon receipt of an alarm signal, the monitoring station shall notify the property owner, or his designated representative, by telephone or by the quickest method available and this shall be confirmed by written notice.

"3. Definite instructions for the handling of alarms shall be posted for the guidance of operators.

"4. The operating company shall have a person available within two-hour travel who is competent to inspect, maintain and repair the system.

"Section 2136. Monitoring System Permit. The owner, or his authorized representative, of a boiler plant served by a monitoring system shall obtain an annually renewable permit therefor issued by the Building Official. The annual fee for such permit shall be \$25.00. Application for such permit and renewal thereof shall be made in writing to the Building Official on forms provided therefor. The permit for operation of automatic boilers under supervision by a monitoring system shall be required in addition to the operating permit required under Section 2124.

"A monitoring system permit shall not be issued or renewed until the system and appurtenances thereto have been inspected and approved by the Building Official.

"It shall be the obligation of the applicant to demonstrate in the presence of the Building Official by testing of the apparatus, or such other means as may be appropriate, the operation and reliability of the subject monitoring system. The Building Official may require such additional tests as he deems necessary for the safe operation and proper maintenance of the monitoring system and the boiler plant served by such system.

(Ord. 106166 § 49, 1977.)

1. Editor's Note: The Electrical Code is codified in Subtitle III of this Code.

22.414.050 UMC Appendix B, Table No. 21-C amended—Controls and limit devices for automatic boilers.

Appendix B, Table 21-C, Controls and Limit Devices for Automatic Boilers, of the Uniform Mechanical Code is deleted and a new table substituted therefor to read as follows:

BUILDING AND CONSTRUCTION CODES

Table 21-C—Controls and Limit Devices for Automatic Boilers

		SAFETY CONTROL TIMING (NOMINAL MAXIMUM TIME IN SECONDS)																	
Boiler Group	Fuel (Inclusive)	Fuel ¹ Input Range	Type ² Of Pilot	BURNER FLAME				HOT WATER ⁸				STEAM ⁹			CONTROL ¹¹				
				Trial For Pilot	Direct Electric Ignition	Flame Pilot	Main Burner Failure	Assured ⁴ Fuel Supply	Assured ⁵ Air Supply Control	Low Fire ⁶ Start up Control	Pre-Purg- ⁷ ing Con- trol	Temperature And Low Water Limit Controls	Pressure And Low Water Limit Controls	Approved ¹⁰ Fuel Shutoff	And Limit Device System Design				
A	Gas	0-400,000 BTU/HR	Any Type	See Note (3)	Not Required	See Note (3)	See Note (3)	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	
B	Gas	400,001- 2,500,000 BTU/HR	Intrptd. Intrmtnt. Continuous		15	15	15	2-4	Not Required	Required	Not Required	Required	Required	Required	Required	Required	Required	Required	Required
C	Gas	2,500,001- 12,500,000 BTU/HR	Intrptd. Intrmtnt.		10	10	10	2-4	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
D	Gas	Over 12,500,000 BTU/HR	Intrptd.		10	10	10	2-4	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
E	Oil	0-400,000 BTU/HR	Any Type	Not Required	90	90	90	90	Not Required	Required	Not Required	Required	Required	Required	Required	Required	Required	Required	Required
F	Oil	400,001- 3,000,000 BTU/HR	Intrptd.		15	15	15	2-4	Required	Required	Not Required	Required	Required	Required	Required	Required	Required	Required	Required
G	Oil	3,000,000- 12,500,000 BTU/HR	Intrptd.		10	15	15	2-4	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
H	Oil	Over 12,500,000 BTU/HR	Intrptd.		10	15	15	2-4	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
X	Electric	All	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

"Table No. 21-C—Controls and Limit Devices for Automatic Boilers, cont.

"1 Fuel input shall be determined by one of the following:

- (a) The maximum burner input as shown on the burner nameplate or as otherwise identified by the manufacturer.
- (b) The nominal boiler rating, as determined by the Building Official, plus 25 per cent.
- (c) A permanently affixed meter to indicate fuel consumption, timed to determine the rate of fuel input.

"2 Automatic boilers shall have one flame failure device on each burner which shall prove the presence of a suitable ignition source at the point where it will reliably ignite the main burner, except that boiler groups A, B, E and F, which are equipped with direct electric ignition shall monitor the main burner and all boiler groups using interrupted pilots shall monitor only the main burner after the prescribed trial and ignition period. Continuous pilots used in boiler groups A and B, shall accomplish 100 percent shutoff upon pilot flame failure. Intermittent pilots may be used in group C for atmospheric burners only provided the input per combustion chamber does not exceed 5,000,000 B.t.u./Hr. and modulating or high-low firing is not employed.

"3 Continuous pilots provided on manufacturer assembled boiler-burner units must be approved by an approved testing agency as complying with nationally recognized standards approved by the Building Official.

"4 Boiler groups C and D shall have controls interlocked to accomplish a nonrecycling fuel shutoff upon high or low gas pressure, and boiler groups F, G and H using steam or air for fuel atomization shall have controls interlocked to accomplish a nonrecycling fuel shutoff upon low atomizing steam or air pressure. Boiler groups F, G and H equipped with a pre-heated oil system shall have controls interlocked to provide fuel shut-off upon low oil temperature.

"5 Automatic boilers shall have controls interlocked to shut off the fuel supply in the event of draft failure if forced or induced fans are used or in the event of low combustion air flow if a gas power burner is used. In boiler groups C, D, G and H failure to prove the air flow required shall result in a safety shutdown. Where a single motor directly driving both the fan and the oil pump is used, a separate control is not required.

"6 Boiler groups C, D, G and H when firing in excess of 400,000 B.t.u.'s per combustion chamber shall be provided with low fire start of its main burner system to permit smooth light off. This will normally be a rate of approximately one-third of its maximum firing rate.

"7 Boiler groups B, C, D, G and H shall not permit pilot or main burner trial for ignition operation before a purging operation of sufficient duration to permit a minimum of four complete air changes through the furnace, including combustion chamber and the boiler passes. Where this is not readily determinable, five complete air changes of the furnace, including combustion chamber up to the first pass, will be considered equivalent. An atmospheric gas burner with no mechanical means of creating air movement or an oil burner which obtains two-thirds or more of the air required for combustion without mechanical means of creating air movement shall not require purge by means of four air changes so long as its secondary air openings are not provided with means of closing. If such burners have means of closing secondary air openings, a time delay must be provided which puts these closures in a normally open position for four minutes before an attempt for ignition. An installation with a trapped combustion chamber shall in every case be provided with a mechanical means of creating air movement for purging.

Purge air flow in boiler groups C, D, G and H shall be proved. Proof of purge air flow may be accomplished by satisfying:

- (1) Air pressure and "open damper" interlocks for all dampers in the flow path or,
- (2) Air flow interlock.

"8 Every automatic hot water supply boiler, low pressure hot water heating boiler, and power hot water boiler shall be equipped with two high temperature limit controls with a manual reset on the control with the higher setting interlocked to shut off the main fuel supply except that manual reset on the high temperature limit control shall not be required on any automatic package boiler not exceeding 400,000 B.t.u. per hour input and which has been approved by an approved testing agency. Every automatic hot water heating, power boiler and package hot water supply boiler shall be equipped with one low water level limit control with a manual reset interlocked to shut off the fuel supply so installed as to prevent damage to the boiler and to permit testing of the control without draining

the heating system except on boilers used in Group H Occupancies of less than six units and in Groups I and J Occupancies and further except that the low water level limit control is not required on package hot water supply boilers approved by a nationally recognized testing agency. However, a low water flow limit control installed in the circulating water line may be used instead of the low water level limit control for the same purpose on coil type boilers.

"9 Every automatic low pressure steam heating boiler, small power boiler and power steam boiler shall be equipped with two high steam pressure limit controls interlocked to shut off the fuel supply to the main burner with manual reset on the control with the higher setting, and two low water level limit controls one of which shall be provided with a manual reset device and independent of the feed water controller. Coil type flash steam boilers may use two high temperature limit controls, one of which shall be manually reset, in the hot water coil section of the boiler instead of the low water level limit control.

"10 Automatic boilers firing gas or using gas pilots shall be equipped with an approved safety shutoff valve(s) in the main gas burner supply line and/or pilot gas burner supply line. The safety shutoff valve(s) shall be interlocked to the programming control devices required. Boilers in group C having an input per combustion chamber which does not exceed 5,000,000 B.t.u./Hr. shall have two safety shutoff valves in series or one safety shutoff valve of the type incorporating a valve seal overtravel interlock. Boilers in group C having an input per combustion chamber exceeding 5,000,000 B.t.u./Hr. and boilers in group D shall have two safety shutoff valves in series one of which, the downstream valve, shall be of the type incorporating a valve seal overtravel interlock. Boilers in groups C and D, using gas in excess of one-half pound per square inch pressure shall be provided with a permanent and ready means for making periodic tightness checks of the main fuel safety shutoff valves. Boilers in group D shall have a normally open electrically operated valve in a vent line between the two safety shutoff valves. This vent shall be sized in accordance with an approved vent sizing table but shall not be less than 3/4 inch pipe size. On oil burners where the safety shutoff valve will be subjected to pressures in excess of 10 psi, a second safety shutoff valve shall be provided in series with

the first. In boiler group H where a second safety shutoff valve is required, the upstream valve shall be of the 3-way by-pass or recirculating type.

"11 Control and limit device system shall be grounded with operating voltage not to exceed 150 volts, except that upon approval by the Building Official existing control equipment to be reused in an altered boiler control system may use 220 volt single phase with one side grounded provided such voltage is used for all controls. Control and limit devices shall interrupt the ungrounded side of the circuit. A readily accessible means of manually disconnecting the control circuit shall be provided with controls so arranged that when they are deenergized the burner shall be inoperative."
(Ord. 106166 § 50, 1977.)

Chapter 22.416

FUEL GAS PIPING

Sections:

- 22.416.010 UMC Appendix B, Section 2201 amended—General.
- 22.416.020 UMC Appendix B, Section 2203 amended—Permit.
- 22.416.030 UMC Appendix B, Section 2206(b) amended—Inspections—Required inspections.
- 22.416.040 UMC Appendix B, Section 2213(j) amended—Installation of gas piping—Fireplace outlets.

22.416.010 UMC Appendix B, Section 2201 amended—General.

Section 2201 of Appendix B of the Uniform Mechanical Code is amended to read as follows:

"Section 2201. General. The regulations of this Chapter shall govern the installation of all fuel gas piping in, or in connection with, any building or structure, or within the property lines of any premises other than service piping.

"The Director of Public Health shall be responsible for the administration and enforcement of this Chapter and for this purpose shall have all of the powers of the Building Official. Whenever the words 'Building Official' are used in this chapter, such words shall mean 'Director of Public Health'."

(Ord. 106166 § 51, 1977.)

22.416.020 UMC Appendix B, Section 2203 amended—Permit.

Section 2203 of Appendix B of the Uniform Mechanical Code is amended to read as follows:

"Section 2203. Permit. It shall be unlawful for any person to install, alter or repair or cause to be installed, altered or repaired any gas piping without first obtaining a permit from the Building Official to do so, provided however, no permit shall be required from a serving gas supplier to disconnect defective gas piping or equipment when authorized by Section 2209.

"Permits for gas piping shall show the total number of gas outlets to be provided for on each system, and such other information as may be required by the Building Official.

"Fees shall be as required by the Permit Fee Ordinance."¹
(Ord. 106166 § 52, 1977.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

22.416.030 UMC Appendix B, Section 2206 (b) amended—Inspections—Required inspections.

Subsection (b) of Section 2206 of the Uniform Mechanical Code is amended to read as follows:

"(b) Required Inspections. The Building Official shall make the following inspections and shall either approve that portion of the work as completed, or shall notify the permit holder wherein the same fails to comply with this Code.

"1. Rough piping inspection. This inspection shall be made after all gas piping authorized by the permit has been installed, and before any such piping has been covered or concealed, or any fixture or appliance has been attached thereto. This inspection shall include a determination that the gas piping size, material and installation meet the requirements of this Code.

"2. Final piping inspection. This inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed and before any fixture, appliance or shutoff valve has been attached thereto.

"This inspection shall include an air pressure test, at which time the gas piping shall stand a pressure of not less than 3 pounds per square

inch gauge pressure or, at the discretion of the Building Official, the piping and valves may be tested at a pressure of at least 6 inches of mercury measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Building Official, but in no case less than 15 minutes with no perceptible drop in pressure. For welded piping and for piping carrying gas at pressures in excess of 14 inches water column pressure, the test pressure shall be not less than 60 pounds per square inch and shall be continued for a length of time satisfactory to the Building Official, but in no case less than 30 minutes. These tests shall be made using air pressure only, and shall be made by the installer in the presence of the Building Official, or his designated representative. If the inspection cannot be accomplished in a timely and supportive manner, an approved alternate procedure for certifying that the test was conducted and the results of that test stated may be followed. All necessary apparatus for conducting tests shall be furnished by the permit holder."
(Ord. 106166 § 53, 1977.)

22.416.040 UMC Appendix B, Section 2213 (j) amended—Installation of gas piping—Fireplace outlets.

Subsection (j) of Section 2213 of the Uniform Mechanical Code is amended to read as follows:

"(j) Fireplace Outlets. All gas outlets located in a barbecue or fireplace shall be controlled by an approved operating valve located in the same room and outside the hearth, but not more than 4 feet located to outlets. Where impractical to locate the operating valve outside the hearth it may be installed just inside the hearth by extending, within 1 inch of one side and as far out to the face of the hearth as possible, so that it can be controlled from outside the fireplace. When piping on the discharge side of any such control valve is standard weight brass or galvanized steel, such piping may be imbedded in or surrounded by not less than 2 inches of concrete or masonry."
(Ord. 106166 § 54, 1977.)

Chapter 22.418

WATER HEATERS

Sections:

22.418.010 UMC Appendix B, Chapter 23 added—Water heaters.

22.418.010 UMC Appendix B, Chapter 23 added—Water heaters.

Appendix B of the Uniform Mechanical Code is amended by adding thereto a new chapter entitled, Chapter 23—Water Heaters, containing Sections 2301 through 2312 to read as follows:

“Section 2301. General. The regulations of this chapter shall govern the construction, location and installation of all water heaters heating potable water (hot water tanks with a nominal water containing capacity of 120 gallons or less having a heat input of 200,000 B.t.u.’s per hour or less used for hot water supply at pressure of 160 pounds per square inch or less and at operating temperatures of 200 degrees Fahrenheit or less). All design, construction and workmanship shall be in conformity with accepted engineering practices. The Director of Public Health shall be responsible for the administration of this Chapter and for this purpose he shall have all the powers of the Building Official.

“Section 2302. Definitions. The interpretation of words and phrases used in this Chapter shall be in accordance with Sections 401 through 425 of this Code.

“Section 2303. Permits. It shall be unlawful for any person to install or cause to be installed any water heater without first obtaining a permit from the Director of Public Health to do so.

EXCEPTION: No permit shall be required for the replacement of existing water heaters. Where a conversion of energy source is involved an appropriate permit for the new energy source (gas piping, oil piping, or electrical) shall be obtained in accordance with the applicable code section.

“Section 2304. Inspections. (a) INSPECTION OF CHIMNEYS OR VENTS. This inspection shall be made after all chimneys, vents or parts thereof, authorized by the permit, have been installed and before any such vent or part thereof has been covered or concealed.

“(b) WATER HEATER INSPECTION: This inspection shall be made after all work authorized by the permit has been installed. The Director of Public Health shall make such inspection as he deems necessary to assure that the work has been installed in accordance with the intent of this Code. No equipment or part thereof shall be covered or concealed until the same has been inspected and approved by the Director of Public Health.

“Section 2305. Water Heater Approval Requirements. (a) Water heaters shall conform to approved recognized applicable standards or to other standards acceptable to the Director of Public Health. Each such water heater shall bear the label of an approved testing agency, certifying and attesting that such equipment has been tested and inspected and meets the requirements of applicable standards.

“(b) Storage-type water heaters in addition to the primary temperature controls, shall be provided with an over-temperature safety protection device constructed, listed and installed in accordance with nationally recognized applicable standards for such devices.

“Section 2306. Enclosures and Combustion Air. Fuel burning water heaters shall be assured a sufficient supply of air for fuel combustion and ventilation in accordance with Chapter 6 of this Code.

“Section 2307. Clearances. (a) Listed water heaters shall be installed in accordance with their listing and the manufacturer’s instruction. In no case shall the clearance be such as to interfere with combustion air, draft hood clearance and relief, and accessibility for servicing.

“(b) Unlisted water heaters shall be installed in accordance with Table No. 5-A of this Code, ‘Standard Installation Clearances for Heat Producing Appliances.’

“Section 2308. Prohibited Locations. No water heater, which depends on the combustion of fuel for heat, shall be installed in any room used or designed to be used for sleeping purposes or in any bathroom, clothes closet, closet or other confined space opening into any bath or bedroom. See also Section 802.

“Section 2309. Protection from Damage. (a) Water heaters generating a glow, spark or flame capable of igniting flammable vapors may be installed in a Group J Occupancy provided the pilots and burners, or heating elements and switches, are at least 18 inches above the floor level.

“(b) Where such water heaters installed within a private garage are enclosed in a separate, approved compartment having access only from outside the garage, such water heaters may be installed at floor level provided the required combustion air is also taken from the exterior of the garage. Fuel burning water heaters having sealed combustion chambers need not be elevated.

“(c) All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against such damage by installation behind adequate barriers by elevation or by location out of the normal path of a vehicle using any such garage.

“Section 2310. Access and Working Space. Every water heater installation shall be accessible for inspection, repair or replacement. The appliance space shall be provided with an opening or removable panel of sufficient size to remove the water heater. In no case shall such opening or removable panel be less than 24 inches in dimension. Every water heater located in an attic shall be equipped with a water-tight drain pan connected to a drain line leading to a safe disposal area.

“Section 2311. Venting of Water Heaters. Every water heater designed to be vented shall be connected to a venting system and such system shall comply with the provisions of Chapter 9 of this Code.

“Section 2312. Water Pressure, Pressure Regulators and Pressure Relief Valves. (a) Any water system provided with a pressure regulating device or check valve at its source or any water system containing water heating equipment shall be provided with an approved, listed, adequately sized pressure relief valve.

“(b) Each pressure relief valve shall be an approved automatic type with drain, and each such relief valve shall be set at a pressure of not more than 150 p.s.i.

“(c) Relief valves located inside a building shall be provided with a full size drain of galvanized steel, hard drawn copper piping, fittings or other suitable materials capable of withstanding a minimum pressure of 150 pounds per square inch at a temperature of 210 degrees Fahrenheit and shall extend from the valve to the outside of the building with the end of the pipe not more than 2 feet nor less than 6 inches above the ground and pointing downward. Such drain may terminate at a safe point of discharge or other approved locations. No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded.

“(d) Any water heating device connected to a separate storage tank and having valves between said heater and tank shall be provided with an approved water pressure relief valve.

“(e) Nothing contained herein shall prevent the use of an approved combination temperature and pressure relief valve. Each such approved combination temperature and pressure relief valve shall be installed on the water heating device in an approved location based on its listing requirements and the manufacturer’s instructions. Each such combination temperature and pressure relief valve shall be provided with a drain as required in Subsection (c) of this Section.”

(Ord. 106166 § 55, 1977.)

Subtitle V

Plumbing Code

Chapters:

22.500	Title, Purpose and Scope
22.502	Adoption of Uniform Plumbing Code
22.504	Administration
22.506	Permits and Inspections
22.508	Plumbing Code Advisory Board—Board of Appeals
22.510	Violations
22.512	Amendments to Uniform Plumbing Code

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. 106721 § 5.03.020, 1977.)

Chapter 22.500

TITLE, PURPOSE AND SCOPE

Sections:

22.500.010	Title.
22.500.020	Purpose.
22.500.030	Scope.

BUILDING AND CONSTRUCTION CODES

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. 106721 § 5.01.010, 1977.)

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. 106721 § 5.01.020, 1977.)

22.500.030 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. 106721 § 5.01.030, 1977.)

Chapter 22.502

ADOPTION OF UNIFORM PLUMBING CODE

Sections:

22.502.010 Adoption by reference.

22.502.010 Adoption by reference.

The Uniform Plumbing Code, 1976 Edition, Chapters 1 through 10 and Appendices A, B, C and D, (in this subtitle called Uniform Plumbing Code or UPC) published by the International Association of Plumbing and Mechanical Officials, which is an amendment of the 1973 Edition, that was adopted by Chapter 96, Laws of Washington, 1974 1st Ex. Sess., three copies of which Uniform Plumbing Code are filed with the City Comptroller (C.F. 284950), is adopted and by this reference made a part of this subtitle, and together with provisions of this subtitle and amendments, additions and deletions of the Uniform Plumbing Code specified in Chapter 22.512, shall constitute the official Plumbing Code of The City of Seattle. In any case in which this subtitle conflicts with the Uniform Plumbing Code or amendments thereof, this subtitle shall be controlling. (Ord. 106721 § 5.01.040, 1977.)

Chapter 22.504

ADMINISTRATION

Sections:

- 22.504.010 Existing installations.
- 22.504.020 Authority to abate.
- 22.504.030 Administrative Authority.
- 22.504.040 Right of entry.

22.504.010 Existing installations.

A. Any plumbing system lawfully installed prior to the effective date of this Plumbing Code¹ may have its existing use continued and may be maintained or repaired if such use, maintenance or repair is in accordance with the original design and location and does not constitute a hazard to the public health, safety or welfare.

B. The owner or his designated agent shall be responsible for the maintenance of any such existing plumbing system in a safe and sanitary condition.

(Ord. 106721 § 5.01.050, 1977.)

1. Editor's Note: Ord. 106721 became effective on September 24, 1977.

22.504.020 Authority to abate.

A. Any portion of a plumbing system found by the Administrative Authority to be insanitary as defined in this Plumbing Code is declared to be a nuisance.

B. Where a nuisance exists or a plumbing system is maintained in violation of this Plumbing Code or any notice issued pursuant to this section, the Administrative Authority shall require such nuisance or violation to be abated and shall take such steps as may be necessary to abate the same in the manner provided by law.

C. If at any time the Administrative Authority shall find that any plumbing system is not in compliance with this Plumbing Code, or is otherwise unlawful, or dangerous or insanitary, or a menace to life, health or property, he is authorized to give notice of the corrections to the required owner or occupant of the premises wherein such system is located. Such notice may be given by personal service, or by mail, or by posting on the premises.

(Ord. 106721 § 5.01.060, 1977.)

22.504.030 Administrative Authority.

A. The Director of Public Health or his authorized representative is designated as the Administrative Authority for the administration and enforcement of the provisions of this Plumbing Code; provided, that the Superintendent of Water or his authorized representative shall be the Administrative Authority for the administration and enforcement of provisions relating to the inspection and approval of water meters and building supply piping; and provided further that the Director of Public Health and the Superintendent of Water shall exercise joint responsibility as Administrative Authority for administration and enforcement of provisions relating to installation and approval of backflow prevention devices installed in the building supply and water distributing piping in a building where cross connections exist or are likely to occur.

B. The Administrative Authority may adopt such rules and regulations consistent with this Plumbing Code as shall be deemed necessary for its enforcement.
(Ord. 106721 § 5.01.070, 1977.)

22.504.040 Right of entry.

Upon presentation of proper credentials, the Administrative Authority may, with the consent of the occupant or with the consent of the owner of an unoccupied building or pursuant to a lawfully issued warrant, enter at reasonable times, any building or premises to perform any duty imposed upon him by this Plumbing Code.
(Ord. 106721 § 5.01.080, 1977.)

Chapter 22.506

PERMITS AND INSPECTIONS

Sections:

- 22.506.010 Permit—Required.
- 22.506.020 Permit—Separate for each building or structure.
- 22.506.030 Authorized persons to perform work.
- 22.506.040 Permit issuance not approval of violations.
- 22.506.050 Permit issuance not to prevent corrections.

- 22.506.060 Permit—Posting required.
- 22.506.070 Permit—Expiration.
- 22.506.080 Work not requiring a permit.
- 22.506.090 Application for permit.
- 22.506.100 Owner's permit.
- 22.506.110 Existing permits.
- 22.506.120 Permit fees.
- 22.506.130 Inspection of work.
- 22.506.140 Stop orders.
- 22.506.150 Suspension or revocation of permits.
- 22.506.160 Liability claims.

22.506.010 Permit—Required.

Except as provided in Section 22.506.080, it is unlawful for any person to perform any work on any plumbing system without having obtained a permit in accordance with this Plumbing Code.
(Ord. 106721 § 5.01.090(a), 1977.)

22.506.020 Permit—Separate for each building or structure.

A separate permit shall be obtained for each building or structure and such permit shall be posted on the building or structure wherein the work under such permit is being performed, and shall not be removed until the work has been finally approved by the Administrative Authority.
(Ord. 106721 § 5.01.090(b), 1977.)

22.506.030 Authorized persons to perform work.

No person to whom a permit has been issued shall allow any other person to do or cause to be done any work under such permit except persons in the employ of such permittee.
(Ord. 106721 § 5.01.090(c), 1977.)

22.506.040 Permit issuance not approval of violations.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this Plumbing Code, and no permit purporting to give authority to violate or cancel the provisions of this Plumbing Code shall be valid except insofar as the work or use authorized is in compliance with this Plumbing Code.
(Ord. 106721 § 5.01.090(d), 1977.)

BUILDING AND CONSTRUCTION CODES

22.506.050 Permit issuance not to prevent corrections.

The issuance or granting of a permit or approval of plans and specifications shall not prevent the Administrative Authority from thereafter requiring the correction of errors in the plans and specifications or from preventing work being carried on under any such permit when in violation of this Plumbing Code or of any other ordinance or from revoking any certificate of approval issued in error.

(Ord. 106721 § 5.01.090(e), 1977.)

22.506.060 Permit—Posting required.

Every plumbing permit shall be posted on the building, structure, or premises where the work permitted is being performed and shall not be removed until the work has been finally approved by the Administrative Authority.

(Ord. 106721 § 5.01.090(f), 1977.)

22.506.070 Permit—Expiration.

Every permit issued by the Administrative Authority under the provisions of this Plumbing Code shall expire and be void if the work authorized by such permit is not commenced within six months from the date of issue of such permit. After such expiration, no work shall be commenced except under a new permit, the fee for which shall be one-half the amount required for the original permit for such work if no changes have been made or will be made in the original plans and specifications for such work and if not more than one year has elapsed since the date of expiration; provided, that such fee shall be one-third of the original fee where the original fee was in excess of Fifty Dollars (\$50.00).

(Ord. 106721 § 5.01.090(g), 1977.)

22.506.080 Work not requiring a permit.

A permit is not required for the repair or replacement of a plumbing fixture; the repair or replacement of a valve or faucet in a water supply system; the clearance of stoppages in drainage piping; the stopping of leaks; or the repair or replacement of domestic hot water tanks.

(Ord. 106721 § 5.01.100, 1977.)

22.506.090 Application for permit.

A. Applications for permits shall be made on forms provided by the Administrative

Authority for such purpose and shall give a description of the work proposed to be done, the names of the contractor and permit applicant, and the location, ownership, occupancy and use of the premises upon which such work is to be done. The Administrative Authority may require to be furnished plans, specifications or drawings and may require such other information as he shall deem necessary for the administration and enforcement of this Plumbing Code.

B. If the Administrative Authority determines that the plans, specifications, drawings, descriptions, and other information furnished by the applicant are in compliance with this Plumbing Code and that the applicant is licensed to perform the work to be permitted, he shall issue the permit applied for upon payment of the prescribed fee.

(Ord. 106721 § 5.01.110, 1977.)

22.506.100 Owner's permit.

A. Nothing contained in this Plumbing Code shall prohibit any bona fide owner from installing plumbing or making alterations or repairs in his own residence or usual accessory building under the following terms and conditions:

1. Such owner shall apply in person, secure a permit, and pay the required fee as set forth in the schedule of fees in this Plumbing Code;

2. Such owner shall do the work in the manner required by this Plumbing Code subject to inspection and approval by the Administrative Authority.

B. It is unlawful for any person having an owner's permit to allow any other person, including a licensed plumber, to do any work under such owner's permit.

(Ord. 106721 § 5.01.120, 1977.)

22.506.110 Existing permits.

Any work authorized by a permit in effect on the effective date of this Plumbing Code¹ shall be performed pursuant to the laws and ordinances under which such permit was issued, and any conflicting requirement of this Plumbing Code shall not apply to such work.

(Ord. 106721 § 5.01.130, 1977.)

1. Editor's Note: Ord. 106721 became effective on September 24, 1977.

22.506.120 Permit fees.

A. 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 section:

Schedule of Fees

For issuing each plumbing permit.	\$ 5.00
For each plumbing fixture or trap (including water drainage vent piping and backflow protection therefor)	\$ 2.50
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	\$10.00
Reduced pressure principle backflow prevention device—each.	\$10.00
Annual fee for reduced pressure backflow prevention device—each.	\$10.00

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 . . . \$ 6.50
 Plumbing permit includes on-site connections of building drains extension, water service and necessary gas piping connections.

Additional plumbing fixtures installed after factory installation for each fixture or trap \$ 2.50

B. For the purpose of this section "fixture" means and includes 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.

C. 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 is 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.

D. Fees for reconnection and retest of plumbing systems in relocated buildings shall be based on the number of plumbing fixtures involved.

(Ord. 106721 § 5.01.140, 1977.)

22.506.130 Inspection of work.

A. All plumbing and drainage systems shall be inspected by the Administrative Authority for compliance with the requirements of this Plumbing Code.

B. It shall be the duty of the person doing the work authorized by a permit to notify the Administrative Authority that the work is ready for inspection. Such notification may be given either orally or in writing and shall be given not less than twenty-four hours before the work is to be inspected. Before such notification is given it shall be the duty of the person doing the work to make sure that work to be inspected will stand the test or tests prescribed in this Plumbing Code.

(Ord. 106721 § 5.01.150, 1977.)

22.506.140 Stop orders.

Whenever any work is being done contrary to the provisions of this Plumbing Code, the Administrative Authority may order the work stopped by giving notice in writing to the person or persons doing or causing such work to be done, and any such person or persons shall forthwith stop such work until authorized by the Administrative Authority to proceed therewith.

(Ord. 106721 § 5.01.160, 1977.)

22.506.150 Suspension or revocation of permits.

A. In addition to other penalties provided by law, any permit issued under this Plumbing Code may be suspended or revoked where the same was issued in error or on the basis of incorrect information supplied by the applicant, or for the violation of any of the provisions of this Plumbing Code or other ordinances or any rules and regulations adopted by the Administrative Authority.

B. Actions to suspend or revoke any permit shall be commenced by mailing by certified mail to the permittee at the address shown on the permit records of the Administrative Authority, a written notice setting forth in specific terms the basis for such suspension or revocation.

C. The permittee shall, within ten days after the mailing of such notice, file with the Administrative Authority his written answer which shall admit or deny the allegations of such notice and may set forth such defenses and/or additional matter as the permittee deems

appropriate. If the permittee desires a hearing in such action, he shall request the same in his answer.

D. Upon failure of any such permittee to file an answer as provided in this section, or in the event no hearing is requested, the Administrative Authority shall investigate and make findings and if cause exists therefor may suspend or revoke such permit.

E. If a hearing is requested by the permittee, the Administrative Authority shall forward such request together with the notice of suspension or revocation and the permittee's answer thereto to the Hearing Examiner who shall give notice and conduct such hearing and thereafter recommend to the Administrative Authority a proposed decision in accordance with the Administrative Code of the city (Ordinance 102228).¹

(Ord. 106721 § 5.01.170, 1977.)

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

22.506.160 Liability claims.

The Administrative Authority or any employee performing duties in connection with the enforcement of this Plumbing Code and acting in good faith and without malice in the performance of such duties shall be relieved from any personal liability for any damage to persons or property as a result of any act or omission in the discharge of such duties, and in the event of claims and/or litigation arising from any such act or omission, the City Attorney shall, at the of and on behalf of the Administrative Authority or employee, investigate and defend such claims and/or litigation and if the claim be deemed by the Corporation Counsel a proper one or if judgment be rendered against such Administrative Authority or employee, the claim or judgment shall be paid by the city. (Ord. 106721 § 5.01.190, 1977.)

**PLUMBING CODE ADVISORY BOARD—
BOARD OF APPEALS**

Sections:

- 22.508.010 Advisory Board—Established—Membership.
- 22.508.020 Advisory Board—Appointment and term.
- 22.508.030 Advisory Board—Chairman—Rules.
- 22.508.040 Advisory Board—Responsibilities.
- 22.508.050 Board of Appeals—Created.
- 22.508.060 Board of Appeals—Chairman and secretary.
- 22.508.070 Board of Appeals—Appeal procedure.

22.508.010 Advisory Board—Established—Membership.

There is established a Plumbing Code Advisory Board which Board shall consist of the Director of Public Health, the Superintendent of Buildings, the King County Director of Buildings, and the Superintendent of Water, all ex officio, and seven appointive members who shall be representative of one each of the following: journeyman plumbers, plumbing contractors, building construction industry, architects, professional mechanical engineers, sanitary engineers, and the public.

(Ord. 106721 § 5.01.200(a), 1977.)

22.508.020 Advisory Board—Appointment and term.

Members of the Plumbing Code Advisory Board, other than ex officio, shall be appointed by the Mayor, subject to confirmation by a majority of the City Council. Previous appointments to such board are hereby confirmed and hereafter¹ appointments shall be for a term of three years ending December 31st of the third year of the term; provided that any vacancy shall be filled for the unexpired term in the same manner as original appointments. (Ord. 106721 § 5.01.200(b), 1977.)

1. Editor's Note: Ord. 106721 became effective on September 24, 1977.

22.508.030 Advisory Board—Chairman—Rules.

The Plumbing Code Advisory Board shall elect a chairman who shall serve at the pleasure of the members. Such Board may adopt rules of procedure and shall meet on call, subject to timely notice.
(Ord. 106721 § 5.01.200(c), 1977.)

22.508.040 Advisory Board—Responsibilities.

The Plumbing Code Advisory Board may examine rulings, or proposed rulings, of the Administrative Authority related to this Plumbing Code, and may hold hearings and make recommendations to the Administrative Authority and to the Mayor and City Council, but it shall act in an advisory capacity only.
(Ord. 106721 § 5.01.200(d), 1977.)

22.508.050 Board of Appeals—Created.

For purposes of determining suitability of alternate materials and types of construction, and to provide for reasonable interpretations of rules and regulations adopted by the Administrative Authority as provided in this Plumbing Code, there is created a Board of Appeals which shall consist of the five members of the Plumbing Advisory Board representative of journeyman plumbers, plumbing contractors, professional mechanical engineers, sanitary engineers, and the public.
(Ord. 106721 § 5.01.210(a), 1977.)

22.508.060 Board of Appeals—Chairman and secretary.

The Board of Appeals shall elect a chairman and a secretary who shall serve at the pleasure of the members of the Board.
(Ord. 106721 § 5.01.210(b), 1977.)

22.508.070 Board of Appeals—Appeal procedure.

Appeals to the Board from rulings or decisions of the Administrative Authority shall be by written petition filed with the Board. Appeals shall be heard at reasonable times at the convenience of the Board but not later than thirty days after receipt of such petition. The appellant shall be entitled to appear in person before the Board, and to be represented by an attorney, and to introduce evidence in support of such petition. The appellant shall cause to be made at his own expense any test or research required by the Board for the

substantiation of any claim or claims made by appellant.
(Ord. 106721 § 5.01.210(c), 1977.)

Chapter 22.510

VIOLATIONS

Sections:

22.510.010 Penalty for violations.

22.510.010 Penalty for violations.

A. Every offense defined by this Plumbing Code or conduct prescribed or made unlawful thereby shall constitute a violation. A violation may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00), but a conviction of a violation shall not give rise to any disability or legal disadvantage based on the conviction of a criminal offense.

B. Notwithstanding the civil nature of the penalty provided in this section for violations, nothing in this section shall deny any constitutional rights which a defendant would have were the penalty deemed criminal.
(Ord. 106721 § 5.01.220, 1977.)

Chapter 22.512

AMENDMENTS TO UNIFORM PLUMBING CODE

Sections:

22.512.010 Uniform Plumbing Code provisions amended, deleted and added.

22.512.020 UPC Section 102—Definition of terms “A”—Subsection (c) Administrative Authority deleted.

22.512.030 UPC Section 105—Definition of terms “D”—Subsection (a) Department having jurisdiction deleted.

22.512.040 UPC Section 105—Definition of terms “D”—Subsection (c-1) Domestic hot water tank added.

BUILDING AND CONSTRUCTION CODES

- 22.512.050 UPC Section 105—Definition of terms “D”—Subsection (f) Drainage system amended.
- 22.512.060 UPC Section 113—Definition of terms “L”—Subsection (d) Listing Agency amended.
- 22.512.070 UPC Section 117—Definition of terms “P”—Subsection (f) Plumbing system amended.
- 22.512.080 UPC Section 117—Definition of terms “P”—Subsection (g-1) Pressure vacuum breaker assembly—Approved added.
- 22.512.090 UPC Section 119—Definition of terms “R”—Subsection (a-1) Reduced pressure principle backflow preventor—Approved added.
- 22.512.100 UPC Section 203(d) amended—Use of copper tubing.
- 22.512.110 UPC Section 308 amended—Improper location.
- 22.512.120 UPC Section 318 Subtitle 2 subsection (e) deleted—Building sewer test.
- 22.512.130 UPC Section 401(c) added—Plastic pipe and fittings.
- 22.512.140 UPC Section 409(a) amended—Drainage below curb and also below main sewer level.
- 22.512.150 UPC Section 410 added—Rainwater leaders.
- 22.512.160 UPC Section 611(a) amended—Steam and hot water drainage condensers and sumps.
- 22.512.170 UPC Section 616 added—Parking garage drainage systems.
- 22.512.180 UPC Section 910 amended—Plumbing fixtures required.
- 22.512.190 UPC Section 1003(q) added—Cross-connection control.
- 22.512.200 UPC Section 1004(a) amended—Materials.
- 22.512.210 UPC Section 1007(a), (b), and (c) amended—Water pressure, pressure regulators and pressure relief valves.
- 22.512.220 UPC Appendix C amended—Minimum plumbing facilities.
- 22.512.010 Uniform Plumbing Code provisions amended, deleted and added.
The chapters, sections, subsections, provisions and appendices of the Uniform Plumbing Code designated in this chapter shall be amended, deleted and added to as set forth in the following sections of this chapter.
(Ord. 106721 § 5.02.001, 1977.)
- 22.512.020 UPC Section 102—Definitions of terms “A”—Subsection (c) Administrative Authority deleted.
Section 102 of the Uniform Plumbing Code is amended by deleting therefrom definition “(c) Administrative Authority.”
(Ord. 106721 § 5.02.010, 1977.)
- 22.512.030 UPC Section 105—Definition of terms “D”—Subsection (a) Department having jurisdiction deleted.
Section 105 of the Uniform Plumbing Code is amended by deleting therefrom definition “(a) Department Having Jurisdiction.”
(Ord. 106721 § 5.02.020, 1977.)
- 22.512.040 UPC Section 105—Definition of terms “D”—Subsection (c-1) Domestic hot water tank added.
Section 105, of the Uniform Plumbing Code is amended by adding thereto definition “(c-1) Domestic Hot Water Tank” to read as follows:
“(c-1) DOMESTIC HOT WATER TANK. A domestic hot water tank is a tank with a self-contained heating unit which stores potable hot water for residential or commercial use.”
(Ord. 106721 § 5.02.030, 1977.)
- 22.512.050 UPC Section 105—Definition of terms “D”—Subsection (f) Drainage system amended.
Section 105 of the Uniform Plumbing Code, definition “(f) Drainage System” is amended to read as follows:
“(f) DRAINAGE SYSTEM. All the piping within a building which conveys sewage or other liquid wastes to a building drain, together with such building drain.”
(Ord. 106721 § 5.02.040, 1977.)

22.512.060 UPC Section 113—Definition of terms “L”—Subsection (d) Listing Agency amended.

Section 113 of the Uniform Plumbing Code, definition “(d) Listing Agency” is amended to read as follows:

“(d) LISTING AGENCY. Listing Agency means an agency accepted by the Administrative Authority which is in the business of listing or labeling and which maintains a periodic inspection program on current production of listed models, and which makes available a published report of such listing in which specific information is included that the product has been tested to approved standards and found safe for use in a specified manner. Listing Agencies approved by the Administrative Authority are as follows:

International Association of Plumbing and Mechanical Officials (I.A.P.M.O.)

Washington State Department of Social and Health Services

National Sanitation Foundation (N.S.F.)

City of Los Angeles Testing Laboratory

American Gas Association

Canadian Gas Association

Underwriter Laboratories

Listing Agencies or Testing Laboratories are not limited to the above named agencies.

Other testing or listing agencies may be added to the approved list as the Administrative Authority deems necessary.”
(Ord. 106721 § 5.02.050, 1977.)

22.512.070 UPC Section 117—Definition of terms “P”—Subsection (f) Plumbing system amended.

Section 117 of the Uniform Plumbing Code, definition “(f) Plumbing System” is amended to read as follows:

“(f) PLUMBING SYSTEM. The plumbing system means and includes all potable water supply and distribution pipes, all plumbing fixtures and traps, all drainage and vent pipe and all building drains, including their respective joints and connections, devices, receptacles and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, lawn sprinkler systems and rainwater leaders.”

(Ord. 106721 § 5.02.060, 1977.)

22.512.080 UPC Section 117—Definition of terms “P”—Subsection (g-1) Pressure vacuum breaker assembly—Approved added.

Section 117 of the Uniform Plumbing Code is amended by adding thereto definition “(g-1) Pressure Vacuum Breaker Assembly-Approved” to read as follows:

“(g-1) PRESSURE VACUUM BREAKER ASSEMBLY-APPROVED. A pressure vacuum breaker consists of an approved check valve or valves, a vacuum relief device inlet and discharge control valves, a strainer and the necessary field testing cocks.”

(Ord. 106721 § 5.02.070, 1977.)

22.512.090 UPC Section 119—Definition of terms “R”—Subsection (a-1) Reduced pressure principle backflow preventor—Approved added.

Section 119 of the Uniform Plumbing Code is amended by adding thereto definition “(a-1) Reduced Pressure Principle Backflow Preventor-Approved” to read as follows:

“(a-1) REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR-APPROVED. A reduced pressure principle backflow prevention device (R.P. Device) is an approved unit consisting of two independently acting, internally-loaded and approved check valves separated by a pressure differential relief valve which causes a reduced pressure zone, between the two check valves.

The differential pressure relief valve shall maintain a reduced differential of not less than 2 P.S.I. between the supply pressure and the reduced pressure zone by discharging to atmosphere.

“The R.P. Device shall be installed as an approved unit in an approved assembly consisting of two approved control valves, a strainer and a pressure relief valve.”

(Ord. 106721 § 5.02.080, 1977.)

22.512.100 UPC Section 203(d) amended—Use of copper tubing.

Subsection (d) of Section 203, Use of Copper Tubing, of the Uniform Plumbing Code is amended to read as follows:

“(d) Copper tube for water piping shall have a weight of not less than that of copper water tube Type L. Exception: Type M copper tubing may be used for water piping when piping is above ground in a building.”

(Ord. 106721 § 5.02.090, 1977.)

BUILDING AND CONSTRUCTION CODES

22.512.110 UPC Section 308 amended— Improper location.

Section 308, **Improper Location**, of the Uniform Plumbing Code is amended to read as follows:

“(a) Piping, fixtures or equipment shall not be so located as to interfere with the normal use thereof or with the normal operation and use of windows, doors or other required facilities.

“(b) Pipes or ducts conveying gases, vapors, or liquids and not used in connection with the operation of the elevator shall not be installed or replaced in any hoistway, elevator machine room or elevator machinery space.

“Exceptions to Subsection (b) are as follows:

“(1) Steam and hot water pipes may be installed in hoistways, machine rooms and machinery spaces for the purpose of heating these areas only, subject to the following:

(A) Heating pipes shall convey only low pressure steam (fifteen pounds per square inch (15 psi) or less) or hot water at pressures of one hundred sixty pounds per square inch (160 psi) or less and temperatures of two hundred fifty degrees Fahrenheit (250° F) or less.

(B) All risers and return pipes shall be located outside the hoistway.

(C) Traps and shut-off valves shall be provided in accessible locations outside the hoistway.

“(2) Ducts for heating, cooling, ventilating and venting may be installed in the machine room and machinery space.

“(3) Pipes for sprinklers only may be installed in these spaces subject to the following:

(A) All risers and returns shall be located outside these spaces.

(B) Branch lines in hoistway shall supply sprinklers at not more than one floor level.

(C) Shut-off valves shall be provided in accessible locations outside these spaces.

“(4) Piping for pit and sump pumps may be installed.”

(Ord. 107867 § 1, 1978; Ord. 106721 § 5.02.095, 1977.)

22.512.120 UPC Section 318 Subtitle 2 subsection (e) deleted—Building sewer test.

Section 318, **Inspection and Testing**, Subtitle 2 “Testing,” of the Uniform Plumbing Code is amended by deleting therefrom Subsection (e) “Building sewer test.”

(Ord. 106721 § 5.02.100, 1977.)

22.512.130 UPC Section 401(c) added— Plastic pipe and fittings.

Section 401, **Materials**, of the Uniform Plumbing Code is amended by adding thereto Subsection (c) “Plastic Pipe and Fittings” to read as follows:

“(c) **PLASTIC PIPE AND FITTINGS.** Acrylonitrile - Butadiene - Styrene (A.B.S.) and Polyvinyl Chloride (P.V.C.) drain, waste, vent pipe and fittings are approved for use in H, I, and J occupancies for above and below ground drain, waste and vent installations. When used in H occupancies refer to Building Code in relation to fire restrictions in Types III, IV, and V construction. Plastic pipe and fittings are not approved in Types I and II construction. Group H occupancies shall be: hotels, motels, apartment houses, dormitories, convents and monasteries with capacity of more than twelve (12). Group I occupancies shall be: one and two family dwellings, convents and monasteries with capacity of twelve (12) or less. Group J occupancies shall be: private garages, carports, sheds and agricultural buildings used as accessory buildings only and not over 1,000 square feet in area. Vertical soil and vent stacks shall not exceed thirty (30) feet in height. The thirty (30) feet shall be figured from the base of the stack at the lowest finish floor level to the ceiling of the top floor. The extension of the vents through the roof above the top floor ceiling may be of A.B.S. or P.V.C. materials.

“A.B.S. and P.V.C. plastic pipe and fittings shall be installed in accordance with all applicable sections of the Plumbing Code herein pertaining to above and below ground installation of plastic drain, waste and vent pipe.”

(Ord. 106721 § 5.02.110, 1977.)

22.512.140 UPC Section 409(a) amended— Drainage below curb and also below main sewer level.

Subsection (a) of Section 409, **Drainage Below Curb and Also Below Main Sewer Level**, of the Uniform Plumbing Code is amended to read as follows:

“(a) Drainage piping serving fixtures, the flood level rims of which are located below the elevation of the curb or property line, at the point where the building sewer crosses under the curb or property line, and above the crown level of the main sewer, shall drain by gravity into the main sewer, and shall be protected from back flow of sewage by installing, when required,

an approved type backwater valve, and each such backwater valve shall be installed only in that branch or section of the drainage system which receives the discharge from fixtures located below the elevation of the curb or property line."
(Ord. 106721 § 5.02.120, 1977.)

**22.512.150 UPC Section 410 added—
Rainwater leaders.**

Chapter 4, Drainage Systems, of the Uniform Plumbing Code is amended by adding thereto a new section designated Section 410, Rainwater Leaders, to read as follows:

"Sec. 410 - Rainwater Leaders

"(a) RAINWATER LEADERS are pipes within a building which drain storm water from roofs or other similar areas of such building. Rainwater leaders shall discharge outside such building and shall not discharge into the sanitary drainage system within a building conveying domestic sewage.

"(b) MATERIALS. Pipe used in rainwater leaders shall be service weight cast iron, or galvanized steel, lead, copper or brass, having a smooth and uniform bore. No galvanized steel pipe shall be used underground, and such pipe shall be kept at least six (6) inches above ground. Burred ends shall be reamed to the full bore of the pipe. A.B.S. or P.V.C. may be used in accordance with limitations provided in this code relating to approvals for plastic pipe and fittings.

"(c) FITTINGS. Fittings used in rainwater leaders shall be service weight cast iron, or malleable iron, lead, copper, or brass, having a smooth interior way of the same diameter as the piping served. Such fittings shall conform to the type of pipe used, and such threaded fittings shall be of the recessed drainage type. Short sweep fittings may be used in rainwater leaders.

"(d) ROOF DRAINS. Roof drains shall be service weight cast iron, or malleable iron, lead, copper, brass, or other approved materials.

"(e) PROHIBITED USES. Rainwater leaders shall not be used as soil, waste or vent pipes, and soil, waste or vent pipes shall not be used as rainwater leaders.

"(f) TRAPS. Rainwater leaders which terminate less than three (3) feet above or ten (10) feet from, any window, door, opening, air intake, exhaust vent or vent shaft, or less than three (3) feet from the line of any property which may be built upon, shall be equipped with

traps, but are not required to be vented. Other rainwater leaders are not required to be trapped or vented. Cleanouts are not required in rainwater leaders.

"(g) CAPACITY. The combined capacity of rainwater leaders serving any Building shall be not less than as calculated by approved engineering procedure or as set forth in Table 4-4 hereof.

"(h) TESTING. All rainwater leaders shall be tested.

**"Table No. 4-4⁽¹⁾
RAINWATER LEADERS**

Roof or Other Area Served (Square Feet)	Size of Rainwater Leader (Inches)
1- 1050	2
1051- 3150	3
3151- 6450	4
6451-10800	5
10801-18000	6
18001-35700	8
35701-58800	10
58801-95400	12

"(1) If Table 4-4 does not provide a practical solution for sizing rainwater leaders, refer to Appendix D Rainwater Systems in this code for more comprehensive engineering design information relating to installation of rainwater systems."
(Ord. 106721 § 5.02.130, 1977.)

**22.512.160 UPC Section 611(a) amended—
Steam and hot water drainage
condensers and sumps.**

Subsection (a) of Section 611, Steam and Hot Water Drainage Condensers and Sumps is amended to read as follows:

"(a) No steam piping shall be directly connected to any part of a plumbing or drainage system unless approved by the Administrative Authority, nor shall any water having a temperature above one hundred and forty degrees Fahrenheit be discharged under pressure directly into any part of a drainage system. Such pipes may be indirectly connected by discharging into an open or closed condenser, or intercepting sump of approved type, that will prevent the entrance of steam or such water under pressure into a drainage system. All closed condensers or sumps shall be provided with a vent, which shall be taken off the top and extended separately, full size above the roof. All condensers and sumps shall be properly trapped at the outlet with a deep seal trap extending to within 6

inches of the bottom of the tank. The top of the deep seal trap shall have a 3/4 inch opening located at the highest point of the trap to serve as a siphon breaker. Outlets shall be taken off from the side in such manner as to allow a water line to be maintained that will permanently occupy not less than one-half (1/2) the capacity of the condensor or sump. All inlets shall enter above the water line. Wearing plate or baffles shall be installed in the tank to protect the shell. The sizes of the blowoff line inlet, the water outlets, and the vent shall be as shown in Table 6-1. The contents of condensers receiving steam or hot water under pressure must pass through an open sump before entering the drainage system."

(Ord. 106721 § 5.02.140, 1977.)

22.512.170 UPC Section 616 added—Parking garage drainage systems.

Chapter 6, Indirect Waste Piping, Wet Vented Systems, and Special Wastes, of the Uniform Plumbing Code is amended by adding thereto a new section designated Section 616, **Parking Garage Drainage Systems** to read as follows:

"Sec. 616 - **Parking Garage Drainage Systems.** All floor drainage under the roof of a parking garage shall be connected to the sanitary drainage system. When the top floor of the building is used as a roof as well as a parking area, the drainage from the roof shall be connected to the storm drainage system. Drainage from conventional plumbing fixtures shall not be interconnected with the floor drainage system. Provided, however, drainage lines from car or truck washing equipment may be connected to the floor drainage system through an approved interceptor. Floor drainage waste lines shall be a minimum of three (3) inches in size. Waste unit loadings for three-inch or larger size floor drainage piping shall be sized in accordance with Table 4-3 of this code.

"Floor drains or floor drain openings shall be equipped with approved strainers and need not be trapped when connected to the building drain through a properly trapped and vented interceptor. Traps shall not be used when the floor drains are located in areas exposed to freezing temperatures. The waste line from floor drains entering an interceptor shall be above the waste line discharging from the interceptor to the building drain. The sand interceptor receiving the floor drains shall have a water seal of not less than six (6) inches. Floor drain traps need

not be vented individually if line venting is used through an approved indirect waste system with a properly trapped and vented interceptor. A line vent for floor drains shall terminate through the roof or to an approved location in the outside atmosphere. When using line venting, the terminating vents, if more than one, shall be equal in cross sectional area to the size of the waste line entering the interceptor or the line vent may continue full size from the interceptor to the point of termination. All plans for parking garage floor drainage systems shall be submitted to the Administrative Authority prior to installation for approval."

(Ord. 106721 § 5.02.150, 1977.)

22.512.180 UPC Section 910 amended—Plumbing fixtures required.

Section 910, **Plumbing Fixtures Required**, of the Uniform Plumbing Code is amended to read as follows:

"Sec. 910 - **Plumbing Fixtures Required.** Each building shall be provided with sanitary facilities as prescribed by the Administrative Authority.

"An amended list of minimum plumbing facilities for various occupancies is set forth in Appendix C of this code."

(Ord. 106721 § 5.02.160, 1977.)

22.512.190 UPC Section 1003(q) added—Cross-connection control.

Section 1003, **Cross-Connection Control**, of the Uniform Plumbing Code is amended by adding thereto Subsection (q) "Approved Installation Requirements for Reduced Pressure Principle Backflow Prevention Devices and/or Assemblies" to read as follows:

"(q) Approved Installation Requirements For Reduced Pressure Principle Backflow Prevention Devices and/or Assemblies. Installation of a reduced pressure principle backflow prevention device and/or assemblies (Reduced Pressure Device) may be required by the Administrative Authority in accordance with this code and the Washington Administrative Code (WAC) 248-54-250, 248-54-260, 248-54-470, 248-54-480, 248-54-490, and 248-54-500. It is unlawful to install a reduced pressure device without first obtaining approval to do so from the Administrative Authority. Upon obtaining approval, a plumbing permit shall be secured with payment of the prescribed fee. The permit shall be conspicuously posted in the immediate area where the reduced pressure device is to be installed. The

reduced pressure device shall be subject to an initial testing procedure upon installation to ensure the device is operating in an approved manner.

"All reduced pressure devices including those installed prior to the adoption of this code shall be subject to testing on an annual basis or more often as deemed necessary by the Administrative Authority.

"Upon approval of the annual test and payment of the fee as prescribed by this code, an operating permit will be issued to the owner or occupant of the premises whereon such reduced pressure device is installed. It shall be the responsibility of the owner or occupant to cause such annual tests to be made by a person qualified and approved by the Administrative Authority to perform such tests. Refusal by the owner or occupant to cause such tests to be made and to obtain annual approval for the continued operation of each reduced pressure device shall be sufficient cause for the termination of the public water service to the premises.

"Reduced pressure devices shall be provided with a Pressure Relief Valve installed in accordance with applicable sections of this code pertaining to Pressure Relief Valves.

"Reduced pressure devices shall be equipped with an approved strainer upstream and as near as practical to the reduced pressure device." (Ord. 106721 § 5.02.170, 1977.)

22.512.200 UPC Section 1004(a) amended— Materials.

Subsection (a) of Section 1004, Materials, of the Uniform Plumbing Code is amended to read as follows:

"(a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized steel, or other approved materials. Asbestos-cement, PE or PVC water pipe manufactured to recognized standards may be used for water distribution systems outside a building. All materials used in the water supply system, except valves and similar devices, shall be of a like material, except where otherwise approved by the Administrative Authority." (Ord. 106721 § 5.02.180, 1977.)

22.512.210 UPC Section 1007(a), (b), and (c) amended—Water pressure, pressure regulators and pressure relief valves.

Subsections (a), (b), and (c) of Section 1007,

Water Pressure, Pressure Regulators and Pressure Relief Valves, of the Uniform Plumbing Code are amended to read as follows:

"(a) Inadequate Water Pressure. Whenever the water pressure in the main or other source of supply will not provide water pressure of at least twenty (20) pounds per square inch, after allowing for friction and other pressure losses, a tank and pump or other means which will provide twenty (20) pounds pressure shall be installed.

"(b) Excessive Water Pressure. Where local water pressure is in excess of one hundred (100) pounds per square inch, an approved type pressure regulator preceded by an adequate strainer shall be installed and the pressure regulator reduced to one hundred (100) pounds per square inch or less. For potable water services using regulators up to and including 1-1/2 inches, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral by-passes are acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure.

"(c) Any water system provided with a pressure regulating device or check valve at its source or any water system containing water heating equipment shall be provided with an approved, listed, adequately sized pressure relief valve. The pressure relief valve shall be installed on the water heating equipment (domestic hot water tank) or in the hot or cold water piping serving the heating equipment. There shall be no valves installed in the water piping between the heating equipment and the pressure relief valve serving the heating equipment." (Ord. 106721 § 5.02.190, 1977.)

22.512.220 UPC Appendix C amended— Minimum plumbing facilities.

Appendix C, Minimum Plumbing Facilities, of the Uniform Plumbing Code is amended to read as follows:

“APPENDIX C

Minimum Plumbing Facilities¹

Type of Building or Occupancy ²	Water Closets	Urinals ⁸	Lavatories ¹⁰	Bathubs or Showers	Drinking Fountains
	Males	Females	Fixtures/Males	Fixtures/Persons	Persons
AS REQUIRED BY STATE LAW					
Schools					
Theaters, auditoriums other places of public assembly	1 - 1-200 2 - 201-400 3 - 401-600 1 for each additional 500 males and 1 for each additional 300 females	1 - 1-100 2 - 101-200 3 - 201-400	1 - 1-200 2 - 201-400 3 - 401-600 1 for each additional 300 males	1 - 1-200 2 - 201-400 3 - 401-750 1 for each additional 500 persons	1 - 1-100 2 - 101-500 1 for each additional 1000
Food service ¹¹ establishments, taverns, cocktail bars, restaurants	1 - 1-60 1 for each additional 60	1 - 1-30 1 for each additional 30	1 - 1-30 2 - 31-90 1 for each additional 60	1 per 60 females 1 per 60 males	-----
Office buildings, stores, and similar establishments	Fixtures	Employees			
	1 - 1-15 2 - 16-35 3 - 36-55 4 - 56-80 5 - 81-100 6 - 101-150 1 for each additional 50	1 - 1-15 2 - 16-35 3 - 36-55 4 - 56-80 5 - 81-100 6 - 101-150 1 for each additional 50	1 - 1-15 2 - 16-35 2 - 36-55 3 - 56-80 4 - 81-100 5 - 101-150 1 for each additional 50	-----	1 per 75
Manufacturing, warehouses, workshops, loft buildings, foundries and similar establishments⁹	1 - 1-9 2 - 10-24 3 - 15-49 4 - 50-74 5 - 75-100 1 for each additional 30		Up to 100 1 per 10 Over 100 1 per 15 ^{6,7}	1 shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infectious or irritating materials	1 per 75
Dwelling or apartment houses⁴	1 for each dwelling unit	-----	1 for each dwelling unit	1 for each dwelling unit	-----

“*** Whenever urinals are provided, one water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than two-thirds of the minimum specified.

“1. The figures shown are based upon one fixture being the minimum required for the number of persons indicated or any fraction thereof. In applying this schedule of facilities, consideration shall be given to the accessibility of the fixtures. Conformity purely on a numerical basis may not result in an installation suited to the need of the individual establishment. For example, schools should be provided with toilet facilities on each floor having classrooms. The Director of Public Health may approve variances from this schedule when its literal application is impracticable.

“2. Minimum plumbing facilities for buildings or occupancies not shown in this table shall be as required by the Director of Public Health.

“3. Drinking fountains shall not be installed in toilet rooms or on janitor services sinks or within twelve inches of any sink faucet.

“4. Kitchen sinks—one for each dwelling unit.

“5. As required by the American Standard Safety Code for Industrial Sanitation in Manufacturing establishments (ASA Z4.1-1942).

“6. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, provide one lavatory for each five persons.

“7. Twenty-four lineal inches of wash sink or eighteen inches of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one lavatory.

“8. Trough urinals: Floor and wall type trough urinals are prohibited.

“9. (a) Toilet facilities shall be provided in separate rooms for each sex if there are more than four persons of mixed sex employed.

“(b) Handwashing basins supplied with hot and cold water shall be provided in commercial food handling establishments for the use of employees convenient to their work area. The basin shall be equipped with an approved hot and cold water mixing faucet.

“(c) Service sinks used for mopping and other similar cleaning operations shall be provided in food markets, taverns and restaurants. Office occupancy buildings having 10,000 or over square feet of area per floor shall have at

least one service sink on each floor of the building. Office occupancy buildings having over 2,000 square feet per floor but less than 10,000 square feet per floor shall have at least one service sink on every third floor, provided such sink is available for use to the floor directly below and the floor directly above.

“10. All places where hand washing facilities are required shall have hot and cold water. Such fixtures shall be provided with approved mixing valves.

“11. Includes only those food service establishments serving food or drink for consumption on the premises.”

(Ord. 106721 § 5.02.200, 1977.)

Subtitle VI

FIRE CODE

Chapters:

- 22.600 Adoption of Fire Code
- 22.602 Permit Fees
- 22.604 Violations
- 22.606 Amendments to Uniform Fire Code

Chapter 22.600

ADOPTION OF FIRE CODE

Sections:

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

22.600.010 Title.

This subtitle shall be known as the “Seattle Fire Code” and may be so cited, and is referred to herein as the “Fire Code.”

(Ord. 106107 § 1, 1976.)

22.600.020 Adoption of Uniform Fire Code.

The Uniform Fire Code with appendices thereto, (1973 Edition) (in this subtitle referred to as UFC) published by the International Conference of Building Officials and the Western Fire Chiefs Association, and adopted by Chapter

BUILDING AND CONSTRUCTION CODES

96, Laws of Washington, 1974 Ex. Session, three copies of which Uniform Fire Code are filed with the City Comptroller (C.F. No. 284412), is adopted and by this reference made a part of this subtitle, and together with the provisions of this subtitle and amendments, additions, and deletions of the Uniform Fire Code specified in Chapter 22.606 shall constitute the official Fire Code of the city of Seattle. In any case in which this subtitle conflicts with the Uniform Fire Code (1973 Edition), this subtitle shall be controlling.
(Ord. 106107 § 2, 1976.)

Chapter 22.602

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:

Schedule A—Fees

A. Fees for permits, certificates and inspections required by this Fire Code shall be payable to the City Treasurer. The fees for activities controlled by the Fire Code shall be as follows:

Code Section	Permit	Original Fee	Renewal Fee
15.1302	Dry Cleaning Permit		
	Class I	\$50.00	\$50.00
	Class II	\$33.75	\$33.75
11.104	Use of Explosives	\$33.75	\$33.75
15.1101	Tank Vehicles (5-year)	\$33.75	\$33.75
20.102	Tank Vehicles (5-year)	\$33.75	\$33.75
33.102	Aircraft Refueler (5-year)	\$33.75	\$33.75
34.103	Manufacture of Organic Coatings	\$33.75	\$18.75
26.101	Assembly occupancy (except nonprofit organizations)	\$33.75	\$18.75
15.103	Flammable liquid; Processing Plant, Marine Terminal, Marine Service Station, Self Service Station, Bulk Tanks	\$27.50	\$15.00
8.103	Bulk Oxygen System	\$27.50	\$15.00
20.102	LP Gas Container Filling Plant	\$27.00	\$15.00

Code Section	Permit	Original Fee	Renewal Fee
25.102	Industrial Ovens	\$27.50	\$15.00
13.302	Fire Extinguisher Serviceman	\$16.25	
31.101	Welding and Cutting (3 units or less)	\$10.00	\$ 6.25
15.103	Safety Cans	\$ 6.25	\$ 6.25
13.315	Install Fixed Fire Protection Equipment	\$ 6.25	
13.316	Plan Review—No Building Permit	At rates based on valuation as established by the Building Code.	
13.316	Plan Review Under Building Permit	No charge	No charge
11.104	Explosives, Transportation only	No charge	No charge
15.103	Flammable Liquids, Transportation only	No charge	No charge
19.102	Hazardous Chemicals, Transportation only	No charge	No charge
20.102	LP Gas, Transportation Only	No charge	No charge
26.101	Assembly Occupancy (nonprofit organization)	No charge	No charge
36.104	Cryogenics, Transportation only	No charge	No charge
12.102(b)	Fireworks Sales	\$10.00	\$10.00
————	All Other Permits	\$20.00	\$12.50

B. Fees shall be payable at the time of application for any permit, certificate or inspection.
C. Wherever an annual permit is authorized, the Chief, in his discretion, may issue a permit that will expire in less than one year from the date of issuance and may charge a pro rata share of the annual permit fee (if any) therefor.
(Ord. 108199 § 1, 1979; Ord. 107829 § 1, 1978; Ord. 106107 § 3, 1976.)

Chapter 22.604

VIOLATIONS

Sections:

22.604.010 Penalty.

22.604.010 Penalty.

Anyone violating or failing to comply with any provision of this subtitle or lawful order of the Fire Chief pursuant hereto, shall upon conviction be punished by a fine not to exceed Five Hundred Dollars (\$500.00) or by imprisonment in the City Jail for a period not to exceed one hundred eighty days, or by both such

fine and imprisonment, and each day of the violation shall constitute a separate offense. (Ord. 106107 § 4, 1976.)

Chapter 22.606

AMENDMENTS TO UNIFORM FIRE CODE

Sections:

22.606.010	Uniform Fire Code provisions amended, deleted and added.	22.606.200	UFC Section 13.302 amended—Maintenance.
22.606.020	UFC Section 1.201 amended—Responsibility for enforcement.	22.606.210	UFC Section 13.303(a) amended—Vaporizing liquid extinguishers.
22.606.030	UFC Section 1.202 amended—Rules and regulations.	22.606.220	UFC Section 13.307 amended—Fire detection and alarm systems.
22.606.040	UFC Section 1.209 amended—Right of entry.	22.606.230	UFC Section 13.311(c)4 amended—Wet standpipes—Water supply.
22.606.050	UFC Section 1.215 amended—Board of Appeals.	22.606.240	UFC Section 13.312(c)(7) added—Combination standpipes—Fire pumps.
22.606.060	UFC Section 1.218 added—Special inspections.	22.606.250	UFC Section 13.314 amended—Basements and cellars.
22.606.070	UFC Section 1.309 added—Certificates.	22.606.260	UFC Sections 13.315, 13.316, and 13.317 added—Fire protection.
22.606.080	UFC Section 1.310 added—Liability insurance.	22.606.270	UFC Section 14.208 amended—Fire protection equipment.
22.606.090	UFC Section 1.404 amended—“B” definitions.	22.606.280	UFC Section 14.303(g) added—Construction of dip tanks.
22.606.100	UFC Section 1.407 amended—“E” definitions.	22.606.290	UFC Section 14.311 added—Molten salt tanks.
22.606.110	UFC Section 1.415 amended—“M” definitions.	22.606.300	UFC Section 15.103 amended—Permits required.
22.606.120	UFC Section 1.418 amended—“P” definitions.	22.606.310	UFC Section 15.104 amended—Containers, tanks, equipment and apparatus.
22.606.130	UFC Section 5.101 amended—Cellulose nitrate motion picture film.	22.606.320	UFC Section 15.113 added—Marine facilities.
22.606.140	UFC Section 8.103 amended—Permit required.	22.606.330	UFC Section 15.201 amended—Restricted locations and fire protection.
22.606.150	UFC Section 11.104 amended—Permits required.	22.606.340	UFC Section 15.407(f) added—Outside storage.
22.606.160	UFC Section 12.102 amended—Manufacture, sale and discharge.	22.606.350	UFC Section 15.704(b) amended—Dispensing services—Supervision.
22.606.170	UFC Section 13.207 amended—Hydrant use approval.	22.606.360	UFC Section 19.112 added—Railroad transportation of hazardous chemicals restricted.
22.606.180	UFC Section 13.208 amended—Required vertical driveway clearance.	22.606.370	UFC Section 20.102 amended—Permits and reports of installations.
22.606.190	UFC Section 13.301(d) added—Installation.	22.606.380	UFC Section 24.103 amended—General installation requirements.
		22.606.390	UFC Section 26.101 amended—Permit required.
		22.606.400	UFC Section 26.103 amended—Hazardous material.

BUILDING AND CONSTRUCTION CODES

- 22.606.410 UFC Section 27.203 amended—Storage of readily combustible materials.
- 22.606.420 UFC Section 27.206 added—Hazardous material.
- 22.606.430 UFC Section 27.302 added—Central stations.
- 22.606.440 UFC Section 31.101(c) added—General requirements.
- 22.606.450 UFC Section 32.102 amended—Cellulose nitrate film.
- 22.606.460 UFC Section 35.105(a) amended—Sprinkler systems.
- 22.606.470 UFC Article 37 added—Automatic sprinklers for nursing homes.
- 22.606.480 UFC Article 38 added—Automatic fire sprinkler systems in schools.
- 22.606.490 UFC Article 39 added—Residential occupancies four stories and over.

22.606.010 Uniform Fire Code provisions amended, deleted and added.

The chapters, sections, subsections, and provisions of the Uniform Fire Code designated in this chapter shall be amended, deleted and added to as set forth in the following sections of this chapter.

(Ord. 106107 § 5, 1976.)

22.606.020 UFC Section 1.201 amended—Responsibility for enforcement.

Section 1.201 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.201. Responsibility for Enforcement Except as otherwise specifically provided in this Code or by City Charter, the Chief shall be responsible for the administration and enforcement of this Code and all ordinances relating to:

“(a) Prevention of fires.

“(b) The suppression or extinguishing of dangerous or hazardous fires.

“(c) The storage, use and handling of explosive, flammable, toxic, corrosive and other hazardous gaseous, solid and liquid materials.

“(d) The installation and maintenance of automatic, manual, and other private fire alarm systems and fire-extinguishing equipment.

“(e) The maintenance and regulation of fire escapes.

“(f) The maintenance of fire protection and the elimination of fire hazards on land

and in buildings, structures, and other property, including those under construction.

“(g) The means and adequacy of each exit in the event of fire, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theatres, amphitheatres, and all other places in which people work, live or congregate from time to time for any purpose.

“(h) The investigation of the cause, origin and circumstances of fire.”

(Ord. 106107 § 6, 1976.)

22.606.030 UFC Section 1.202 amended—Rules and regulations.

Section 1.202 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.202. Rules and Regulations (a) The Chief is authorized to make and enforce such rules and regulations for the prevention and control of fires and fire hazards as may be necessary from time to time to carry out the intent of this Code. Three copies of such rules and regulations shall be filed with the City Comptroller and shall be in effect immediately thereafter and additional copies shall be kept in the office of the Fire Department for distribution to the public.

“(b) The procedure for adoption of administrative rules and regulations shall be that procedure provided by ordinance establishing Uniform Administrative Provisions for Enforcement of Building Construction Codes. Provisions of administrative rules adopted by the Chief in accordance with such procedure shall take precedence over any provision in National Standards adopted by reference in this Code or adopted by reference in other administrative rules.”

(Ord. 106107 § 7, 1976.)

22.606.040 UFC Section 1.209 amended—Right of entry.

Section 1.209 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.209. Right of Entry Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the Chief or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe, and upon presentation of proper credentials the Chief or his authorized representative, with the consent of the occupant or the consent of the

owner of an unoccupied building or pursuant to a lawfully issued warrant, may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Chief by this Code.

"'Authorized Representative' shall include the officers named in Sections 1.204, 1.205 and 1.206 of this Code.

"It shall be unlawful for an owner, occupant or any other person having charge, care or control of any building or premises to fail or neglect, after demand pursuant to a lawfully issued warrant is made, to permit entry therein by the Chief or his authorized representative for the purpose of inspection and examination pursuant to this Code."
(Ord. 106107 § 8, 1976.)

**22.606.050 UFC Section 1.215 amended—
Board of Appeals.**

Section 1.215 of the Uniform Fire Code is amended to read as follows:

"Sec. 1.215. Board of Appeals Appeals from the rulings, decisions or actions pertaining to the administration and enforcement of this Code shall be heard in accordance with such procedure as shall be provided by ordinance establishing Uniform Administrative Provisions for Enforcement of Building Construction Codes."
(Ord. 106107 § 9, 1976.)

**22.606.060 UFC Section 1.218 added—
Special inspections.**

Article 1 of the Uniform Fire Code is amended by adding thereto a new section designated Section 1.218 to read as follows:

"Sec. 1.218. Special Inspections (a) The Chief is authorized to designate qualified persons as special inspectors and accept their inspection and evaluation of specialized fire protection equipment.

"(b) The Chief is authorized to accept inspections performed by other jurisdictions and honor permits and certificates issued by other jurisdictions for activities regulated by this Code upon presentation to the Chief of satisfactory evidence that such inspections, permits and certificates are substantially in accord with the fire safety requirements of this Code."
(Ord. 107017 § 1, 1977; Ord. 106107 § 10, 1976.)

**22.606.070 UFC Section 1.309 added—
Certificates.**

Article 1 of the Uniform Fire Code is amended by adding thereto a new section designated Section 1.309 to read as follows:

"Sec. 1.309. Certificates A certificate is a statement that a person, firm or corporation has demonstrated knowledge and competence in the performance of an activity regulated by this Code. All applications for a certificate required by this Code shall be made to the Chief in such form and detail as he shall prescribe. A charge shall not be made for such certificate or for the renewal of such certificate unless expressly stated by Ordinance. Any person performing work for which a certificate is required, shall have such certificate in his possession at the work site; any firm or corporation shall have the certificate posted at its principal local office or place of business."
(Ord. 106107 § 11, 1976.)

**22.606.080 UFC Section 1.310 added—
Liability insurance.**

Article 1 of the Uniform Fire Code is amended by adding thereto a new section designated Section 1.310, to read as follows:

"Sec. 1.310. Liability Insurance Where liability insurance is required by any section of this Code or as a permit condition for any controlled hazardous activity, the applicant shall file with the Chief evidence of a corporate surety bond in the principal sum of \$300,000 or a public liability and property damage insurance policy with limits of at least \$300,000 for bodily injury or death suffered by one or more persons in any one accident or occurrence and at least \$100,000 for property damage. Insurance shall be with a carrier licensed to do business in the State of Washington and shall name The City of Seattle as an additional insured. All surety bonds and policies or evidence of liability insurance shall be approved as to form by the Corporation Counsel. The Chief may specify a greater or lesser amount of insurance coverage or require a surety bond in a greater or lesser amount when in his opinion conditions at the location of the permitted activity indicate that a change in such amount is warranted."
(Ord. 106107 § 12, 1976.)

BUILDING AND CONSTRUCTION CODES

22.606.090 UFC Section 1.404 amended —“B” definitions.

Section 1.404 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.404.

“BARREL shall mean a volume of 42 U.S. gallons.

“B.T.U. shall mean British Thermal Unit—the heat necessary to raise the temperature of one pound of water one degree Fahrenheit.

“BUILDING shall mean any structure erected for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

“BUILDING CODE shall mean the City of Seattle Building Code unless specific reference is made to another Code in a Fire Protection Standard.

“BUILDING OFFICIAL shall mean the City of Seattle Superintendent of Buildings.

“BULK PLANT shall mean that portion of a property where refined flammable or combustible liquids are received by tank vessel, pipeline, tank car or tank vehicle, and are stored or blended in bulk for the purpose of distributing such liquids in tank vessel, pipeline, tank car, tank vehicle, or container.

“BUREAU OF FIRE PREVENTION shall mean the Fire Marshal's Office of the Seattle Fire Department.”
(Ord. 106107 § 13, 1976.)

22.606.100 UFC Section 1.407 amended— “E” definitions.

Section 1.407 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.407.

“ELECTRICAL CODE shall mean the Seattle Electrical Code.

“EXECUTIVE BODY shall mean the governing body of The City of Seattle.

“EXIT is a continuous and unobstructed means of egress to a public way, and shall include intervening doors, doorways, corridors, exterior exit balconies, ramps, stairways, smoke-proof enclosures, horizontal exits, exit passageways, exit courts, and yards.

“EXPLOSIVE shall mean and include any chemical compound or mechanical mixture, that is commonly used or intended for the purpose of producing an explosion, that contains any oxidizing and combustible units, or other ingredients, in such proportions, quantities, or packing, that an ignition by fire, by friction, by concussion, by percussion, or by

detonator of any part of the compound or mixture may cause such a sudden generation of highly heated gases that the resultant gaseous pressures are capable of producing destructive effects on contiguous objects or of destroying life and limb.”

(Ord. 106107 § 14, 1976.)

22.606.110 UFC Section 1.415 amended —“M” definitions.

Section 1.415 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.415.

“MAGAZINE shall mean any building or structure used for the storage of explosives.

“MAGNESIUM shall mean the pure metal and alloys of which the major part is magnesium.

“M.C.A. shall mean Manufacturing Chemists Association.

“MARINE SERVICE STATION shall include those portions of properties where flammable or combustible liquids and liquefied petroleum gases used as fuel for floating craft are stored and dispensed from fixed equipment on shore, piers, wharves, floats, or barges into the fuel tanks of floating craft; and shall include all facilities used in connection therewith, and shall be considered as intended for servicing small craft.

“MECHANICAL CODE shall mean the Seattle Mechanical Code.”
(Ord. 106107 § 15, 1976.)

22.606.120 UFC Section 1.418 amended —“P” definitions.

Section 1.418 of the Uniform Fire Code is amended to read as follows:

“Sec. 1.418.

“PERSON, AMBULATORY shall mean one who is capable of leaving a fire area within a reasonable length of time without assistance of any kind in event of an emergency.

“PERSON, NONAMBULATORY shall mean one who is incapable of leaving a fire area within a reasonable length of time without assistance in event of an emergency.

“PERSON is a natural person, his heirs, executors, administrators, or assigns, and also includes a firm, partnership, or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

“PIPED DISTRIBUTION SYSTEMS shall mean a central supply system with controlling

equipment and a system of piping extending to one or more points where liquids or gases are used and a suitable station outlet valve is located at each use point.

"PLUMBING CODE shall mean the Seattle Plumbing Code.

"POISONOUS GAS shall mean and include any gas of such nature that a small amount of the gas when mixed with air is dangerous to life.

"POTENTIALLY EXPLOSIVE CHEMICAL shall mean and include any chemical substance other than one classified as an explosive, which can be exploded by heat or shock when it is unconfined and unmixed with air or other materials.

"PRESSURE DELIVERY SYSTEM OR REMOTE PUMPING SYSTEM shall mean any method of transferring flammable or combustible liquids from underground storage tanks to the fuel tanks of motor vehicles whenever the pump is located elsewhere than in the dispenser.

"PROCESSING PLANT shall mean that portion of a property in which flammable or combustible liquids or materials are mixed, heated, separated or otherwise processed as principal business, but shall not include plants defined herein as refineries.

"PUBLIC CONVEYANCE shall mean and include any railroad car, street car, cab, bus, airplane, or other vehicle which is carrying passengers for hire.

"PUBLIC NUISANCE shall include the existence of dry and drying weeds, rubbish and waste material on property, lands or premises which are dangerous or injurious to that or neighboring property, lands or premises and which are detrimental to the welfare of the occupants or residents of the vicinity."

(Ord. 106107 § 16, 1976.)

22.606.130 UFC Section 5.101 amended
 —Cellulose nitrate motion picture film.

Article 5 of the Uniform Fire Code is amended to read as follows:

"Sec. 5.101. Cellulose Nitrate Motion Picture Film Prohibited The storage and use of cellulose nitrate motion picture film is prohibited."
 (Ord. 106107 § 17, 1976.)

22.606.140 UFC Section 8.103 amended—
 Permit required.

Section 8.103 of the Uniform Fire Code is amended to read as follows:

"Sec. 8.103. Permit Required A permit shall be required for the storage, handling or use at normal temperature and pressure of more than 2,000 cubic feet of flammable compressed gas or 6,000 cubic feet of non-flammable compressed gas or for any amount of medical gas connected to a fixed piping manifold. Medical gases include but are not limited to the following: carbon dioxide, cyclopropane, ethylene, helium, nitrous oxide, oxygen, oxygen helium mixtures and oxygen-carbon dioxide mixtures."

(Ord. 106107 § 18, 1976.)

22.606.150 UFC Section 11.104 amended—
 Permits required.

Section 11.104 of the Uniform Fire Code is amended to read as follows:

"Sec. 11.104. Permits Required (a) Permits shall be obtained:

"1. To possess, store, sell or otherwise dispose of explosives or blasting agents.

"2. To transport explosives or blasting agents.

"3. To use explosives or blasting agents.

"4. To operate a terminal for handling explosives or blasting agents.

"5. To deliver to or receive explosives or blasting agents from a carrier at a terminal between the hours of sunset and sunrise.

"6. To transport blasting caps or electric blasting caps on the same vehicle with explosives.

"(b) Permits required by Section 11.104 (a) of this Article shall not be issued for:

"1. Liquid nitrogen.

"2. Dynamite (except gelatin dynamite) containing over 60 percent of liquid explosive ingredient.

"3. Dynamite having an unsatisfactory absorbent or one that permits leakage of a liquid explosive ingredient under any conditions liable to exist during storage.

"4. Nitrocellulose in a dry and uncompressed condition in quantity greater than 10 pounds net weight in one package.

"5. Fulminate of mercury in a dry condition and fulminate of all other metals in any condition except as a component of manufactured articles not hereinafter forbidden.

BUILDING AND CONSTRUCTION CODES

"6. Explosive compositions that ignite spontaneously or undergo marked decomposition, rendering the products or their use more hazardous, when subjected for 48 consecutive hours or less to a temperature of 167° F. (75° C).

"7. New explosives until approved by the U.S. Department of Transportation, except that permits may be issued to educational, governmental, or industrial laboratories for instruction or research purposes.

"8. Explosives condemned by the U.S. Department of Transportation.

"9. Explosives not packed or marked in accordance with the requirements of the U.S. Department of Transportation.

"10. Explosives containing an ammonium salt and a chlorate.

"11. The manufacture of explosives.

"12. The storage of explosives for more than 24 hours.

"13. The construction of Class I magazines.

"(c) No person shall keep or store, nor shall any permit be issued to keep or store, any explosives at any place of habitation, or within 100 feet thereof.

"(d) No person, possessing a permit for storage of explosives at any place, shall keep or store any greater amount or other kind of explosives than are authorized in such permit.

"(e) The Chief may require that any operations permitted under the provisions of Section 11.104(a) 2, or 3, shall be supervised at any or all times by employees of the Fire Department, designated by the Chief to see that all safety and fire regulations are observed. Where, in the opinion of the Chief, no undue hazard to life or property exists, the required supervision may be waived."

(Ord. 106107 § 19, 1976.)

22.606.160 UFC Section 12.102 amended

—Manufacture, sale and discharge.

Section 12.102 of the Uniform Fire Code is amended to read as follows:

"Sec. 12.102. **Manufacture, Sale and Discharge** (a) The manufacture of fireworks within the City of Seattle is prohibited.

"(b) Except as hereinafter provided, it shall be unlawful for any person to possess, store, to offer for sale, expose for sale, sell at retail or use or explode any fireworks; provided that the Chief shall have power to adopt reasonable rules and regulations for the granting of permits for supervised public displays of fireworks by a

jurisdiction, fair associations, amusement parks, or other organizations, or for the use of fireworks by artisans in pursuit of their trade. Every such use or display shall be handled by a competent operator approved by the Chief, and shall be of such character and so located, discharged or fired as in the opinion of the Chief after proper investigation, will not be hazardous to property or endanger any person. The Chief may issue permits for the sale of fireworks classified as 'safe and sane' by the State of Washington prescribing such permit conditions as are necessary to comply with State of Washington requirements and any additional safeguards necessary in the opinion of the Chief for the permit location. Liability insurance shall be required for all displays and may be required for the sale of fireworks.

"(c) Applications for permits shall be made in writing at least 10 days in advance of the date of the display. After such privilege shall be granted, sale, possession, use and distribution of fireworks for such display shall be lawful for that purpose only. No permit granted hereunder shall be transferable.

"(d) The Chief may issue permits for the transportation and storage of fireworks in bulk quantities under the Department of Transportation classifications, prescribing such quantity limitations, duration and conditions of storage or transport as the Chief shall deem necessary." (Ord. 106107 § 20, 1976.)

22.606.170 UFC Section 13.207 amended —Hydrant use approval.

Section 13.207 of the Uniform Fire Code is amended to read as follows:

"Sec. 13.207. **Hydrant Use Approval** No person other than an employee of the Fire Department or Water Department in line of duty shall use or operate any hydrant or other valves installed on any City Water Department System unless such person first secures a permit for use from the Superintendent of Water." (Ord. 106107 § 21, 1976.)

22.606.180 UFC Section 13.208 amended— Required vertical driveway clearance.

Section 13.208 of the Uniform Fire Code is amended to read as follows:

"Sec. 13.208. **Required Vertical Driveway Clearance** Access driveways serving buildings or property located more than 150 feet from a

street shall have a vertical clearance of not less than 13 feet 6 inches above the finished driveway surface.

"EXCEPTION: Groups I and J Occupancies as specified in the Building Code.

"Where auxiliary means of access or fire protective measures, approved by the Chief, are provided, the above required clearance may be modified or waived."

(Ord. 106107 § 22, 1976.)

**22.606.190 UFC Section 13.301(d) added
-Installation.**

Section 13.301 of the Uniform Fire Code is amended by adding thereto Subsection (d) to read as follows:

"(d) Such fire hydrants and their connections and any devices appurtenant thereto, if upon private property, will not be considered part of the Municipal water system and will be installed and maintained by the property owner."

(Ord. 106107 § 23, 1976.)

**22.606.200 UFC Section 13.302 amended
-Maintenance.**

Section 13.302 of the Uniform Fire Code is amended to read as follows:

"Sec. 13.302. Maintenance All sprinkler systems, fire hydrant systems, standpipe systems, fire alarm systems, portable fire extinguishers and other fire-protective or extinguishing systems or appliances shall be maintained in an operative condition at all times and shall be replaced or repaired when defective. All repairs and servicing shall be made in accordance with recognized standards. Maintenance and periodic testing are the owner's responsibility or the responsibility of such other person as may be designated in a lease of the premises, and are separate from Fire Department inspections. The person responsible for maintenance and testing of fire protection systems shall advise the Fire Department 24 hours before required tests. Fire Department representatives may witness tests which are conducted by others.

"Any person, firm, corporation or partnership repairing, testing, or recharging portable fire extinguishers shall have a valid certificate of fitness, issued by the Fire Chief.

"EXCEPTION: An owner may refill his own non-pressurized water type extinguisher without such certificate. Improper servicing of Fire Extinguishers can be hazardous to life and is unlawful."

(Ord. 106107 § 24, 1976.)

**22.606.210 UFC Section 13.303 (a)
amended-Vaporizing liquid
extinguishers.**

Subsection (a) of Section 13.303 of the Uniform Fire Code is amended to read as follows:

"Sec. 13.303. Vaporizing Liquid Extinguishers (a) Vaporizing liquid extinguishers (carbon tetrachloride, chlorobromomethane or similar toxic base) shall not be installed or used in any location except as provided in this Section.

"Vaporizing liquid extinguishers may be installed or used as follows:

1. Pole top fires.
2. 'Rib' fires in cotton gins.
3. Used by lumber jacks in conformance with State and Federal regulations.
4. Any other installation or use when the Chief determines such installation or use is not contrary to public safety or welfare."

(Ord. 106107 § 25, 1976.)

**22.606.220 UFC Section 13.307 amended-
Fire detection and alarm systems.**

Section 13.307 of the Uniform Fire Code is amended to read as follows:

"Sec. 13.307. Fire Detection and Alarm Systems (a) Fire detection and alarm systems in designated occupancies shall conform to the requirements of Schedule B, as follows:

"Schedule B-Detection and Alarm Systems Requirements

- | Type of Occupancy | Detection and Alarm System Requirements |
|-------------------|--|
| "A Occupancy | - The fire alarm system shall include manual stations, a means of notifying the Fire Department (see B Occupancy) and a voice alarm system. |
| "B Occupancy | - Such occupancies shall provide a means of notifying the Fire Department such as pull stations connected to an approved Fire Alarm Central Station service or a municipal alarm box within 150 feet of the main entrance, or identified non-pay telephones or other approved means. |
| "C Occupancy | - The fire alarm system shall include a manual pull station and heat detection in hazardous areas such as central boiler or furnace rooms, laundry rooms, handicraft rooms, shops and storage rooms and automatic alarm sounding device(s). In addition, |

BUILDING AND CONSTRUCTION CODES

the systems in C1 occupancies shall provide a means of notifying the Fire Department (see B Occupancy).

"D3 Occupancy — Same as C Occupancy above.

"D1 and D2 Occupancies

— Such occupancies shall provide manual pull stations, heat detection in hazardous areas (see C Occupancy), smoke detection in corridors, exit ways, air handling systems and unsprinklered areas of sprinklered buildings, a means of notifying the Fire Department (see B Occupancy) and a voice alarm system.

"E and F Occupancies

— When there are more than 300 persons above the floor of exit discharge or 25 persons below the floor of exit discharge, such occupancies shall provide a manual alarm system as required for C Occupancies.

"H Occupancy — 1) Such occupancies shall provide the smoke detector required by Section 1310 of the Building Code, within the units when cooking is permitted in the units. (Such detectors are not part of a fire alarm system and do not have to meet NFPA No. 72A requirements. The requirement for these detectors is not retroactive.)

"2) Hotels two or more stories and apartments three or more stories shall have a manual fire alarm system consisting of pull stations, heat detection in hazardous areas (see C Occupancy) and automatic alarm sounding device(s); provided, that in existing hotels which contain less than 20 guest rooms and existing apartment houses which contain less than 16 apartments, and which comply with the minimum fire safety standards of Section 4.12 of the Housing Code,¹ necessary alterations, repairs and improvements to comply with the requirements of this paragraph 2) shall be completed within 180 days after notice by the Chief to comply with such requirements, but in no event later than July 1, 1978.

"3) In addition to the above, H Occupancies with non-ambulatory persons as residents and H Occupancies

used as dormitories or for similar uses shall have smoke detection in corridors and exitways connected to the fire alarm system.

"I Occupancy—See Section 1413 of the Building Code. This requirement is not retroactive. NFPA Pamphlet No. 74 should be used as a guide for detector location.

"High Rise Buildings

— The fire alarm system shall include manual pull stations, smoke detection at elevator and stairwell entrances, automatic notification of the Fire Department, a voice alarm system and provision to control elevator, ventilation and other emergency systems as determined; (See Section 1807 of the Building Code). Note: This requirement is not retroactive.

"(b) Automatic sprinkler systems installed in occupancies requiring a fire alarm system shall be connected to the fire alarm system.

"(c) Design, installation and maintenance of fire detection and alarm systems shall be in accordance with the Seattle Electrical Code² and with the requirements of NFPA Pamphlet No. 72A as adopted and amended by the Chief. The Chief is authorized to accept automatic sprinklers as heat detection, to vary the requirements of Schedule B for particular building configurations, occupancy and exit conditions and to require additional detection and alarms where in his opinion unusual hazards or difficulty in escape from fire or explosion exist.

"(d) Fire detection and/or alarm systems shall be under the supervision of a responsible person who shall ensure that required periodic tests and maintenance are performed. The Chief is authorized to order any premises vacated where a required fire detection and alarm system is not maintained in good working condition.

"(e) Fire Drills. Fire drills shall be held at least once a month in educational occupancies where such occupancies constitute the major occupancy of a building and at least once every two months in institutional occupancies where such occupancies constitute the major occupancy of a building. During severe weather, fire drills may be postponed. A record of all fire drills shall be kept by the person in charge of such occupancies. Records of fire drills shall include the time and date of each drill held.

"In educational occupancies fire drills shall include complete evacuation of all persons from the building. In institutional occupancies fire drills shall be conducted to familiarize operating personnel with their assigned positions of emergency duty, but complete evacuation of occupants from the building at the time of the fire drill shall be required only where it is practicable and does not involve moving or disturbing persons under medical care." (Ord. 106467 § 1, 1977; Ord. 106107 § 26, 1976.)

1. Editor's Note: § 4.12 of the Housing Code is codified in § 22.206.120 of this Code.
2. Editor's Note: The Electrical Code is codified in Subtitle III of this Title.

22.606.230 UFC Section 13.311(c) 4 amended—Wet standpipes—Water supply.

Item 4 of Subsection (c) of Section 13.311, of the Uniform Fire Code is amended to read as follows:

"4. Water Supply. The wet standpipe shall be connected to the City water system and shall deliver not less than 100 gallons of water per minute at not less than 65 pounds pressure per square inch at a single topmost outlet. When more than one interior wet standpipe is required in the building, such standpipes may be connected at their bases or highest points by pipes of equal size. Where combination standpipes are installed, the 1 1/2-inch outlet system may be supplied from the combination system with a 2-inch connecting line." (Ord. 106107 § 27, 1976.)

22.606.240 UFC Section 13.312(c) 7 added—Combination standpipes—Fire pumps.

Subsection (c) of Section 13.312, of the Uniform Fire Code is amended by adding thereto Item (7) to read as follows:

"7. Fire Pumps. A fire pump shall be provided for combination standpipes when pressure from the City water supply will not produce 65 psi at the topmost floor. When a fire pump is required the system shall be designed to produce not less than 125 psi nor more than 175 psi at the 2 1/2 inch outlets at 300 GPM flow." (Ord. 106107 § 28, 1976.)

22.606.250 UFC Section 13.314 amended—Basements and cellars.

Section 13.314 of the Uniform Fire Code, is amended to read as follows:

"Sec. 13.314. Basements and Cellars Automatic sprinkler systems shall be installed in any basement or cellar used for the storage or sale of combustible materials. The following exceptions do not apply when automatic sprinklers are required by any provision of the Building or Fire Codes.¹

"EXCEPTIONS: (a) All those in Group I or J.

(b) Portions of the basement not containing combustible material and separated by one hour fire resistive construction.

(c) Storerooms not exceeding five hundred square feet in area, enclosed by one hour construction, containing no material classified as a flammable liquid, hazardous material or highly combustible material, and served by exterior fire access or interior access via a corridor of one hour construction. No more than three such rooms shall be permitted in any one basement."

(Ord. 106107 § 29, 1976.)

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

22.606.260 UFC Sections 13.315, 13.316, and 13.317 added—Fire protection.

Article 13 of the Uniform Fire Code is amended by adding thereto new sections designated Sections 13.315, 13.316, and 13.317 to read as follows:

"Sec. 13.315. Permit Required All fixed fire protection systems, including fire detection, fire alarm, fire alarm reporting systems, fire suppression and fire control systems shall be installed only under permit from the Fire Department.

"Sec. 13.316. Plan Approval All fixed fire protection systems shall be installed in accordance with plans and specifications approved by the Chief.

"Sec. 13.317. Grease Hoods Whenever a grease hood is required by the Seattle Mechanical Code¹ for commercial cooking equipment, an approved fire protection system conforming to NFPA Standard No. 96 (1973) shall be installed and maintained."

(Ord. 106107 § 30, 1976.)

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

BUILDING AND CONSTRUCTION CODES

22.606.270 UFC Section 14.208 amended— Fire protection equipment.

Section 14.208 of the Uniform Fire Code is amended to read as follows:

“Sec. 14.208. Fire Protection Equipment All spray booths shall have automatic sprinkler protection. Portable fire protection equipment shall be provided near all spraying areas as provided for extra hazardous occupancies in NFPA Pamphlet No. 10.”

(Ord. 106107 § 31, 1976.)

22.606.280 UFC Section 14.303(g) added— Construction of dip tanks.

Section 14.303 of the Uniform Fire Code is amended by adding thereto Subsection (g) to read as follows:

“(g) Dip tanks of any size and surface area containing liquids with a flash point below 110 degrees Fahrenheit, or heaters, or a process with potential for spontaneous heating shall have drain board, quick dump provisions and process control safeguards as shown on plans approved by the Chief.”

(Ord. 106107 § 32, 1976.)

22.606.290 UFC Section 14.311 added— Molten salt tanks.

Article 14, of the Uniform Fire Code is amended by adding thereto a new section designated Section 14.311 to read as follows:

“Sec. 14.311. Molten Salt Tanks Permits shall be obtained for the operation of Molten Salt Tanks. Tanks containing molten salt shall conform to nationally recognized good practice.”

(Ord. 106107 § 33, 1976.)

22.606.300 UFC Section 15.103 amended— Permits required.

Section 15.103 of the Uniform Fire Code is amended to read as follows:

“Sec. 15.103. Permits Required A person shall obtain a permit for the following:

“1. Storage, handling or use of Class I flammable liquids in excess of one gallon in any dwelling or other place of human habitation; or in excess of 5 gallons in any other building or other occupancy; or in excess of 10 gallons outside of any building; except that no permit shall be required for the following:

“(i) For the storage or use of flammable liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant, mobile heating plant or in a Coast Guard accepted

portable motorboat tank of all metal construction, six gallons or less capacity, limited to two tanks.

“(ii) For the storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days.

“2. Storage, handling or use of Class II or III liquids in excess of 25 gallons in a building; or in excess of 60 gallons outside a building, except for fuel oil used in connection with oil burning equipment.

“3. Installation and use of equipment and premises for the storage, handling, use, or sale of flammable or combustible liquids as herein stipulated. The required permit shall be obtained prior to the commencement of any work.

“4. For vehicles transporting flammable liquids except:

“(i) In tanks excepted under item 15.130.1 (i).

“(ii) In factory sealed Department of Transportation approved containers.

“(iii) In all metal sealed containers of not more than one gallon capacity each or in approved safety cans of not more than five (5) gallon capacity each and when not more than ten (10) gallons is carried on the vehicle in a secure, ventilated location.

“5. For the operation of an automotive self service station.”

(Ord. 106107 § 34, 1976.)

22.606.310 UFC Section 15.104 amended— Containers, tanks, equipment and apparatus.

Section 15.104 of the Uniform Fire Code is amended to read as follows:

“Sec. 15.104. Containers, Tanks, Equipment and Apparatus Containers, tanks, equipment and apparatus used or intended to be used for the storage, handling, use or sale of flammable or combustible liquids shall be of an approved type. Glass containers exceeding 8 fluid ounces in capacity shall not be approved except where contamination is a factor. Samples of not to exceed one quart individual capacity may be taken in glass containers for commercial reference or testing. It is unlawful to sell, offer for sale, advertise or distribute any container for the storage and/or handling of flammable liquids unless such container has been approved for such purpose under applicable provisions of this Code.”

(Ord. 106107 § 35, 1976.)

**22.606.320 UFC Section 15.113 added—
Marine facilities.**

Article 15 of the Uniform Fire Code is amended by adding thereto a new section designated Section 15.113 to read as follows:

"Section 15.113. Marine Facilities Flammable liquid marine terminals shall be located outside fire zones one and two. Flammable liquid marine service stations shall be located outside fire zone one. The bulk transfer of flammable and combustible liquids is prohibited at commercial piers except for non-cargo combustible liquids when transferred by Fire Department permit. Storage of flammable and combustible liquids at commercial piers is prohibited except in Department of Transportation approved containers up to 660 gallons capacity and in storage areas or transit yards established under Fire Department permit regulations. The construction of marine facilities shall comply with the Building Code."¹

(Ord. 106107 § 36, 1976.)

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

**22.606.330 UFC Section 15.201 amended—
Restricted locations and fire
protection.**

Section 15.201 of the Uniform Fire Code is amended to read as follows:

"Sec. 15.201. Restricted Locations and Fire Protection

"(a) The construction of new bulk plants and the storage of flammable and combustible liquids in tanks above ground and outside of buildings is prohibited within the limits of fire zones one and two as defined in the Building Code.¹

"EXCEPTIONS: 1. Individual tanks having capacity of not more than sixty (60) gallons.

"2. Individual tanks having a capacity of not more than two hundred seventy-five (275) gallons for use in conjunction with a heating plant.

"3. Above ground tanks legally installed and in use prior to January 19, 1959.

"(b) Each above ground tank or group of tanks for storage shall be protected with approved fire extinguishing equipment.

"(c) Where foam protection is required for any tank or group of tanks used for the storage of more than one product, if in the opinion of the Chief it is deemed necessary, the largest

tank or tanks in such group shall be considered as storing the product requiring the greatest amount of protection and such protection shall be available as herein provided.

"(d) Where foam fire protection is required, installation shall meet the requirements of National Fire Protection Association pamphlet No. 11, 'Foam Extinguishing Systems,' except that where tank shells are accessible for the erection of portable foam applicators, for at least three-quarters of their perimeter, portable foam applicators shall be approved.

"(e) Where foam fire protection is required, foam producing materials may be stored off the premises under the following conditions:

"1. Such materials stored off the premises shall be of the proper type suitable for use in the equipment of the installation where required.

"2. Such materials shall be immediately available at the storage location at all times.

"3. Adequate loading and transportation facilities shall be assured.

"4. The time required to deliver such materials at the required location in the event of fire shall not exceed two hours.

"5. At the time of a fire these off-premises supplies shall be accumulated in sufficient quantities, before placing the equipment in operation, to insure foam production at an adequate rate without interruption until extinguishment is effected."

(Ord. 106107 § 37, 1976.)

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

**22.606.340 UFC Section 15.407(f) added—
Outside Storage.**

Section 15.407 of the Uniform Fire Code is amended by adding thereto Subsection (f) to read as follows:

"(f) The outside storage of Class I flammable liquids in quantities exceeding 10 gallons or of Class II and III liquids in quantities exceeding 60 gallons is prohibited in fire zones one and two except at locations lawfully so used prior to the effective date of this Code."¹

(Ord. 106107 § 38, 1976.)

1. Editor's Note: Ord. 106107 became effective on February 6, 1977.

BUILDING AND CONSTRUCTION CODES

22.606.350 UFC Section 15.704(b) amended —Dispensing services—Supervision.

Subsection (b) of Section 15.704 of the Uniform Fire Code is amended to read as follows:

“(b) **Supervision.** Every service station open to the public shall have an attendant or supervisor on duty whenever the station is open for business.

“1. If the dispensing of Class I liquids at a service station available and open to the public is to be done by a person other than the service station attendant, the nozzle shall be a listed automatic closing type without latch open device.”

(Ord. 106107 § 39, 1976.)

22.606.360 UFC Section 19.112 added— Railroad transportation of hazardous chemicals restricted.

The Seattle Fire Code is amended by adding thereto a new section designated Section 19.112 as follows:¹

“Sec. 19.112 Railroad Transportation of Hazardous Chemicals Restricted

The rail transportation of those loaded hazardous materials requiring placards or labels pursuant to 49 U.S.C. 1803 and 49 Code of Federal Regulations SS 172.502, 172.504 and 172.508 is permitted only during the period from 11:30 p.m. until 6:00 a.m. in the City's Central Waterfront area, except on that portion of the railroad tracks north of the north entrance to the railroad tunnel at Stewart Street, and no person shall permit or authorize such transportation; Provided, that the Fire Chief is authorized to issue special permits for the transportation of hazardous materials in the Central Waterfront area during restricted hours (6:00 a.m. to 11:30 p.m.) when (a) special circumstances necessitating such transportation are shown; and (b) special safeguards, as established by the Fire Chief, are observed.

“The ‘Central Waterfront area’ as used in this section includes the area bounded by the outer harbor line; First Avenue, North and South; South Atlantic Street; and West Harrison Street.”

(Ord. 108632 § 1, 1979; Ord. 106107 § 19.112, 1976.)

1. Editor's Note: This section shall expire, be repealed, and be of no further force or effect upon and after the expiration of six months after its effective date. (Ord. 108632 became effective on December 20, 1979.)

22.606.370 UFC Section 20.102 amended— Permits and reports of installations.

Section 20.102 of the Uniform Fire Code is amended to read as follows:

“Sec. 20.102. **Permits and Reports of Installations** (a) No person shall install or maintain any LP Gas container, or operate any tank vehicle which is used for the transportation of LP Gas without a permit. Where a single container or the aggregate of interconnected containers is over 1100 gallons water capacity, the installer shall submit plans to the Chief. A permit shall not be required for individual containers not exceeding 25 pounds and aggregate quantities not exceeding 300 pounds located in the third fire zone in E, F or G occupancies. Liquefied petroleum gas shall not be kept, stored or used in Group A, B, C or D occupancies.

“(b) Liquefied petroleum gas shall not be transported in or through fire zone one, except in Department of Transportation approved cylinders not exceeding 100 lbs. capacity.

“(c) Liquefied petroleum gas shall not be kept, stored or used in buildings of E, F, G or H occupancy except in buildings having no areas below the first floor where vapors might collect and where the aggregate storage does not exceed 500 gallons.

“(d) Liquefied petroleum gas shall not be kept, stored or used in fire zone one except: Tanks up to 20 pounds individual capacity and 40 pounds aggregate capacity may be used for plumber pots, bench furnaces and similar equipment. Small self-contained cylinders meeting Department of Transportation specifications may be offered for retail sale. Gross display shall not exceed 40 pounds and up to 160 pounds may be stored in areas not available to the public.

“(e) Liquefied petroleum gas shall not be kept, stored or used in fire zone two where the aggregate quantity in any occupancy exceeds 1200 pounds in cylinders not exceeding 100 pounds individual capacity or where industrial storage in approved tanks exceeds 500 gallons capacity in any location.

“(f) Bulk storage in fire zone three shall not exceed 30,000 gallons individual tank capacity or 40,000 gallons aggregate capacity in any location.

“(g) The Chief is authorized to issue temporary permits to store or use quantities exceeding the quantities noted above for construction,

repair, demolition, display and other activities subject to conformance with nationally recognized good practice for the activity and provision of such fire prevention and control safeguards as the Chief shall establish for the location.

"(h) Liquefied petroleum gas shall not be stored on piers or shipped across piers except in Department of Transportation approved cylinders or shipping containers. Storage shall be on land in areas established as transit yards. The Chief shall establish safety regulations for liquefied petroleum gas at piers.

"(i) Tank vehicle construction, operation and maintenance shall comply with the requirements of Article 15, Division XI as well as the requirements of this Article."
(Ord. 106107 § 40, 1976.)

**22.606.380 UFC Section 24.103 amended—
General installation requirements.**

Section 24.103 is amended to read as follows:

"Sec. 24.103. General Installation Requirements The installation shall be made in accordance with the instructions of the manufacturer and shall comply with all requirements of the Building and Mechanical Codes."¹
(Ord. 106107 § 41, 1976.)

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

**22.606.390 UFC Section 26.101 amended—
Permit required.**

Section 26.101 of the Uniform Fire Code is amended to read as follows:

"Sec. 26.101. Permit Required No place of assembly as defined in Article I shall be maintained, operated, or used without a permit. Permits including candle permits required under Section 26.116 may be combined as provided for in Section 1.305. Any exhibition that introduces flammable or combustible material in a place of assembly or alters the occupancy or exiting configuration in any manner shall be under separate permit."
(Ord. 106107 § 42, 1976.)

**22.606.400 UFC Section 26.103 amended—
Hazardous material.**

Section 26.103, of the Uniform Fire Code is amended to read as follows:

"Sec. 26.103. Hazardous Material Pyroxylin coated fabric is prohibited. Section 27.206

shall apply to all material used in assembly occupancies, including decorative material."
(Ord. 106107 § 43, 1976.)

**22.606.410 UFC Section 27.203 amended—
Storage of readily combustible materials.**

Section 27.203 of the Uniform Fire Code is amended to read as follows:

"Sec. 27.203. Storage of Readily Combustible Materials (a) Permit Required. No person shall store in excess of 2500 cubic feet gross volume of combustible empty packing cases, boxes, barrels or similar containers, or rubber or cork, or other similarly combustible material without a permit.

"(b) Storage Requirements. Storage in buildings shall be orderly, shall be more than 2 feet from the ceiling, and shall be so located as not to endanger exit from the building. Storage and merchandise shall be separated by 44 inch minimum width aisles on 20 foot maximum centers in all directions except where specific prior approval is obtained from the Chief for larger block pile storage. Storage shall not obstruct a 44 inch clear aisle extending from Fire Department access openings to the far wall. Storage shall not obstruct fire door closing, access to extinguishers, standpipe outlets, sprinkler control valves, electrical control centers, shut down or safety controls. Refer to Article 35 for high piled stock.

"Storage in the open shall not exceed 20 feet in height, shall be so located as not to constitute a hazard to adjacent buildings or property, and shall be compact and orderly. Such storage is prohibited within 3 feet of any property line and shall not exceed 6 feet in height when within 10 feet of such property line, except where no hazard or menace of fire to adjoining property is created thereby.

"(c) Hazardous Storage. Where the storage or accumulation of combustible waste matter used in stores, apartment buildings, factories or other similar places is a hazard or menace of fire, said storage of such materials shall be removed at least every second day.

"(d) Sprinkler System or Equivalent. Storage of 2500 cubic feet or more of readily or highly combustible material such as materials classified as high hazard or very high hazard in Article 35 shall be in E2 or E3 occupancies protected by an automatic sprinkler system or in such other places approved by

BUILDING AND CONSTRUCTION CODES

the Chief as having alternate equivalent provisions for fire safety.”
(Ord. 106107 § 44, 1976.)

22.606.420 UFC Section 27.206 added— Hazardous material.

Article 27 of the Uniform Fire Code is amended by adding thereto a new section designated Section 27.206 to read as follows:

“Sec. 27.206. **Hazardous Material** Any material shown by test to have a life hazard greater than that indicated and controlled by Building Code¹ interior finish regulations or Fire Code decorative material regulations shall be prohibited or shall be installed or used with such additional fire safety features as are necessary to substantially reduce the life hazard. All carpeting to be installed in schools, hospitals, nursing homes, places of public assembly and public corridors and egress ways in high rise buildings shall pass such tests as are defined in Seattle Fire Department Standards. High rise buildings include any buildings over 6 stories or 75 feet in height.”
(Ord. 106107 § 45, 1976.)

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

22.606.430 UFC Section 27.303 added— Central stations.

Article 27 of the Uniform Fire Code is amended by adding thereto a new section designated Section 27.303 to read as follows:

“Sec. 27.303. **Central Stations** (a) This section applies to all alarm reporting systems which report fire alarm information off premises.

“(b) It shall be unlawful to generate or transmit a fire alarm on or through an off premises alarm system to the Seattle Fire Department, and it shall be unlawful to relay any alarm so generated or transmitted except through an approved central station system or an approved connection to the Municipal Fire Alarm System.

“(c) Nothing in this section shall prohibit any person from reporting a fire by any method when such person has reasonable first hand evidence of a fire or possible fire situation.

“(d) No private fire alarm system shall connect to the Municipal Fire Alarm System.

“EXCEPTION: Schools, hospitals and nursing homes lawfully connected pursuant to and in accordance with a permit issued by the Chief under Ordinance 87178.¹

“(e) Central stations operated in accordance with nationally recognized standards may install fire alarm reporting equipment in the City's fire alarm office when such central station and equipment are approved by the Chief. The Chief may order the removal of such equipment when in his opinion its installation does not serve the best interest of the City. When so ordered, the owner shall render such equipment inoperative within 24 hours and remove same within 30 days.”

(Ord. 106107 § 46, 1976.)

1. Editor's Note: Ord. 87178 is codified in Chapter 10.08 of this Code.

22.606.440 UFC Section 31.101(c) added— General requirements.

Section 31.101 of the Uniform Fire Code is hereby amended by adding thereto Subsection (c) to read as follows:

“(c) A permit shall be required for any person performing welding or cutting operations in any building except I and J occupancies. A permit shall also be required for any person performing welding or cutting operations on, over, underneath or adjacent to any combustible structure. Such permit shall not be required for each job location, but a copy of said permit shall be available at each job site. The permit holder shall notify the Chief in advance, (24 hours in advance when possible) before performing welding, burning, or cutting at locations other than those listed on the permit. A permit shall also be required for acetylene generators and storage of calcium carbide for use therewith. Storage of calcium carbide shall not exceed fifty (50) pounds in locations in the first and second fire zones.”

(Ord. 106107 § 47, 1976.)

22.606.450 UFC Section 32.102 amended— Cellulose nitrate film.

Section 32.102 of the Uniform Fire Code is amended to read as follows:

“Sec. 32.102. **Cellulose Nitrate Film** Cellulose nitrate motion picture film is prohibited.

(Ord. 106107 § 48, 1976.)

22.606.460 UFC Section 35.105(a) amended —Sprinkler systems.

Subsection (a) of Section 35.105 of the Uniform Fire Code is amended to read as follows:

“Sec. 35.105. Sprinkler Systems (a) An automatic fire-extinguishing system shall be installed in each building used for the storage of high piled combustible stock when the gross floor area of such storage exceeds 3000 square feet. When the storage area is separated by one hour fire resistive construction the sprinkler system required by this Article may be installed in the storage area only.”
(Ord. 106107 § 49, 1976.)

**22.606.470 UFC Article 37 added—
Automatic sprinklers for nursing homes.**

The Uniform Fire Code is amended by adding thereto a new article designated Article 37, to read as follows:

“Sec. 37.101. Nursing Home Defined Article 37 Automatic Sprinkler Systems in Nursing Homes The term ‘nursing home’ when used in this Article means any home, place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in excess of twenty-four consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Convalescent and chronic care may include but is not limited to any or all procedures commonly employed in waiting on the sick, such as administration of medicines, preparation of special diets, giving of bedside nursing care, application of dressings and bandages, and carrying out of treatment prescribed by a duly licensed practitioner of the healing arts. It may also include care of mentally incompetent persons if they do not require psychiatric treatment by or under the supervision of a physician who devotes all or a major portion of his time to this specialized field of medicine. Nothing in this definition shall be construed to include general hospitals or other places which provide care and treatment for the acutely ill and maintain and operate facilities for major surgery or obstetrics, or both. Nothing in this definition shall be construed to include any boarding home, guest home, hotel or related institution which is held forth to the public as providing, and which is operated to give only board, room and laundry to persons not in need of medical or nursing treatment or supervision except in the case of temporary acute illness. The mere designation by the operator of any place or institution, which does not provide

care for the acutely ill or maintain and operate facilities for major surgery or obstetrics, as a hospital, sanitarium or any similar name shall not exclude such place or institution from the provisions of Section 37.102.

“Sec. 37.102. Installation Exceptions Approved automatic fire sprinkler systems shall be installed in all usable rooms, corridors, and stairways of existing nursing homes with the following exceptions:

“(a) Nursing homes which are of Type I or II construction throughout, as defined in the Building Code.¹

“(b) Nursing homes not more than one story in height which have interiors with a one-hour fire resistance rating throughout.”
(Ord. 106107 § 50, 1976.)

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

**22.606.480 UFC Article 38 added—
Automatic fire sprinkler systems in schools.**

The Uniform Fire Code is amended by adding thereto a new article designated Article 38, to read as follows:

**“ARTICLE 38
AUTOMATIC SPRINKLER SYSTEMS
IN SCHOOLS**

“Sec. 38.101. School Buildings Defined The term ‘school building’ when used in this Article means:

“(a) A public place of instruction operated by public authorities, including elementary and secondary schools.

“(b) A place of instruction operated by private persons or private or religious organizations in which the course of study is similar to that in a public school, and which has been authorized by the State as an educational institution.

“Sec. 38.102. Installation Exceptions An approved automatic fire sprinkler system shall be installed in all usable rooms, corridors and stairways of existing school buildings, two stories or more in height, with the following exceptions:

“(a) School buildings which are of Type I or II construction, as defined in the Building Code.¹

“(b) School buildings not over three stories in height which have interiors with a one-hour fire resistance rating throughout, and which have egress enclosures with a one-hour fire resistance rating.

BUILDING AND CONSTRUCTION CODES

“(c) School buildings, not over three stories in height, with interiors which substantially have a one-hour fire resistance rating, need only have egress corridors, stairways, janitor rooms, storage rooms, and similar spaces equipped with approved automatic sprinkler systems. Classrooms and assembly rooms in such school buildings need not be so equipped.”
(Ord. 106107 § 51, 1976.)

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

22.606.490 UFC Article 39 added— Residential occupancies four stories and over.

The Uniform Fire Code is amended by adding thereto a new article designated Article 39, to read as follows:

“ARTICLE 39 RESIDENTIAL OCCUPANCIES FOUR STORIES AND OVER

“Sec. 39.101. Definitions When used in this Article, the following words and terms shall have the meaning specified in this section.

“APARTMENT HOUSE: Any building or portion thereof, containing three or more dwelling units.

“APARTMENT HOTEL: A building containing both dwelling units and guest rooms.

“GUEST ROOM: Any room or rooms used or intended to be used for sleeping purposes by a person hiring such room or rooms.

“HOTEL: A building in which is conducted the business of lodging the public and which contains six or more guest rooms.

“Sec. 39.102. Exit Enclosure Required All existing apartment houses, apartment hotels and hotels four stories or more in height, shall have at least two fully enclosed stairways which have a one-hour fire resistance rating throughout, and the interior corridors and egress ways thereof, including all doors and transoms and other openings into corridors, shall be so constructed or improved as to substantially have a one-hour fire resistance rating throughout, provided, that in buildings constructed as apartment houses in accordance with the Building Code¹ and being operated as apartment houses, walls and ceilings of plaster on wood lath or 1/2 inch plasterboard construction, and 1-3/8 inch solid core doors or equivalent shall be sufficient to meet the requirements of this section.

“Sec. 39.103. Sprinkler Alternative In lieu of compliance with the requirements of Section 39.102 hereof, approved automatic fire sprinkler systems may be installed in all stairways, interior corridors and egress ways of existing apartment houses, apartment hotels, and hotels, four stories or more in height; provided that such automatic sprinkler systems if so installed shall also be installed in all janitor rooms, storage closets, utility rooms and other usable spaces in which combustible materials are or may be stored or kept, unless such rooms or spaces are equipped with self-closing fire doors having a one-hour fire resistance rating.
(Ord. 106107 § 52, 1976.)

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

Subtitle VII

ENERGY CODE

Chapters:

22.700	Administration
22.702	Definitions
22.704	Design Requirements
22.706	Building Design by Component Performance Approach (Standard Design)
22.708	Building Design by Systems Analysis and Building Utilizing Nondepletable Energy Sources
22.710	Prescriptive Requirements Approach
22.712	Effective Date

Severability: If any section, subsection, sentence, clause, or phrase of this Energy Code is, for any reason, held to be unconstitutional, such decisions shall not affect the validity of the remaining portions of this Energy Code. The legislative body declares that it would have passed this Energy Code, 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.
(Ord. 108500 § 108, 1979.)

Chapter 22.700

ADMINISTRATION

Sections:

22.700.010	Title.
22.700.020	Purposes and policies.
22.700.030	Scope.
22.700.040	Application to existing buildings.
22.700.050	Materials and equipment.
22.700.060	Plans and specifications.
22.700.070	Details.
22.700.080	Enforcement and inspections.
22.700.090	Violations and penalties.
22.700.100	Liability.

22.700.010 Title.

This subtitle shall be known as the "Seattle Code for Energy Conservation in New Building Construction," and may be cited as such; and will be referred to in this subtitle as "The Seattle Energy Code" or "this Energy Code." (Ord. 108500 § 100, 1979.)

22.700.020 Purposes and Policies.

A. Purposes. The purpose of this Energy Code is to provide minimum standards for new buildings and structures or portions thereof to achieve efficient use of energy. The purpose of this Energy Code is also 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 Energy Code. This Energy Code shall permit the use of alternate methods and innovative approaches and techniques to achieve its purposes.

B. Policies. In the implementation, administration, and enforcement of this Energy Code, it will be the policy of the city to:

1. Develop public awareness of energy conservation which will result in the use of energy efficient systems and technology and a reduction of energy waste;

2. Establish acceptable and appropriate standards for building design and construction which, while not assuring that optimal energy efficiency is attained for every building, will apply and be beneficial to all new buildings and achieve a high level of energy conservation;

3. Permit alternative methods of meeting Energy Code requirements in order to allow and encourage innovative design;

4. Encourage the use of solar and other new technologies which may result in future energy efficiency and increased use of non-depletable energy sources;

5. Establish a framework of design parameters which will be supplemented with design specifications and instructions in a manual for untrained persons, and in rules and regulations interpreting the Energy Code;

6. Implement the Energy Code through the Seattle Building Department in a manner that will be convenient and expeditious to those seeking permits;

7. Provide regular review and monitoring of the Energy Code and its administration, to make it responsive to technological developments and change; and

8. Enact an energy fee which will cover only the costs of administration and enforcement of the Energy Code and be paid by those persons requiring building permits as described in the Energy Code.

C. Energy Sources. The provisions of this Energy Code do not consider the efficiency of various energy forms as they are delivered to the building envelope ("delivered energy efficiency"). The appropriate factor for delivered energy efficiency should be considered prior to the selection of the mechanical, electrical, illumination systems, and energy form for specific uses. A determination of delivered energy efficiencies when used in conjunction with this Energy Code will provide the most efficient use of available energy in new building construction.

(Ord. 108500 § 101, 1979.)

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 (Ordinance 106350), the Seattle Mechanical Code (Ordinance 106166) and the Seattle Electrical Code (Ordinance 105886),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.

BUILDING AND CONSTRUCTION CODES

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 3.4 Btu/hour per square foot of floor area for all purposes;

2. Buildings which are neither heated nor cooled.

(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.

22.700.040 Application to existing buildings.

A. Additions, Alterations, and Repairs to Existing Buildings. Additions, 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.

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 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. 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.

22.700.050 Materials and equipment.

A. Compliance. All materials and equipment used to comply with this Energy Code shall be identified in order to show compliance with this Energy Code.

B. Alternative Systems, Materials, Methods of Construction and Design. The provisions of this Energy Code are not intended to prevent the use of any material, method of construction or design not specifically prescribed by this

Energy Code, provided any such alternate has been approved.

The Building Official may approve any such alternate provided he finds the proposed alternate meets or exceeds the provisions of this Energy Code, and that the material, method, design or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Energy Code in quality, strength, effectiveness, fire resistance, durability, safety, and energy consumption.

The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its performance capabilities.

C. Maintenance Information. When equipment is supplied which requires preventive maintenance to maintain efficient operation, the owner shall be furnished with complete maintenance information and necessary actions shall be clearly stated and incorporated on a readily accessible label. Such label may be limited to identifying, by title or publication number, the operation and maintenance manual for that particular product and model.

(Ord. 108500 § 104, 1979.)

22.700.060 Plans and specifications.

With each application for a building, mechanical, or electrical permit, plans and specifications shall be submitted showing all information pertinent to the applicable sections of this Energy Code.

Submission of all pertinent information shall be a condition precedent to the processing of any of the above permits and approval of the submitted information shall be a condition precedent to the issuance of any of the above permits.

(Ord. 108500 § 105, 1979.)

22.700.070 Details.

The plans and specifications shall show in sufficient detail all pertinent data and features of the building and the equipment and systems as governed in this subtitle including but not limited to: exterior envelope component materials; U values of the respective elements including insulation; R values of insulating materials; size and type of apparatus and equipment; equipment and system controls and other pertinent data to indicate conformance with the requirements in this subtitle.

(Ord. 108500 § 106, 1979.)

22.700.080 Enforcement and inspections.

A. Inspections. The Building Official is authorized and directed to enforce this Energy Code. All construction or work for which a permit is required shall be subject to inspection by the Building Official in connection with inspections performed pursuant to the Building, Mechanical and Electrical codes.

B. Authority. The Building Official is authorized and directed to promulgate, adopt, and issue those rules and regulations necessary to the effective and efficient administration of this Energy Code, which may include:

1. "Building Construction Standards" to promulgate standards which are acceptable as a method or as an alternative design for meeting Energy Code required performance criteria, or to edit or update national standards which are referenced in the building construction codes;

2. "Code Interpretations" to interpret and clarify conditions or language expressed in the building construction codes;

3. "Product Approvals" to approve a specific building construction material or product, or a particular component fabricator which has been found acceptable as meeting building construction codes' required performance criteria.

C. Procedure for Adoption of Rules. The Building Official shall promulgate, adopt and issue rules according to the procedures as specified in the Administrative Code of the city (Ordinance 102228).¹ (Ord. 108500 § 107, 1979.)

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

22.700.090 Violations and penalties.

A. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or allow the same to be done, contrary to or in violation of any of the provisions of this Energy Code.

B. Every offense defined by this subtitle or conduct made unlawful thereby shall constitute a violation. A violation may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00), but a conviction of a violation shall not give rise to any disability or legal disadvantage based on the conviction of a criminal offense. Each day's violation or failure to comply shall constitute a separate offense.

C. Notwithstanding the civil nature of the penalty provided in this section for violations, nothing in this section shall deny any constitutional rights which a defendant would have were the penalty deemed criminal.

D. Compliance with the requirements of this Energy Code shall be the obligation of the owner of the building within its scope, and not of the city or any of its officers or employees. (Ord. 108500 § 109, 1979.)

22.700.100 Liability.

Nothing contained in this Energy Code is intended to be nor shall be construed to create or form the basis for any liability on the part of the city, or its officers, employees or agents, for any injury or damage resulting from the failure of a building to conform to the provisions of this Energy Code, or by reason or in consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this Energy Code, or by reason of any action or inaction on the part of the city related in any manner to the enforcement of this Energy Code by its officers or agents. The Building Official or any employee charged with the enforcement of this Energy Code, acting in good faith and without malice for the city in the discharge of his duties, shall not thereby render himself liable personally and he is relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his duties. Any suit brought against the Building Official or employee, because of such act or omission performed by him in the enforcement of any provision of this Energy Code, shall be defended by the city. (Ord. 108500 § 110, 1979.)

Chapter 22.702**DEFINITIONS****Sections:**

22.702.010	Generally.
22.702.020	"A" definitions.
22.702.030	"B" definitions.
22.702.040	"C" definitions.
22.702.050	"D" definitions.
22.702.060	"E" definitions.

BUILDING AND CONSTRUCTION CODES

- 22.702.070 "F" definitions.
- 22.702.080 "G" definitions.
- 22.702.090 "H" definitions.
- 22.702.100 "I" definitions.
- 22.702.110 "J" definitions.
- 22.702.120 "K" definitions.
- 22.702.130 "L" definitions.
- 22.702.140 "M" definitions.
- 22.702.150 "N" definitions.
- 22.702.160 "O" definitions.
- 22.702.170 "P" definitions.
- 22.702.180 "Q" definitions.
- 22.702.190 "R" definitions.
- 22.702.200 "S" definitions.
- 22.702.210 "T" definitions.
- 22.702.220 "U" definitions.
- 22.702.230 "V" definitions.
- 22.702.240 "W," "X," "Y," and "Z" definitions.

22.702.010 Generally.

For the purpose of this Energy Code, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this chapter. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine. (Ord. 108200 § 200, 1979.)

22.702.020 "A" definitions.

1. "Accessible" (as applied to equipment) means admitting close approach because not guarded by locked doors, elevation or other effective means. See "Readily accessible."

2. "Air conditioning" means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet requirements of the conditioned space.

3. "Air transport factor" means the ratio of the rate of useful sensible heat removal from the conditioned space to the energy input to the supply and return fan motor(s), expressed in consistent units and under the designated operating conditions.

4. "ASHRAE" means the American Society of Heating, Refrigeration, and Air-Conditioning Engineers, Inc.

5. "Automatic" means self-acting, operating by its own mechanism when actuated by some impersonal influence, as for example a change in current strength, pressure, temperature or mechanical configuration. (Ord. 108500 § 201, 1979.)

22.702.030 "B" definitions.

1. "Boiler capacity" means the rate of heat output in Btu/h 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 Superintendent of Buildings and authorized representatives of the Superintendent of Buildings.

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. 108500 § 202, 1979.)

22.702.040 "C" definitions.

1. "Coefficient of Performance (COP)." See Section 22.706.110 for various definitions of "COP."

2. "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."

3. "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. 108500 § 203, 1979.)

22.702.050 "D" definitions.

1. "Degree day, heating" means a unit, based upon temperature difference and time, used in estimating fuel consumption and specifying nominal heating load of a building in winter. For any one day, when the mean temperature is less than sixty-five degrees Fahrenheit (eighteen degrees Celsius), there exists as many degree days as there are Fahrenheit (Celsius) degrees difference in temperature between the mean temperature for the day and sixty-five degrees Fahrenheit (eighteen degrees Celsius). (Ord. 108500 § 204, 1979.)

22.702.060 "E" definitions.

1. "Efficiency, overall system" means the ratio of the useful energy (at the point of

use) to the thermal energy input for a designated time period, expressed in percent.

2. "Energy" means the capacity for doing work, taking a number of forms which may be transformed from one into another, such as thermal (heat), mechanical (work), electrical; in customary units, measured in kilowatt hours (kwh) or British thermal units (Btu).

3. "Energy Efficiency Ratio (EER)" means the ratio of new cooling capacity in Btu/h to total rate of electric input in watts under designated operating conditions. When SI units are used this becomes equal to COP. See "COP."

4. "Energy, new." See "New energy."

5. "Energy, recovered." See "Recovered energy."

6. "Exterior envelope." See "Building envelope."

(Ord. 108500 § 205, 1979.)

22.702.070 "F" definitions.

1. "Floodlighting" means a lighting system designated to light an area using projector-type luminaires usually capable of being pointed in any direction.

(Ord. 108500 § 206, 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, 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. 108500 § 207, 1979.)

22.702.090 "H" definitions.

1. "Heat" means the form of energy that is transferred by virtue of a temperature difference.

2. "Heated space" means space, within a building, which is provided with a positive heat supply to maintain air temperature of fifty degrees Fahrenheit (ten degrees Celsius) or higher.

3. "Heat storage capacity" means the mass located inside the insulated shell of the structure that fluxes through a temperature cycle each day in summer and winter, absorbing heat during overheated periods and storing it for release during underheated periods as calculated in Section 22.706.030B6.

4. "Humidistat" means an instrument which measures changes in humidity and controls a device(s) for maintaining a desired humidity.

5. "HVAC" means heating, ventilating and air conditioning.

6. "HVAC system" means a system that provides either collectively or individually the processes of comfort heating, ventilating, and/or air conditioning within or associated with a building.

(Ord. 108500 § 208, 1979.)

22.702.100 "I" definitions.

1. "Infiltration" means the uncontrolled inward air leakage through cracks and interstices in any building element and around windows and doors of a building, caused by the pressure effects of wind and/or the effect of differences in the indoor and outdoor air density.

(Ord. 108500 § 209, 1979.)

22.702.110 "J" definitions.

(Reserved.)

(Ord. 108500 § 210, 1979.)

22.702.120 "K" definitions.

(Reserved.)

(Ord. 108500 § 211, 1979.)

BUILDING AND CONSTRUCTION CODES

22.702.130 "L" definitions.

1. "Luminaire" means a complete lighting unit consisting of a lamp or lamps together with the parts designated to distribute the light, to position and protect the lamps, and to connect the lamps to a power supply.

(Ord. 108500 § 212, 1979.)

22.702.140 "M" definitions.

1. "Manual" means capable of being operated by personal intervention.

(Ord. 108500 § 213, 1979.)

22.702.150 "N" definitions.

1. "New energy" means energy, other than recovered energy, utilized for the purpose of heating or cooling.

2. "Non depletable energy sources" means sources of energy (excluding minerals) derived from incoming solar radiation, including photosynthetic processes; from phenomena resulting therefrom including wind, waves and tides, lake or pond thermal differences; and energy derived from the internal heat of the earth, including nocturnal thermal exchanges. Neither natural gas nor any utility-supplied electricity shall be considered a nondepletable energy source.

(Ord. 108500 § 214, 1979.)

22.702.160 "O" definitions.

1. "Opaque areas" means all exposed areas of a building envelope which enclose conditioned space, except openings for windows, skylights, doors and building service systems.

2. "Outside air" means air taken from the outdoors and, therefore, not previously circulated through the HVAC system of a building or structure.

3. "Overall system efficiency." See "Efficiency, overall system."

4. "Overall Thermal Transfer Value (OTTV)" means an overall coefficient of heat gain expressed in units of Btu per hour per square foot.

(Ord. 108500 § 215, 1979.)

22.702.170 "P" definitions.

1. "Packaged terminal air conditioner" means a factory-selected combination of heating and cooling components, assemblies or sections, intended to serve a room or zone.

2. "Positive heat supply" means heat supplied to a space by design or by heat losses

occurring from energy-consuming systems or components associated with that space.

3. "Power," in connection with machines, means the time rate of doing work. In connection with the transmission of energy of all types, "power" means the rate at which energy is transmitted; in customary units, it is measured in watts (w) or British thermal units per hour (Btu/h).

(Ord. 108500 § 216, 1979.)

22.702.180 "Q" definitions.

(Reserved.)

(Ord. 108500 § 217, 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 thirty-five feet or four stories in height and containing solely one or more dwelling units. Height and grade are as defined in the Seattle Building Code.¹

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

9. "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.

10. "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.

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

(West Elev. at 4p.m., 9/21)

where: DS means double strength
B means grade class

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. 108500 § 219, 1979.)

22.702.210 "T" definitions.

1. "Terminal element" means the means by which the transformed energy from a system is finally delivered; i.e., registers, diffusers, lighting fixtures, faucets, etc.

2. "Thermal transmittance (U)" means overall coefficient of heat transmission (air-to-air) expressed in units of Btu per hour per square foot per degree Fahrenheit. It is the time rate of heat flow. The U value applies to combinations of different materials used in series along the heat flow path, single materials that comprise a building section, cavity air spaces, and surface air films on both sides of a building element.

3. "Thermal transmittance, overall (U_o)" means overall (average) heat transmission of a gross area of the exterior building envelope, expressed in units of Btu per hour per square foot per degree Fahrenheit.

The U_o value applies to the combined effect of the time rate of heat flows through the various parallel paths, such as windows, doors, and opaque construction areas, comprising the gross area of one or more exterior building components such as walls, floors, or roof/ceiling.

4. "Thermostat" means an instrument which measures changes in temperature and controls device(s) for maintaining a desired temperature.

5. "Transmission coefficient" means the ratio of the solar heat gain through a glazing system to that of an unshaded single pane of

BUILDING AND CONSTRUCTION CODES

double-strength window glass under the same set of conditions.
(Ord. 108500 § 220, 1979.)

22.702.220 "U" definitions.

1. "Unitary cooling and heating equipment" means one or more factory-made assemblies which normally include an evaporator or cooling coil, a compressor and condenser combination, and may include a heating function as well. Where such equipment is provided in more than one assembly, the separate assemblies shall be designed to be used together.

2. "Unitary heat pump" means one or more factory-made assemblies which normally include an indoor conditioning coil, compressor(s) and outdoor coil or refrigerant-to-water heat exchanger, including means to provide both heating and cooling functions. It is designed to provide the functions of air-circulating, air cleaning, cooling and heating with controlled temperature, and dehumidifying, and may optionally include the function of humidifying. When such equipment is provided in more than one assembly, the separate assemblies shall be designed to be used together.

3. "U value." See "Thermal transmittance."
(Ord. 108500 § 221, 1979.)

22.702.230 "V" definitions.

1. "Ventilation air" means that portion of supply air which comes from outside (outdoors) plus any recirculated air that has been treated to maintain the desired quality of air within a designated space. (See ASHRAE Standard 62-73.)
(Ord. 108500 § 22, 1979.)

22.702.240 "W," "X," "Y," and "Z" definitions.

1. "Zone" means a space or group of spaces within a building with heating and/or cooling requirements sufficiently similar so that comfort conditions can be maintained throughout by a single controlling device.
(Ord. 108500 § 223, 1979.)

Chapter 22.704

DESIGN REQUIREMENTS

Sections:

- 22.704.010 Generally.
- 22.704.020 Strictest requirements to be met.
- 22.704.030 Moisture condensation.
- 22.704.040 Design parameters.
- 22.704.050 Ventilation.
- 22.704.060 Methods of compliance.
- 22.704.070 Table 3-1 Ventilation Air Design Quantities.

22.704.010 Generally.

The criteria of this chapter establish the minimum requirements for thermal design of the exterior envelope of buildings and for HVAC systems and its parts.
(Ord. 108500 § 300, 1979.)

22.704.020 Strictest requirements to be met.

A building designed to be both heated and cooled shall meet the more stringent of the heating or cooling requirements provided in this Energy Code.
(Ord. 108500 § 301, 1979.)

22.704.030 Moisture condensation.

A design feature of a building for energy conservation shall not be approved if it would create conditions of accelerated deterioration from moisture condensation.
(Ord. 108500 § 302, 1979.)

22.704.040 Design parameters.

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

OUTDOOR DESIGN TEMPERATURE

WINTER	26°F.
Design	
Dry-Bulb	82°F.
SUMMER	
Design	
Wet-Bulb	66°F.

DEGREE DAYS HEATING 4800

B. Indoor design temperature shall be seventy-two 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. 108500 § 304, 1979.)

22.704.050 Ventilation.

The ventilation air quantities specified in Table 3-1 for each type of occupancy shall be used for design. These quantities are for one hundred percent outdoor air ventilating systems, but a reduction to thirty-three percent of the specified values for recirculating HVAC systems is permitted. Exceptions: If outdoor air quantities other than those specified in Table 3-1 are used or required because of special occupancy or process requirements, source control or air contamination, or other standards, the required outdoor air quantities shall be used as the basis for calculating the heating and cooling design loads. (Ord. 108500 § 305, 1979.)

22.704.060 Methods of compliance.

Buildings or structures which are subject to this Energy Code may satisfy its requirements either by application of a component performance approach (Chapter 22.706), a system analysis approach (Chapter 22.708), or in the case of low-rise residential buildings and other buildings and structures containing less than five thousand square feet of gross floor area, a prescriptive requirements approach (Chapter 22.710).

(Ord. 108500 § 306, 1979.)

BUILDING AND CONSTRUCTION CODES

22.704.070 Table 3-1 Ventilation Air Design Quantities.¹

TABLE 3-1: VENTILATION AIR DESIGN QUANTITIES

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
1. RESIDENTIAL (Private dwelling places, single or multiple units)			
Single Unit Dwellings			
General Living Areas, Bedrooms	5	5	
Kitchens	—	20	*
Baths, Toilet Rooms	—	20	*
Basements, Utility Rooms	—	5	
Multiple Unit Dwellings			
General Living Areas, Bedrooms	7	5	
Kitchens	—	20	*
Baths, Toilet Rooms	—	20	*
Basements, Utility Rooms	—	5	
Garages	—	(1.5)	**
<p>*Installed capacity for intermittent use. **cfm per sq. ft. of floor area.</p>			
2. COMMERCIAL			
General Requirements—Merchandising (apply to all forms unless specially noted)			
Sales Floors and Showrooms (basement and street floors)	30	7	
Sales Floor and Showrooms (upper floors)	20	7	
Storage Areas (serving sales floors and storerooms)	5	5	
Dressing rooms	—	7	
Malls and Arcades	40	7	
Shipping and Receiving Areas	10	15	
Warehouses	5	7	
Elevators	—	7	
Food Markets, Supermarkets, etc.			
Meat Processing Rooms	10	5	*

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
Drug Stores			
Pharmacists' Work Rooms	10	20	
Specialty Shops			
Pet Shops	—	(1.0)	*
Florists	10	5	**
Greenhouses	1	5	**,***

*Spaces maintained at low temperatures (-10 to 50°F.) are not covered by these requirements unless the occupancy is continuous. Ventilation from adjoining spaces is permissible. When the occupancy is intermittent, infiltration will normally exceed the ventilation requirement. (See Chapter 23, Refrigeration Load, ASHRAE Handbook of Fundamentals, 1972).

*cfm per sq. ft. of floor area.

**Maximum allowable concentration (MAC) for sulfur dioxide = 30 ug/cu m.

***Ventilation to optimize plant growth, temperature, humidity, etc., will almost always be greater than shown.

**Banks (see sales floors
and offices)**

Vaults

Food Services

Dining Rooms

Kitchens

Cafeterias, Short-Order,

Drive-Ins, Seating Areas,
and Queuing Areas

Bars (predominantly stand-up)

Cocktail Lounges

*Exhaust to outside; source control as required.

Hotels, Motels, Resorts

Bedrooms (single, double)

Living Rooms (suites)

Baths, Toilets (attached to bedrooms)

Corridors

Lobbies

Conference Rooms (small)

Assembly Rooms (large)

Public Rest Rooms

Cottages (treat as single-unit dwellings)

(See also Food Services, Industrial, Merchan-
dising, Barber and Beauty Shops, Garages for
associated Hotel/Motel Services)

*Installed capacity for intermittent use.

BUILDING AND CONSTRUCTION CODES

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
Dry Cleaners and Laundries			
Commercial	10	20	*,**
Storage/Pickup Areas	30	7	
Coin-operated	20	15	**
*Exhaust to outside; source control as required.			
**Installed equipment must incorporate positive exhaust and control (as required) of undesirable contaminants (toxic or otherwise).			
Barber, Beauty and Health Services			
Beauty Shops (hair dressers)	50	25	
Reducing Salons (exercise rooms)	20	25	
Sauna Baths and Steam Rooms	—	5	
Barber Shops	25	7	
Photo Studios			
Camera Rooms, Stages	10	5	*
Darkrooms	10	10	
*Thermal effects probably determine requirements.			
Shoe Repair Shops			
(combined workrooms/trade areas)	10	10	
Garages, Auto Repair Shops, Service Stations			
Parking Garages (enclosed)	—	(1.5)	*
Auto Repair Workrooms (general)	—	(1.5)	*,**
Service Station Offices	20	7	
*cfm per sq. ft. of floor areas.			
**Stands where engines are run must incorporate systems for positive engine exhaust withdrawal.			
Theaters			
Ticket Booths	—	5	
Lobbies, (foyers and lounges)	150	20	
Auditoriums (in motion picture theaters, legitimate theaters, lecture, concert and opera halls—no smoking)	150	5	
Auditoriums (smoking permitted)	150	10	
Stages (with proscenium and curtains)	70	10	*,**
Green Rooms and Workrooms	20	10	
Public Rest Rooms	100	15	

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
*Thermal effects probably determine requirements.			
**Special ventilation will be needed to eliminate stage effect contaminants.			
Ballrooms			
Public	100	15	
Bowling Alleys (seating area)	70	15	
Gymnasiums and Arenas			
Playing Floors—minimal or no seating	70	20	
Locker Rooms	20	(30)	*
Spectator Areas	150	20	
Ramps, Foyers, and Lobbies	150	10	
*cfm/locker			
Pool Rooms	25	20	
Amusement Parlors	25	20	
Tennis, Squash, Handball Courts (indoor)	—	20	
Swimming Pools (indoor)	25	15	*
*The same for air-supported structures.			
Ice-skating and Curling Rinks	70	10	*
*The same for air-supported structures.			
Roller Rinks	70	10	*
*The same for air-supported structures.			
Transportation			
Waiting Rooms	50	15	
Garages	—	(1.5)	*
Ticket and Baggage Areas, Corridors and Gate Areas	50	15	
Control Towers	50	25	
Hangers	2	10	**
Public Rest Rooms	100	15	
Platform	150	10	

BUILDING AND CONSTRUCTION CODES

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
Concourses	150	10	
Repair Shops	—	10	

*cfm per sq. ft. of floor area.

**Special solvent and exhaust problems handled separately.

Offices

General Office Space	10	15	
Conference Rooms	60	25	
Drafting Rooms, Art Rooms	20	7	
Doctor's Consultation Rooms	—	10	
Waiting Rooms (doctors, employment agencies, etc.)	30	10	*
Lithographing Rooms	20	7	*
Diazo Printing Rooms	20	7	
Computer Rooms	20	5	
Keypunching Rooms	30	7	
Public Rest Rooms	100	15	

*Installed equipment must incorporate positive exhaust and control (as required) of undesirable contaminants (toxic or otherwise).

Communication

TV/Radio Broadcasting Booths, Radio Studios	20	30	*
Motion Picture and TV Stages	20	30	
Pressrooms	100	15	
Composing Rooms	30	7	
Engraving Shops	30	7	
Telephone Switchboard Rooms (manual)	50	7	
Telephone Switchgear Rooms (automatic)	—	7	
Teletypewriter/Facsimile Rooms	—	5	

*Thermal effects probably determine requirements.

3. INSTITUTIONAL

Schools

Classrooms	50	10	
Multiple Use Rooms	70	10	
Laboratories	30	10	*
Craft Shops, Vocational Training Shops	30	10	*

ENERGY CODE

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
Music, Rehearsal Rooms	70	10	
Auditoriums	150	5	
Gymnasiums	70	20	
Libraries	20	7	
Common Rooms, Lounges	70	10	
Offices	10	7	
Lavatories	100	15	
Locker Rooms	20	(30)	**
Lunchrooms, Dining Halls	100	10	
Corridors	50	15	
Utility Rooms	3	5	
Dormitory Bedrooms	20	7	

*Special contaminant control systems may be required.

**cfm/locker.

Hospitals, Nursing and Convalescent Homes

Foyers	50	20	
Hallways	50	20	
Single, Dual Bedrooms	15	10	
Wards	20	10	
Food Service Centers	20	35	
Operating Rooms, Delivery Rooms	—	20	*
Ready Rooms, Recovery Rooms	—	15	*
Amphitheaters	100	10	
Physical Therapy Areas	20	15	
Autopsy Rooms	10	30	
Incinerator Service Areas	—	5	**
For Shops, Restaurants, Utility Rooms, Kitchens, Bathrooms and other service items see Hotels.			

*Special requirements or codes may determine requirements.

**Special exhaust systems required.

Research Institutes

Laboratories (light-duty, nonchemical)	50	15	*
Laboratories (chemical)	50	15	*
Laboratories (heavy-duty)	50	15	*
Laboratories (radioisotope, chemically and biologically toxic)	50	15	*
Machine Shops	50	15	
Darkrooms, Spectroscopy Rooms	50	10	
Animal Rooms	20	40	**

BUILDING AND CONSTRUCTION CODES

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
*Special contaminant control systems may be required.			
**Special requirements or codes may determine requirements.			
Military and Naval Installations			
Barracks	20	7	
Toilets/Washrooms	100	15	
Shower Rooms	100	10	
Drill Halls	70	15	
Ready Rooms, MP Stations	40	7	
Indoor Target Ranges	70	20	*
*Floor area behind firing line only.			
Museums			
Exhibit Halls	70	7	
Workrooms	10	10	
Warehouses	5	5	
Prisons (See also Gymnasiums, Libraries, Applicable Industrial Areas)			
Cell Blocks	20	7	
Eating Halls	70	15	
Guard Stations	40	7	
Veterinary Hospitals			
Kennels, Stalls	20	25	*
Operating Rooms	20	25	*
Reception Rooms	30	10	

*Special requirements or codes may determine requirements.

4. ORGANIZATIONAL

Churches, Temples

(See theaters, schools and offices)

— —

Legislative Halls

Legislative Chambers	70	20	
Committee Rooms and Conference Rooms	70	20	
Foyers, Corridors	50	20	
Offices	10	10	
Press lounges	20	20	
Press/Radio/TV Booths	20	20	

	Estimated persons/ 1000 sq. ft. floor area. Use only when design occupancy is not known	Required ventilation air, cubic feet per min- ute per human occu- pant, (when the number is bracketed, refer to the notes).	Comments
Public Rest Rooms	20	15	
Private Rest Rooms (For Food Service, Utilities, etc. see Hotels)	—	20	
Police and Fire Stations (See Prisons and Military Installations)	—	—	
Survival Shelters	—	5	*

*Special requirements or codes may determine requirements.

NOTE: In the case of an occupancy type not specifically mentioned above, the ventilation air requirements shall be determined by the Building Official. Such determination shall be based on the most comparable occupancy type specified.
(Ord. 108500, Table 3-1, 1979.)

1. Editor's Note: Table 3-1 is an excerpt from ASHRAE Standard 62-73, Natural and Mechanical Ventilation.

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

Chapter 22.706

**BUILDING DESIGN BY COMPONENT
PERFORMANCE APPROACH
(STANDARD DESIGN)**

Sections:

- 22.706.010 Generally.
- 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.
- 22.706.050 Air leakage for all buildings.
- 22.706.060 Building mechanical systems.
- 22.706.070 Calculations of heating and cooling loads.
- 22.706.080 Infiltration.
- 22.706.090 Simultaneous heating and cooling.
- 22.706.100 Energy recovery.
- 22.706.110 HVAC equipment performance requirements.
- 22.706.120 Energy for air delivery.
- 22.706.130 Balancing.
- 22.706.140 Cooling with outdoor air (economizer cycle).
- 22.706.150 Controls.
- 22.706.160 Air handling duct system insulation.
- 22.706.170 Duct construction.
- 22.706.180 Piping insulation.
- 22.706.190 Service water heating.
- 22.706.200 Water heaters, storage tanks, boilers, and piping.
- 22.706.210 Pump operation.
- 22.706.220 Pipe insulation.
- 22.706.230 Conservation of hot water.
- 22.706.240 Electrical power—General.
- 22.706.250 Electrical distribution.
- 22.706.260 Lighting power budget.

Tables 4-4 through 4-11

22.706.010 Generally.

A. This chapter establishes design criteria in terms of the thermal performance of the various components of a building.

B. A building that is designed to be both heated and cooled shall meet the more stringent of the heating or cooling requirements as

provided in this Energy Code when requirements differ.

(Ord. 108500 § 400, 1979.)

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.

(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	Group R-Div. 3	Group R-Other
Walls	Heating and Cooling (U_o Value)	.20	.24
Roof/ Ceiling	Heating and Cooling (U_o Value)	.045	.045
Floors over Unheated Spaces	Heating and Cooling (U_o Value)	.08	.08
Slab on Grade	Heating (R value)	4.25 (Unheated slab) 6.35 (Heated slab)	4.25 (Unheated slab) 6.35 (Heated slab)

2. Floors over unheated spaces shall not exceed the U_o 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_o 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 twenty-two and one-half 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 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 March 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 seven hundred fifty Btu's/Day, 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:

$$HS = (WM) (SH) (T)$$

BUILDING AND CONSTRUCTION CODES

Where:

- HS = Heat Storage Capacity (Btu's/Day)
- 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.)
- T = Temperature flux; five degrees Fahrenheit per day will be the maximum allowable for calculation purposes, except that light weight frame construction will be allowed to flux ten degrees Fahrenheit per day.

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

- 75 Square feet of interior stud partition wall (2" x 4" at 16" o.c. with 1/2" gypsum two sides).
- 150 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).
- 27 Square feet of eight-inch lightweight concrete block masonry exterior wall insulated externally cores filled for structural support only.
- 19 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. 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 $\frac{\text{Btu}}{\text{hr. sq. ft. } ^\circ\text{F.}}$

TABLE 4-2

Thermal Performance Criteria for Buildings other than Low-rise Residential

ELEMENT	MODE	
Walls	Heating (U_o Value)	.30
	Cooling (OTTV)	35.4
Roof/Ceiling	Heating Cooling (U_o Value)	.085
	Heating (U_o Value)	.080
Floors over Unheated Spaces	Heating (R Value)	4.25 (Unheated slab) 6.35 (Unheated 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/h/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, $\frac{1}{f_o} = .17$ for all exterior surfaces

f_i = inside air film conductance, $\frac{1}{f_i} = .60$ for interior horizontal surfaces
 $\frac{1}{f_i} = .68$ for interior vertical surfaces

$R = \frac{1}{C} = \frac{X}{K}$ = 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

$$U_o = \frac{U_w A_w + U_g A_g + U_d A_d}{A} \dots\dots\dots$$

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

BUILDING AND CONSTRUCTION CODES

- 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 subelements as:

$$U_{w1}A_{w1} + U_{w2}A_{w2} + U_{w2} + U_{w3}A_{w3} + \dots \text{etc.}$$

EQUATION 3

$$\frac{OTTV = (U_w A_w TD_{EQ}) + (A_f SF SC) + (U_f A_f \Delta t)}{A}$$

Where:

- OTTV = average or combined thermal transfer value in $\frac{\text{Btu}}{\text{hr. sq. ft.}}$
- 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
- TD_{EQ} = temperature difference value (from table below)
- SC = shading coefficient of the fenestration (see definitions, Chapter 22.702)
- SF = 136 BTU/hrFt²
- Δt = temperature difference between exterior and interior design condition °F.

NOTE: Where more than one type of wall is used, the respective terms for those elements shall be expanded into subelements, as: $(U_{w1}A_{w1}TD_{EQ1}) + (U_{w2}A_{w2}TD_{EQ2}) + \dots \text{etc.}$

FACTORS FOR USE WITH EQUATIONS 2 AND 3
WALLS

WEIGHT OF CONSTRUCTION Lbs./Ft. ²	TD_{EQ} 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. 108500 § 404, 1979.)

22.706.050 Air leakage for all buildings.

A. The requirements of this section shall apply to all buildings and structures and only to those locations separating outdoor ambient conditions from interior spaces that are heated or mechanically cooled. The requirements of this section are not applicable to the separation of interior conditioned spaces from each other.

B. 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 weatherstripped to limit air leakage.

C. All exterior doors, other than fire-rated doors, shall be designed to limit air leakage around their perimeter when in a closed position and shall meet the following criteria:

1. All doors shall be provided with gasketing or weatherstripping at the head and jamb, including double-acting doors.
2. Doors requiring vertical tracks or guides shall use a continuous mounting angle and standard jamb weatherstripping.
3. Meeting rails of sectional doors and meeting stiles or rails of bi-parting doors shall be provided with standard weather seals or astragals.
4. Revolving doors shall be weatherstripped at the head and stiles.
5. Pairs of doors shall be provided with weatherstripping or astragals at the meeting stile.

Doors which comply with the infiltration requirements of Table 4-3 shall be deemed to comply with the foregoing criteria.

D. All exterior windows shall be designed to limit air leakage into or from the building envelope, and shall have air infiltration rates no greater than those shown in Table 4-3.

TABLE 4-3

ALLOWABLE AIR INFILTRATION RATES

WINDOWS (cfm per lineal foot of operable sash crack)	RESIDENTIAL DOORS (cfm per sq. ft. of door area)	COMMERCIAL DOORS (cfm per lin. ft. of crack)
0.5	sliding glass 0.5	Swinging, sliding, revolving 11.0
	entrance 1.00	

Compliance with the criteria for air leakage of all types of doors shall be determined by Standard ASTM E 283-73, Standard Method of Test for Rate of Air Leakage through exterior windows, curtain walls and doors.

Exception: Site-built and millwork-shop-made wooden sash are exempt from testing but shall be made tightly fitting. Fixed lights shall have glass retained by stops with sealant or caulking all around. Operating sash shall have weatherstripping working against overlapping trim, and a closer/latch which will hold the sash closed. The window frame to framing crack shall be made tight with caulking, overlapping membrane, or other approved technique.

F. Required fire doors with a fire resistant rating over one hour, and fire windows are exempt from this section.

(Ord. 108500 § 405, 1979.)

BUILDING AND CONSTRUCTION CODES

22.706.060 Building mechanical systems.

The following sections cover the determination of heating and cooling loads, design requirements, and equipment and component performance and control requirements. Requirements are established for insulating HVAC systems and for duct construction.

Exceptions: Special applications, including but not limited to hospitals, laboratories, thermally sensitive equipment and computer rooms may be exempted from the requirements of this section when approved by the Building Official. (Ord. 108500 § 406, 1979.)

22.706.070 Calculations of heating and cooling loads.

A. Heating and cooling design loads for the purpose of sizing HVAC systems are required and shall be calculated in accordance with accepted engineering practice.

B. The design parameters specified in Chapter 22.704 shall apply for all computations.

C. 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.

(Ord. 108500 § 407, 1979.)

22.706.080 Infiltration.

Infiltration for heating and cooling design loads shall be calculated using accepted engineering practice, and Section 22.706.050. (Ord. 108500 § 408, 1979.)

22.706.090 Simultaneous heating and cooling.

Simultaneous heating and cooling by reheating or recooling supply air or by concurrent operation of independent heating and cooling systems serving a common zone shall be restricted as delineated below:

A. Recovered and nondepletable energy, provided the new energy expended in the recovery process is less than the amount recovered, may be used for control of temperature and humidity.

B. New energy may be used for control of temperature if minimized as delineated in subsections C through G.

C. Reheat Systems. Systems employing reheat and serving multiple zones shall be provided with control that will automatically reset the system cold air supply to the highest temperature level that will satisfy the individual thermostat or primary zone requiring the coolest air. Single-zone reheat systems shall be controlled to sequence heating and cooling. The total installed capacity of all reheat using new energy shall be limited to fifteen percent of the total system design cooling capacity.

D. Dual Duct and Multi-zone Systems. These systems shall be provided with control that will automatically reset: (1) the cold deck air supply to the highest temperature that will satisfy the zone requiring the coolest air, and (2) the hot deck air supply to the lowest temperature that will satisfy the zone requiring the warmest air.

Primary zone temperature and/or flow volume may be used as the control for this section. Primary zone is defined as an area with a single weather exposure and similar thermal loading.

The systems must be provided with heat pumps or recovery devices so that new energy is not required on the hot and cold deck or plenum simultaneously with the exception of limited warm-up periods.

E. Recooling Systems. Systems in which heated air is recoolled, directly or indirectly, to maintain space temperature shall be provided with control that will automatically reset the temperature to which the supply air is heated to the lowest and/or optimum level that will satisfy the zone requiring the warmest air. The system design shall limit the use of new energy for recooling of heated air to fifteen percent of the total system heating capacity.

F. A multiple-zone HVAC system that employs reheating or recooling for control of not more than 5,000 ft.³/min., or twenty percent of the total supply air for the building, whichever is less, shall be exempt from the supply air temperature reset requirement of subsections C through G.

G. Concurrent operation of independent heating and cooling systems serving common spaces and requiring the use of new energy for heating or cooling shall be minimized by one or both of the following:

1. By providing sequential temperature control of both heating and cooling capacity in each zone;

2. By limiting the heating energy input through automatic reset control of the

heating medium temperature (or energy input rate) to only that necessary to offset heat loss due to transmission and infiltration and, where applicable, to heat the ventilation air supply to the space.

(Ord. 108500 § 409, 1979.)

22.706.100 Energy recovery.

Consideration shall be given to the use of recovery systems which will conserve energy (provided the amount expended is less than the amount recovered) when the energy transfer potential and the operating hours are considered. (Ord. 108500 § 410, 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.

Flues 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. Site-built 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. 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 4.0. 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. 108500 § 412, 1979.)

22.706.130 Balancing.

The HVAC-system design shall provide means for balancing air and water systems such as but not limited to dampers, temperature and pressure test connections and balancing valves.
(Ord. 108500 § 413, 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 5,000 CFM or 134,000 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. 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. Multi-family Dwellings. For multi-family 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 multi-family 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:

BUILDING AND CONSTRUCTION CODES

- i. Manually adjustable automatic timing devices;
 - ii. Manual devices for use by operating personnel;
 - iii. Automatic control systems.
- (Ord. 108500 § 415, 1979.)

22.706.160 Air handling duct system insulation.

All ducts, plenums and enclosures installed in or on buildings shall be thermally insulated to meet the requirements of Table 4-9.

Exceptions: Duct insulation (except where required to prevent condensation) is not required in any of the following cases:

- A. Supply or return air ducts installed in crawl spaces with insulated walls, basements or cellars in one- and two-family dwellings;
 - B. When the heat gain or loss of the ducts, without insulation, will not increase the energy requirements of the building;
 - C. Within HVAC equipment;
 - D. Exhaust air ducts.
- (Ord. 108500 § 416, 1979.)

22.706.170 Duct construction.

All duct work shall be constructed and erected in accordance with the Seattle Mechanical Code.¹

(Ord. 108500 § 417, 1979.)

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

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. (For service water heating systems, see Section 22.706.190).

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:

$$\frac{4.6 \times \text{Table 4-10 thickness}}{\text{Actual R}} = \text{New Minimum Thickness}$$

2. For materials with thermal resistance less than $R = 4.0$ per inch, the minimum insulation thickness shall be increased as follows:
 $\frac{4.0 \times \text{Table 4-10 Thickness}}{\text{Actual R}} = \text{New Minimum Thickness}$

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 with vapor barriers shall be provided to prevent condensation where required.

(Ord. 108500 § 418, 1979.)

22.706.190 Service water heating.

A. General. Hot water for domestic, sanitary and swimming pool purposes shall be generated and delivered in a manner conducive to saving heat energy.

B. Scope. The purpose of the following provisions is to provide criteria for design and equipment selection that will produce energy savings when applied to service water heating.

(Ord. 108500 § 419, 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:

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

pmd = probable maximum demand in gallons per hour

n* = fraction of year when outdoor daily mean temperature exceeds 64.9°F.

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. 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.

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.

(Ord. 108500 § 420, 1979.)

22.706.210 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.

(Ord. 108500 § 421, 1979.)

22.706.220 Pipe insulation.

For recirculation systems, piping heat loss shall be limited to a maximum of 25 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 Fahrenheit.

(Ord. 108500 § 422, 1979.)

22.706.230 Conservation of hot water.

A. Showers. Showers used for other than safety reasons shall be equipped with flow-control devices to limit total flow to a maximum of three gpm per showerhead.

B. Lavatories in restrooms of public facilities shall be equipped with outlet devices which limit the flow of hot water to a maximum of 0.5 gpm.

(Ord. 108500 § 423, 1979.)

22.706.240 Electrical power—General.

Electrical distribution and lighting systems shall be designed for efficient distribution and use of electrical energy from the service entrance to and at the points of use as provided herein.

(Ord. 108500 § 424, 1979.)

22.706.250 Electrical distribution.

A. Power Factor. Utilization equipment, rated greater than 1,000 W and lighting equipment greater than 15W, 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

BUILDING AND CONSTRUCTION CODES

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: Vacant building space or open unoccupied areas need not meet the provisions

of the switching requirements until tenant occupancy is determined.

(Ord. 108500 § 425, 1979.)

22.706.260 Lighting power budget.

A lighting power budget is the upper limit of the power to be available to provide lighting needs in accordance with the criteria specified herein.

The lighting power budget for a building shall be the sum of the power limits computed for all lighted interior and exterior spaces and shall be determined in accordance with the procedures specified in this section.

A. The installed lighting wattage in the building shall not exceed the budget level calculated in this section. The budget wattage level shall be the sum of the interior budget calculated in accordance with subsection B and the exterior budget calculated in accordance with subsection C. Lighting wattage includes lamp and ballast wattage.

B. The interior lighting budget shall be calculated by multiplying the gross building area, in square feet, by the appropriate unit power budget, in watts per square foot, specified in Table 4-11.

The lighting power budget shall be based on the primary occupancy for which the space within the building is intended. If multiple occupancies are intended the lighting power budget for each type of occupancy shall be separately calculated and summed to obtain the lighting budget for the interior spaces of the building. In cases where a lighting plan for only a portion of a building is submitted, the interior lighting budget shall be based on the gross floor area covered by the plan.

Power required for trickle-charging for battery-powered emergency lighting may be excluded from the interior power budget.

C. The exterior lighting budget shall be calculated by multiplying the building perimeter in feet by 7.5 watts per foot. An allowance for outdoor parking lighting may be added at 0.05 watts per square foot of parking area.

D. Lighting for the following applications shall be exempted from inclusion in the calculation of this section when approved by the Building Official:

1. Stage lighting, entertainment, or audio-visual presentations where the lighting is an essential technical element for the function performed;
2. Lighting for medical and dental tasks;
3. Lighting in areas specifically designed for visually handicapped people;
4. For restaurant occupancies, lighting for kitchens and food-preparation areas;
5. For Class I, II, and III retail occupancies (as defined in Table 4-11), lighting for highlighting applications may be exempted from inclusion in the power budget up to the following limits:
 - Class I - 3.0 watts/sq. ft.
 - Class II - 2.0 watts/sq. ft.
 - Class III - 1.0 watts/sq. ft.

Exception: One- and two-family detached dwellings and the dwelling portion of multi-family buildings are exempt from the requirements of this section.
(Ord. 108500 § 426, 1979.)

Tables 4-4 through 4-11

TABLE 4-4

HVAC-System Heating Equipment (Heat Pumps) Minimum COP

Source and Outdoor Temperature (°F)	Minimum COP
Air Source—47 dB/43WB	2.5
Air Source—17 dB/15WB	1.5
Water Source—60 Entering	2.5

See Note following Table 4-6.

TABLE 4-5

Minimum EER and COP - Cooling

STANDARD RATING CAPACITY	EER	COP
Under 65,000 BTU/hr. (19,050 watts)	6.8	2.0
65,000 BTU/hr. (19,060 watts) and over	7.5	2.2

See Note following Table 4-6.

TABLE 4-6

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

COMPONENT	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.

BUILDING AND CONSTRUCTION CODES

TABLE 4-7

HVAC-System Heat-Operated Cooling Equipment

$$\text{Minimum COP} = \frac{\text{Net Cooling Output}}{\text{Total Heat Input (Electrical Auxiliary Inputs Excluded)}}$$

HEAT SOURCE	MINIMUM COP
Direct fired (gas, oil)	0.48
Indirect fired (steam, hot water)	0.68

TABLE 4-8A

HVAC System Heating Equipment (Heat Pumps)
Standard Rating Conditions

CONDITIONS	TYPE	AIR SOURCE		WATER SOURCE
Air entering equipment	F	70 db	70 db	70 db
Outdoor unit ambient	F	47 db/43 wb	17 db/15 wb	—
Entering water temperature	F	—	—	60
Water flow rate	—	—	—	as used in cooling mode

TABLE 4-8B

HVAC System Equipment
Standard Rating Conditions—Cooling

		TEMPERATURES			OUTLET
		DB	WB	INLET	
Air Entering Equipment	F	80	67	—	—
Condenser Ambient (Air Cooled)	F	95	75	—	—
Condenser Water (Water Cooled)	F	—	—	85	95

Standard ratings are at sea level

TABLE 4-8C

Applied HVAC System Components
Standard Rating Conditions—Cooling

ITEM		Centrifugal or Self-contained Reciprocating Water-chiller	Condenserless Reciprocating Water-chiller
Leaving Chilled Water Temp.	F	44	44
Entering Chilled Water Temp.	F	54	54
Leaving Condenser Water Temp.	F	95	—
Entering Water Temp.	F	85	—
Non-ferrous Tubes	*	0.0005	0.0005
Fouling Factor, Water, Steel Tubes	*	0.0010	0.0010
Fouling Factor, Refrigerant	*	0.0000	0.0000
Condenser Ambient (Air or Evap. Cooled)	F	95db/75wb	—
Compressor Water Cooled (or Saturated Evap. Cooled) Discharge Temp.	F	—	105
Air Cooled	F	—	120

Standard ratings are at sea level.

*h ft² F/Btu

TABLE 4-9

Insulation of Ducts

Duct Location	Insulation Types Mechanically Cooled C, V and W	Insulation Types B and W
On roof or on exterior of building	C, V and W	B 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
- 1 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

BUILDING AND CONSTRUCTION CODE

- C. 3 inch 0.60/cu. ft. mineral fiber blanket
 1 1/2 inch 1.5 to 3 lb./cu. ft. mineral blanket (duct liner)
 1 1/2 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 $\frac{(hr)(sq. ft.)}{Btu} (^{\circ}F)$

TABLE 4-10

Minimum Pipe Insulation

PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE, F	INSULATION THICKNESS IN INCHES FOR PIPE SIZES					
		RUN-OUTS UP TO 2"	1" AND LESS	1-1/4 TO 2"	2-1/2 TO 4"	5" TO 6" LARGER	8" AND LARGER
HEATING SYSTEMS							
Steam and Hot Water							
High Pressure/Temp.	306-450	1-1/2	1-1/2	2	2-1/2	3-1/2	3-1/2
Med. Pressure/Temp.	251-305	1-1/2	1-1/2	2	2-1/2	3	3
Low Pressure/Temp.	201-250	1	1	1-1/2	1-1/2	2	2
Low Temp. Steam	120-200	1/2	3/4	1	1	1	1-1/2
Condensate (for Feed Water)	Any	1	1	1	1-1/2	1-1/2	2
COOLING SYSTEMS							
Chilled Water	40-55	1/2	1/2	3/4	1	1	1
Refrigerant, or Brine	Below 40	1	1	1-1/2	1-1/2	1-1/2	1-1/2

TABLE 4-11

Occupancy type*	Lighting power budget- (watts/sq. ft.)
Auditoriums, theaters, public assembly	1.1
Hospitals	2.0
Indoor Parking	0.3
Libraries	2.0
Offices	2.0
Restaurants	1.85
Retail Stores and Museums	
Class I (less than 1,000 sq. ft.)	3.0
Class II (1,000 to 6,000 sq. ft.)	2.75
Class III (6,000 to 20,000 sq. ft.)	2.6
Class IV (20,000 to 40,000 sq. ft.)	2.5
Class V (over 40,000 sq. ft.)	2.35
Schools	2.0
Warehouses	0.7

*NOTE: In the case of an occupancy type not specifically mentioned above, the lighting power budget in watts per square foot shall be determined by the Building Official. Such determination shall be based upon the budget for the most comparable occupancy type specified.

BUILDING AND CONSTRUCTION CODES

Chapter 22.708

BUILDING DESIGN BY SYSTEMS ANALYSIS AND BUILDING UTILIZING NONDEPLETABLE ENERGY SOURCES

Sections:

- 22.708.010 Generally.
- 22.708.020 Energy analysis.
- 22.708.030 Design.
- 22.708.040 Analysis procedure.
- 22.708.050 Calculation procedure.
- 22.708.060 Documentation.
- 22.708.070 Buildings utilizing nondepletable energy.
- 22.708.080 Documentation—Buildings using nondepletable energy sources.

22.708.010 Generally.

This chapter establishes design criteria in terms of total energy use by a building including all of its systems.
(Ord. 108500 § 500, 1979.)

22.708.020 Energy analysis.

A. Compliance with this section will require an annual energy analysis.

B. A building designed in accordance with this chapter (the "alternative design building") will comply with this Energy Code if the annual energy consumption is not greater than that of a building of similar design (a "standard design") whose enclosure elements and energy consuming systems are designed in accordance with Chapter 22.706. The calculated energy consumption of the alternative design shall be subject to a limitation in the improvement credited to any individual building system as outlined in Section 22.708.040.

C. "Building of similar design" shall mean a building utilizing the same energy source(s) for the same functions and having equal floor area, environmental requirements, occupancy, climate data and usage schedule. Inputs to the energy analysis relating to occupancy and usage shall correspond to the expected occupancy and usage of the building.

D. The alternative design shall incorporate the applicable provisions of Section 22.706.150 (mechanical system controls), Section 22.706.200B (water temperature control), and Section 22.706.250C (lighting switching).
(Ord. 108500 § 501, 1979.)

22.708.030 Design.

A. The standard design, conforming to the criteria of Chapter 22.706 and the proposed alternative design shall be designed on a common basis as specified herein.

B. The comparison of total energy usage shall be expressed in Btu input per square foot of gross floor area per year for the standard design and the alternative design. Comparison of similar elements, systems or components shall be expressed in dimensions or terms accepted by standard engineering practice.

C. If the proposed alternative design results in an increase in consumption of one energy source and a decrease in another energy source, even though similar sources are used for similar purposes, the difference in each energy source shall be converted to equivalent energy units for purposes of comparing the total energy used.

(Ord. 108500 § 502, 1979.)

22.708.040 Analysis Procedure.

The analysis of the annual energy usage of the standard design and the proposed alternative building and system design shall meet the following criteria:

A. The building heating/cooling load calculation procedure used for annual energy consumption analysis shall be of sufficient detail to permit the evaluation of effect of factors specified in Section 22.708.050.

B. The calculation procedure used to simulate the operation of the building and its service systems through a full year operating period shall be of sufficient detail to permit the evaluation of the effect of system design, climatic factors, operational characteristics, and mechanical equipment on annual energy usage. Manufacturer's data or comparable field test data shall be used when available in the simulation of all systems and equipment. The calculation procedure shall be based upon operation of the building and its service systems through a typical year. Variations in climatic data shall be represented. Engineering practices and standards approved by the Building Official shall be utilized.

C. The calculation procedure for the standard design and the proposed alternative design shall separately identify the energy input to each of the following systems: heating, cooling, ventilation, and lighting. The energy input to any other system using over ten percent of the

total energy input shall also be separately identified. The energy use for the standard and alternative designs shall be calculated by summing the energy inputs assigned to each identified system and all other energy inputs not separately identified. The systems identified, and, to the extent possible, the assumptions made in assigning energy inputs to each system, shall be the same for the standard design and the proposed alternative design. When electrically driven heat pumps are employed to provide all or part of the heat for the alternative design, the standard design shall also, for the purposes of the analysis, assume that electrically driven heat pumps in conformance with Section 22.706.110 and having capacity at least as great as those used in the alternative design are employed.

D. The energy use assigned to each building system in the proposed alternative design shall be as calculated in subsection C or eighty percent of the use calculated for the same system in the standard design in subsection C, whichever is greater.

(Ord. 108500 § 503, 1979.)

22.708.050 Calculation procedure.

The calculation procedure shall cover the following items:

A. Design requirements: Design parameters required in Chapter 22.704;

B. Climatic data: Coincident data for temperatures, solar radiation, wind and humidity of typical days in the year representing seasonal variation;

C. Building data: Orientation, size, shape, mass, air, moisture and heat transfer characteristics;

D. Operational characteristics: Temperature, humidity, ventilation, illumination, control mode for occupied and unoccupied hours;

E. Mechanical equipment: Design capacity, part load profile;

F. Building loads: Internal heat generation, lighting, equipment, number of people during occupied and unoccupied periods.

(Ord. 108500 § 504, 1979.)

22.708.060 Documentation.

A. A proposed alternative design submitted under this chapter shall be accompanied by an energy analysis comparison report. The report shall provide sufficient technical detail on the two buildings and their systems and on

the data used in and resulting from the comparative analysis to certify that both the analysis and the designs meet the criteria of this Energy Code.

B. The documentation shall demonstrate that the analysis used is consistent with accepted techniques and procedures.

C. Exception: Proposed alternative designs for single-family and two-family dwellings and for commercial and industrial structures having the indoor temperature controlled from a single point need not provide the energy usage analysis for a full year. A comparison of energy consumption between the alternative design and the standard design in a manner which follows approved engineering practices and standards, as approved by the Building Official, shall be provided.

(Ord. 108500 § 505, 1979.)

22.708.070 Buildings utilizing nondepletable energy.

A. Buildings utilizing solar, geothermal, wind or other nondepletable energy sources for all or part of its energy source shall meet the requirements of this chapter, except such nondepletable energy may be excluded from the total annual energy consumption attributed to the alternative design building by this chapter.

B. To qualify for this exclusion, such nondepletable energy must be derived from a specific collection, storage and distribution system. The solar energy passing through windows shall also be considered as qualifying if such windows are provided with: (1) operable insulating shutters or other devices which, when drawn or closed, shall reduce maximum outward heat flows to those permitted in Section 22.706.020A and Section 22.706.040A and, (2) the window areas are shaded or otherwise protected from the direct rays of the sun during periods when cooling is required.

C. This section shall also apply to nocturnal cooling processes in lieu of energy consuming processes.

D. All other criteria covered in this chapter and Chapter 22.706 shall apply to the proposed alternative designs utilizing nondepletable sources of energy.

(Ord. 108500 § 506, 1979.)

BUILDING AND CONSTRUCTION CODES

22.708.080 Documentation—Buildings using nondepletable energy sources.

A. Proposed alternative designs, submitted as requests for exception to the standard design criteria shall be accompanied by an energy analysis, as specified in this chapter. The report shall provide sufficient technical detail on the alternative building and system designs and on the data employed in and resulting from the comparative analysis to verify that both the analysis and the designs meet the criteria of Chapter 22.706 and this chapter.

B. The energy derived from nondepletable sources and the reduction in conventional energy requirements derived from nocturnal cooling shall be separately identified from the overall building energy use. Supporting documentation, on the basis of the performance estimates for the aforementioned nondepletable energy sources or nocturnal cooling means, must be submitted.

C. Energy usage must be calculated in accordance with the design conditions and methods specified in this Energy Code. (Ord. 108500 § 507, 1979.)

C. The thermal resistance ratings of various building elements as stipulated in this chapter are not intended to be all-inclusive but rather those which are acceptable based on practice.

D. Installed insulation having a minimum "R" value as specified in this chapter shall be accepted as providing the corresponding required "U" value.

E. 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. (Ord. 108500 § 600, 1979.)

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.

Chapter 22.710

PRESCRIPTIVE REQUIREMENTS APPROACH

TABLE 6-1

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

Sections:

- 22.710.010 Generally.
- 22.710.020 Building envelope requirements.
- 22.710.030 Building mechanical systems—General.
- 22.710.040 Service water heating.
- 22.710.050 Electrical power and lighting.

Flat Roof Decks and Ceilings (1)

"U"	"R"	Walls (2) "U"	"R"
0.045	19	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 foundation 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.

22.710.010 Generally.

A. This chapter establishes design criteria in terms of prescribed requirements for building construction.

B. The requirements contained in this chapter are applicable only to buildings less than five thousand square feet in gross floor area or dwelling units of four stories or less in height. Other methods may be used provided a satisfactory design is submitted showing compliance with the performance standards of this Energy Code.

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 Section 22.710.020A. 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		Wood and Steel Framing	
"U"	"R"	"U"	"R"
0.12	7	0.08	9

D. Thermal Design Standards for Openings.

1. When more than ten percent of gross exterior wall area consists of glazing, special glazing is required for the proportion of total glazing specified in Table 6-3. 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.

TABLE 6-3

PERCENTAGE OF GROSS EXTERIOR WALL AREA IN GLAZING		PROPORTION OF GLAZING REQUIRED TO BE SPECIAL GLAZING
Greater than 10%	Up to and including 15%	one-half
15%	20%	three-quarters
20%	25%	98 percent

If the design glazing percentage is greater than twenty-five 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 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 twenty-two and one-half 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 750 Btu/day, 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:

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

150 square feet of exterior stud wall or

BUILDING AND CONSTRUCTION CODES

ceiling (2" x 4" at 16" o.c. with 1/2" gypsum inside insulation, and various external treatments).

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

19 square feet of concrete slab floor provided with a steel trowel finish, exposed aggregate, tile (vinyl, asbestos, or ceramic), terrazzo, 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-quarter inches shall be deemed to satisfy this requirement.

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 in roof decks, in enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters 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 sheathing 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. 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 4-7,¹ 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.

Flues must be equipped with an approved automatic damper.

3. Fireplaces. Site-built 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 22.704 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.

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°

Where used to control cooling only: 70–85°

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 multi-family 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 C1 of this section.

3. **Control Setback and Shutoff: Group R - Div. 1 and Group R - Div. 3 Occupancy.** The thermostat required in subsections A and B 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.

4. **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.

5. **Pipe Insulation.** All piping installed to serve building or within buildings shall be thermally insulated in accordance with Table 4-10.¹

Exception: For service water heating systems, see Section 22.710.040. (Ord. 108500 § 602, 1979.)

1. Editor's Note: These Tables are codified in Chapter 22.706 of this Code.

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.

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

BUILDING AND CONSTRUCTION CODES

a design ambient temperature no higher than sixty-five degrees Fahrenheit.

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 gpm per showerhead. (Ord. 108500 § 603, 1979.)

22.710.050 Electrical power and lighting.

The electrical power distribution and lighting systems shall conform to the requirements of Section 22.706.240 et seq.

Exception: One- and two-family detached dwellings and the dwelling portion of multi-family buildings are exempt from the requirements of this section.

(Ord. 108500 § 604, 1979.)

Chapter 22.712 EFFECTIVE DATE

Sections:

22.712.010 Designated.

22.712.010 Designated.

This subtitle shall take effect and be in force on February 20, 1980. (Ord. 108500 § 700, 1979.)

Subtitle VIII

Grading and Drainage Control¹

Chapters:

22.800 Title, Purpose and Definitions
22.802 Drainage Control
22.804 Grading Provisions
22.806 Administrative Provisions

Severability: The 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. 108080 § 47, 1979.)

1. Cross-reference: For provisions regarding emergency control of drainage problems, mud flows and earth slides, see Chapter 10.06 of this Code.

Chapter 22.800

Title, Purpose and Definitions

Sections:

22.800.010 Short title.
22.800.020 Purpose generally.
22.800.030 To be consistent with land use regulations.
22.800.040 State regulations and all permit requirements to be satisfied.
22.800.050 General public to benefit.
22.800.060 Compliance by owner.
22.800.070 Nonliability of city.
22.800.080 Definitions.

22.800.010 Short title.

This subtitle shall be known as the "Grading and Drainage Control Ordinance," and may be cited as such.

(Ord. 108080 § 1, 1979.)

22.800.020 Purpose generally.

The provisions of this subtitle shall be liberally construed to accomplish these purposes:

A. Protect, to the greatest extent practicable, life and property from loss and damage by flooding, landslides, strong ground motion and soil liquefaction, accelerated soil creep, settlement and subsidence, abnormal erosion and other potential natural hazards;

B. Protect the public interest in natural beauty, open space, drainage and related functions of drainage basins, watercourses and shoreline areas;

C. Protect streams, creeks and lakes from mechanical damage, excessive flows and other conditions in their drainage basins which will increase the rate of downcutting and/or the degree of turbidity, siltation and other forms of pollution or will reduce their low flows or low levels to levels which endanger aquatic and benthic life within these streams, creeks and lakes; and

D. Fulfill the responsibilities of this generation as trustee of the environment for its own and future generations.

(Ord. 108080 § 2(part), 1979.)

22.800.030 To be consistent with land use regulations.

Grading and drainage control shall be consistent with current zoning and appropriate land use, the adopted land use policies of the city and with RCW Chapter 58.17 PLATS—SUBDIVISIONS—DEDICATIONS and Ordinance 105636 (Subdivision Ordinance).¹ (Ord. 108080 § 2(part), 1979.)

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

22.800.040 State regulations and all permit requirements to be satisfied.

The State Environmental Policy Act (SEPA), RCW Chapter 43.21C and WAC 197-10; Seattle Ordinance 105735¹ adopted to implement SEPA; The Shoreline Management Act, RCW Chapter 90.58, and WAC 173-14; the Comprehensive Zoning Ordinance, Chapter 21A; RCW 75.20.050 and RCW 75.20.100, relating to the authority of the state with respect to the waters and beds of rivers and streams; and all other federal, state and local permit requirements shall be satisfied in addition to the provisions of this subtitle.

(Ord. 108080 § 2(part), 1979.)

1. Editor's Note: Ord. 105735 is codified in Chapter 25.04 of this Code.

22.800.050 General public to benefit.

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.

(Ord. 108080 § 2(part), 1979.)

22.800.060 Compliance by owner.

It is the specific intent of this subtitle to place the obligation of complying with its requirements upon the owner of the property or land 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.

(Ord. 108080 § 2(part), 1979.)

22.800.070 Nonliability of city.

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 an owner of property or land to comply with the provisions of this subtitle, or by reason or in consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this subtitle, or by reason of any action or inaction on the part of the city related in any manner to the enforcement of this subtitle by its officers, employees or agents.

(Ord. 108080 § 2(part), 1979.)

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" mean 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

BUILDING AND CONSTRUCTION CODES

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 Engineering" means the Director of Engineering of The City of Seattle and/or his/her designee.

14. "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.

15. "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.

16. "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.

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

18. "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.

19. "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.

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

21. "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.

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

23. "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.

24. a. "Grade" means the vertical location of the ground surface.

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

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

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

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

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

27. "Greenbelt" means that property so designated in the City Council Greenbelt Resolution No. 25670, passed November 2, 1977.

28. "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.

29. "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.

30. "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.

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

32. "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.²

33. "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.

34. "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.

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

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

37. "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.

38. "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.

39. "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.

40. "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.

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

42. "Regulated watercourse" means a portion of a natural watercourse so designated by the City Council pursuant to Section 22.802.160.

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

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

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

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

47. "Soils engineer" means a state of Washington 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.

48. "Storm drain" See "Public storm drain."

49. "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.

50. "Superintendent" means the Superintendent of Buildings and his/her authorized agents.

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

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

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

54. "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, topsoil and/or other putrescible fill materials, but not including garbage or sewage of which particular disposal is required by ordinance.

55. "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. 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 on April 22, 1979.

BUILDING AND CONSTRUCTION CODES

Chapter 22.802

DRAINAGE CONTROL

Sections:

- 22.802.010 Enforcement and rule authority for drainage control.
- 22.802.020 When submission of a drainage control plan is required.
- 22.802.030 Contents of a drainage control plan.
- 22.802.040 Requirements for drainage control.
- 22.802.050 Review and approval of drainage control plans.
- 22.802.060 Drainage control facilities construction bonding.
- 22.802.070 General inspection.
- 22.802.080 Modifications of drainage control facilities during construction.
- 22.802.090 Maintenance and inspection of drainage control facilities.
- 22.802.100 Drainage control facilities maintenance—Deficiency and correction.
- 22.802.110 Dysfunctional facility—Nuisance.
- 22.802.120 Drainage control facility maintenance violation—Civil penalty.
- 22.802.130 Obstruction of natural watercourse—Nuisance.
- 22.802.140 Drainage control—Emergency entry by Director of Engineering.
- 22.802.150 Applicability to governmental entities.
- 22.802.160 Designation of regulated watercourse.

22.802.010 Enforcement and rule authority for drainage control.

A. The Permit Authority shall enforce the provisions of this subtitle as they pertain to drainage.

B. Pursuant to the Administrative Code (Ordinance 102228),¹ the Director of Engineering is authorized to promulgate and from time to time amend such rules as may in his/her judgment be necessary to

implement the provisions of this subtitle pertaining to drainage control.
(Ord. 108080 § 4, 1979.)

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

22.802.020 When submission of a drainage control plan is required.

A. A drainage control plan shall accompany and be a part of the application for any of the following permits and/or approval of a planned unit development or City Board of Public Works contract under the conditions stated.

1. Building/Use Permit.

a. Where the permit application contemplates the addition of more than two thousand square feet of developmental coverage within the subject property,

b. Where the permit application contemplates new construction of a building, structure or surface with more than two thousand square feet of developmental coverage, after the demolition of an existing building, structure or impervious surface,

c. Where the permit application contemplates the construction of a one- or two-family dwelling. In such cases, the drainage control plan may consist of a standard design as provided in Section 22.802.030 D;

2. Grading Permit. All grading permits, unless alternate information is required in lieu of a drainage control plan as provided in Section 22.804.050;

3. Street Use Permit. Where the permit application contemplates the addition of more than two thousand square feet of developmental coverage within the subject property;

4. Planned Unit Developments. All planned unit developments;

5. City Construction Contracts. Where a city construction contract contemplates the addition of more than two thousand square feet of developmental coverage to the subject property, the contract plans and specifications submitted for approval by the Board of Public Works must include the drainage control plan.

B. Submission of a drainage control plan where required shall be a condition precedent to the processing of any of the above listed permits or approvals and approval of a drainage control plan shall be a condition precedent to issuance of any of the above listed permits or approval of a planned unit

development or Board of Public Works plans, specifications and estimates. The approved drainage control plan shall be a part of the permit or approval.
(Ord. 108080 § 5, 1979.)

22.802.030 Contents of a drainage control plan.

A drainage control plan shall include as a minimum:

A. A map or maps showing drainage patterns on the site and the entry and exit of surface water from the site, as existing and as proposed, together with the computed runoff from the site at each exit point under a design storm;

B. A map or maps showing all existing and proposed natural or artificial surface and subsurface drainage and water detention and control devices, walls, cribbing, dams and other protective devices;

C. A description of the maintenance necessary to insure the effective operation of such drainage facilities for the life of the developmental coverage for which the application is made;

D. A description of methods to be used to control drainage from developmental coverage and to comply with all terms of this subtitle during construction;

E. Standard designs for drainage control facilities appropriate to the point of discharge prepared by the Director of Engineering may be selected by the applicant and depicted on a site plan in lieu of a drainage control plan, where such standard designs have been developed by the Director of Engineering. The Permit Authority may require additional reports as more fully described in Section 22.804.060C, prior to the approval of any drainage control plan. Recommendations included in the report, when required by the Permit Authority, shall be incorporated into the drainage control plan.

(Ord. 108080 § 6, 1979.)

22.802.040 Requirements for drainage control.

All drainage control plans shall meet the following requirements:

A. Drainage water from developmental coverage shall be discharged from the subject property at the following points, unless an alternative is specified by the Permit Authority:

1. In areas without a public storm drain or a public combined sewer at the natural location;

2. In areas with a public storm drain to the public storm drain, or, in the event a public storm drain is not available, to a public combined sewer.

The Permit Authority may require discharge of drainage water at a combination of the above locations so as to preserve natural watercourses and riparian rights while also preventing storm water damage.

B. The peak storm water runoff discharge rate from developmental coverage accomplished after the effective date of the ordinance codified in this subtitle¹ shall not exceed 0.2 cubic feet per second per acre under design storm conditions, except for a property discharging directly to a major receiving water or directly to a public storm drain which the Director of Engineering states has sufficient capacity to carry existing and anticipated loads from the point of connection to a receiving water.

C. When it appears that pollution may be generated as a result of the proposed developmental coverage, the City Engineer may directly or through regulations provided to the Permit Authority, require provision within the drainage control plan to control, modify, limit or exclude pollutants in the storm water runoff from the subject property.

(Ord. 108080 § 7, 1979.)

1. Editor's Note: Ord. 108080 became effective on July 21, 1979.

22.802.050 Review and approval of drainage control plans.

A. All drainage control plans shall be reviewed and approved, or disapproved and returned to the applicant for correction by the Permit Authority. All drainage control plans associated with an application for a permit or approval involving the addition of more than five thousand square feet of developmental coverage on the subject property shall be referred by the permit authority to the Director of Engineering for review, and corrections required by the Director of Engineering shall be incorporated into the drainage control plan. The Permit Authority shall transmit a copy of each approved drainage control plan to the Director of Engineering, who shall maintain the official registry and permanent file of all approved

BUILDING AND CONSTRUCTION CODES

drainage control plans, and shall catalog each drainage control plan in the registry according to the legal description of the property, and the official number of the permit or approval for which the drainage control plan is required. In the event that a drainage control plan is also intended to serve property other than the applicant's, such fact shall be noted in the registry according to the legal description of the property proposed to be so served, but approval of the plan as to applicant's property shall not preclude the Permit Authority's making an independent inquiry into its adequacy with respect to those properties for which permits or approvals have not yet been sought.

B. A "memorandum of drainage control plan" shall be prepared by the applicant, styled in the form of a covenant with the city, and shall be signed by the owner of the subject property as a condition precedent to issuance of any permit or approval involving more than five thousand square feet of developmental coverage for which a drainage control plan may be required excluding that portion of developmental coverage which by definition is related to construction activities. A memorandum of drainage control plan shall include:

1. A statement that the owner or owners agree to inform his/her successors and assignees of the existence of the drainage control plan, and of the requirement for its continued maintenance;
2. The legal description of the subject property; and
3. The official number and the date of the permit or approval for which the drainage control plan is required.

A memorandum of drainage control plan shall be filed by the applicant with the King County Director of Records and Elections so as to become part of the King County real property records.

(Ord. 108080 § 8, 1979.)

22.802.060 Drainage control facilities construction bonding.

As a condition precedent to issuance of any permit or approval described in Section 22.802.020, the Permit Authority may require an applicant for a permit or approval to file a surety bond, cash deposit or an instrument of credit in such form and amounts deemed by the Permit Authority to be necessary to ensure that all drainage control facilities required

by an approved drainage control plan, will be constructed in accordance with the approved plan. A surety bond may only be furnished by a surety company licensed to do business in the state. After a determination by the Permit Authority that the drainage control facilities have been constructed in accordance with the approved drainage control plan, the bond, deposit or instrument of credit shall be released.

(Ord. 108080 § 9, 1979.)

22.802.070 General inspection.

At the time of original installation, all drainage control facilities shall be inspected by the Permit Authority or its designee prior to covering to ensure that all work is done according to the approved drainage control plan. When the work is ready for inspection, the permittee shall notify the Permit Authority. If the Permit Authority finds that the work is not in accordance with the approved drainage control plan as issued, he/she may order the work stopped by written notice to the persons engaged in performing the work or causing the work to be done, and require modifications as delineated in Section 22.802.080.

(Ord. 108080 § 10, 1979.)

22.802.080 Modifications of drainage control facilities during construction.

The Permit Authority may require that the construction of drainage control facilities and associated project designs be modified if conditions occur or are discovered which were not considered at the time the permit or approval was issued, such as uncovering unexpected soil and/or water conditions, weather-generated problems, or undue materials shortages. Any such modifications made during the construction of drainage control facilities shall be recorded on the final approved drainage control plan, a revised copy of which shall be provided by the Permit Authority to the Director of Engineering for filing.

(Ord. 108080 § 11, 1979.)

22.802.090 Maintenance and inspection of drainage control facilities.

The maintenance of drainage control facilities required by this subtitle shall be the responsibility of the owner(s) of the fee title to the real estate upon which the facilities are situated.

Maintenance of the facilities must be provided as described in the approved drainage control plan. Upon presentation of proper credentials, the Director of Engineering or his agent may, with the consent of the owner or occupant of the land or premises, or pursuant to a lawfully issued warrant, enter at reasonable times any land or premises for the purpose of performing a maintenance inspection of those drainage control facilities required by this subtitle. (Ord. 108080 § 12, 1979.)

22.802.100 Drainage control facilities maintenance—deficiency and correction.

A. The Director of Engineering or his designee may, subject to Section 22.802.090, investigate any site where he has cause to believe that there may be a failure to comply with the facilities maintenance requirements of an approved drainage control plan. If after investigation he has reason to believe that the maintenance requirements have not been met, or that the drainage control facility is in, or its condition is approaching, such a state of dysfunction that it is likely to create a danger or hazard to the public health and welfare or to public and private property, the Director of Engineering is authorized to issue a drainage facilities maintenance deficiency notice and order to the owners or agents and to the occupants of the property upon which such deficiency exists. "Owner," for the purpose of this section means also the owner or reputed owner of any lot, tract or parcel of land or other property as shown on the rolls of the County Comptroller.

B. The deficiency notice and order shall include the following information at a minimum:

1. The nature of the drainage facilities maintenance deficiency;
2. A date of the notice;
3. The deadline date established for compliance with the notice;
4. A statement that if the deficiency notice and order is not complied with within the time stated, the city will perform or cause to be performed, the work and charge or assess the cost against the owner.

The deadline date must be reasonable considering the nature of the deficiency, possible danger to the public, and the resources of the owner or owners of the facility. If the deficiency is

not corrected within the time specified in such notice, the Director of Engineering may cause to be performed such work as may be necessary to bring the drainage control facilities into compliance with the drainage control plan or to restore the drainage control facility to a functional state. The cost of such work, which may be done by the Director of Engineering or under his direction, shall be charged or assessed against the land or premises upon which the deficiency exists.

C. Service of the notice and order shall be made upon the persons named in the notice and order either personally or by mailing a copy of the notice and order by certified mail, postage prepaid, return receipt requested, to each person at his last known address and by posting a copy of the notice and order on the premises. If the whereabouts of the person is unknown and cannot be ascertained by the Director of Engineering in the exercise of reasonable diligence, and the Director of Engineering shall make affidavit to that effect, then the service of the notice and order upon the persons may be made by publishing them once each week for two consecutive weeks in the city official newspaper. The failure of any such person to receive the notice and order shall not affect the validity of any proceedings taken under this subtitle. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

D. If the person or persons named in the notice and order fail to act and the city is required to do the work, the Director of Engineering shall prepare a certification of the amount of the expenditures of the city in doing such work or abating and correcting the nuisance and serve the same upon the persons named in the deficiency notice and order or abatement order together with a demand for payment thereof and notice that if payment is not made to the City Treasurer within sixty calendar days, the Director of Engineering will request the City Attorney to commence a civil action for the collection of such amount. Such certification and demand shall include a description of the property corresponding as nearly as possible to that used for the same property on the rolls of the County Comptroller. Service shall be made upon the persons named in the certification and demand for payment in the same manner prescribed for a notice of deficiency and order to correct.

BUILDING AND CONSTRUCTION CODES

E. If payment is not made to the City Treasurer within sixty days, such charge against the property may be collected in a civil action brought in the name of the city, and the City Attorney is authorized to commence such action upon receipt of a request from the Director of Engineering.

F. The following shall be an alternative method of recovery by the city of the amount of its expenditures in correcting a drainage facility maintenance deficiency or abating a public nuisance under this section.

G. The Director of Engineering shall prepare a certification of the amount of the expenditure of the city in doing such work or abating the nuisance, and shall submit the same together with a statement and demand for payment of the amount of such expenditure to the individuals named in the drainage facility deficiency notice and order or abatement order. If payment is not made to the City Treasurer within thirty days, the Director of Engineering shall forward a certification as to the amount of the expenditure of the city in doing the work or abating the nuisance to the Board of Public Works. Such certification shall include a description of the premises on which such work was done corresponding as nearly as possible to the description used for the same property on the rolls of the County Comptroller. The Board of Public Works within thirty days after the receipt of such certificate shall personally or by certified mail to the last known address notify the owner or reputed owner of the property according to the records of the County Comptroller of the city's intent to assess the amount of the city's expenditures in doing the work or abating the nuisance against the property. Such notice shall describe the property as nearly as possible as it is described on records of the County Comptroller, describe briefly the work done, state the cost to the city thereof, and require the persons named in the notice to appear before the Board of Public Works at a time fixed, not less than fifteen days from the date of such notice and make any objection they may have to such assessment. The notice shall also state that objections must be in writing and that they may be filed during the hearing. Such notice shall also be published in the official newspaper of the city for two consecutive issues. The Board of Public Works shall at the time fixed meet and consider any and all objections made, make such corrections, if any,

in the amount of such cost as it deems just and equitable and determined whether the full amount of the assessment should be paid in one payment or whether it may be paid in installments and shall prescribe the time and amount of such payments and the rate of interest on the unpaid balance, and shall thereafter transmit the record of such proceedings and its findings and recommendations to the Legislative Authority with a request that it by ordinance levy and assess the amount of such expenditures against the lot or lots of land on which the same was expended, declare the same a lien thereon and require payment thereof to be made to the City Treasurer within thirty days after the taking effect of such ordinance unless provision is to be made for installment payments, in which case a payment schedule shall be specified and interest on the unpaid balance provided for. Immediately upon approval of the ordinance, the City Treasurer shall post such assessment on the records of his department and the same shall become a lien on the property described in the ordinance. Publication of such ordinance in the city official newspaper as required by the City Charter shall be sufficient notice of such assessment and the lien thereof.

H. Such assessment or any installment thereof not paid when due may be collected and the lien thereof enforced by a foreclosure action commenced by the City Attorney in the name of the city.

(Ord. 108080 § 13, 1979.)

22.802.110 Dysfunctional facility—Nuisance.

Any drainage control facility not maintained as required by this subtitle, or upon inspection by the Director of Engineering found to be in such a state of dysfunction as to constitute in the event of a design storm an immediate threat or danger to the public health, safety and welfare and to public and private property is declared to be a public nuisance and subject to abatement as such by order of the Director of Engineering and at the expense of the owner of the property upon which the deficiency exists.

(Ord. 108080 § 14, 1979.)

22.802.120 Drainage control facility maintenance violation—Civil penalty.

In addition to any other sanction or remedial injunctive relief which may be available at law or in equity, any person failing to comply with a drainage facilities maintenance deficiency notice and order or abatement order issued by the Director of Engineering pursuant to Section 22.802.100 within the time specified in such notice and order shall be subject to a civil penalty in an amount not to exceed Three Hundred Dollars (\$300.00). Each day during any part of which a state of noncompliance with the deficiency notice and order is permitted by such person to continue shall constitute a separate offense. The Director of Engineering shall notify the City Attorney in writing of the name of any person subject to the penalty and the amount thereof; and the City Attorney shall in his discretion commence a civil action to collect the penalty.
(Ord. 108080 § 15, 1979.)

22.802.130 Obstruction of natural watercourse—Nuisance.

It is unlawful to obstruct a natural watercourse, provided that nothing herein shall be deemed to prevent the lawful exercise of riparian rights, appropriation rights or rights exercised pursuant to authority contained in RCW Title 90 - Water Code - Environment. The unlawful obstruction of a natural watercourse or its obstruction in such a manner as to increase the risk of flooding or erosion should a design storm occur is a nuisance and may be abated by order of the Director of Engineering at the expense of the person causing such obstruction. Recovery by the city of its costs in abating such a nuisance may be in either of the manners specified in Section 22.802.100, or in such other manner as may be provided by law.
(Ord. 108080 § 16, 1979.)

22.802.140 Drainage control—Emergency entry by Director of Engineering.

Other provisions of this subtitle notwithstanding, the Director of Engineering or his/her designee is empowered to enter any property without prior notice to attempt to correct any uncontrolled runoff or impoundment of storm water on such property which, in the judgment of the Director of Engineering, creates an

emergency involving immediate danger to the public health, safety and welfare, or to public property. After an investigation by the Director of Engineering of the probable cause of the emergency, the cost of the emergency corrections shall be charged to the responsible person or persons, and should such persons be the owner(s) of the subject property, the cost shall be recovered in either of the manners described in Section 22.802.100 or in such other manner as may be provided by law.
(Ord. 108080 § 17, 1979.)

22.802.150 Applicability to governmental entities.

All municipal corporations and governmental entities shall be required to submit a drainage control plan and comply with the terms of this subtitle when developing or improving land.
(Ord. 108080 § 18, 1979.)

22.802.160 Designation of regulated watercourse.

A natural watercourse may be designated a regulated watercourse by the City Council by resolution upon recommendation of the Director of Engineering and on the completion of a program of structural modifications to the banks, bed, and associated lands, such as the addition of energy-absorbing structures, protective embankments, rainfall detention facilities or other artificial elements, such that during and following a design storm it will release water flow to any unregulated portion of a natural watercourse with an energy and direction consistent with the ability of the natural watercourse to contain such waters without abnormal erosion, streambed scouring or flooding.
(Ord. 108080 § 19, 1979.)

Chapter 22.804

GRADING PROVISIONS

Sections:

- 22.804.010 Scope.
- 22.804.020 Enforcement and rule authority for grading.
- 22.804.030 When a grading permit is required.
- 22.804.040 Application for grading permit.

BUILDING AND CONSTRUCTION CODES

- 22.804.050 Information required for grading plans and specifications.
- 22.804.060 Additional information and assurances for grading plans.
- 22.804.070 Standards for grading.
- 22.804.080 General grading standards.
- 22.804.090 Cut and fill standards.
- 22.804.100 Standards for protection of adjoining property.
- 22.804.110 Erosion control standards.
- 22.804.120 Standards for location of boundaries.
- 22.804.130 Fencing.
- 22.804.140 Referral of grading permit application.
- 22.804.150 Posting of grading notices.
- 22.804.160 Granting or denial of grading permits.
- 22.804.170 Expiration of grading permits.
- 22.804.180 General grading inspection.
- 22.804.190 Special grading inspection.
- 22.804.200 Completion of grading work.
- 22.804.210 Grading modifications during construction.
- 22.804.220 Notice of grading violation.
- 22.804.230 Appeal of grading violation.
- 22.804.240 Enforcement of notice of grading violation.
- 22.804.250 Prosecution of grading violations.
- 22.804.260 Civil penalty for grading violations.
- 22.804.270 Unsafe excavations and fills—Nuisance.
- 22.804.280. Emergency orders and correction—Grading.

22.804.010 Scope.

All grading undertaken within the city limits of Seattle shall be consistent with the policy and shall comply with the regulations of this subtitle even where no permit is required. (Ord. 108080 § 20, 1979.)

22.804.020 Enforcement and rule authority for grading.

In addition to the enforcement responsibilities conferred upon the Superintendent of Buildings by Chapter 22.802, the Superintendent of Buildings shall also enforce the provisions of this subtitle as they pertain to grading. The Superintendent may promulgate, modify or repeal rules, pursuant to the Administrative

Code (Ordinance 102228),¹ to implement the grading provisions of this subtitle and/or guide applicants in meeting the requirements of this subtitle as they pertain to grading. (Ord. 108080 § 21, 1979.)

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

22.804.030 When a grading permit is required.

No person shall do any grading in excess of one hundred accumulative cubic yards over the lifetime of the fill or excavation, or greater than three feet in depth at any point, or creating slopes steeper than three horizontal to one vertical, or do any grading in an environmentally sensitive area, until the owner of the property to be graded receives a permit from the Superintendent; provided, however, a permit shall not be required for:

A. Grading below finished grade for basements and footings of a building, retaining wall, or other structure incident to a building permit; provided, that this shall not exempt from permit requirements any fill made on the same site, any transfer to another site of the material from such excavation, or any act which requires a street use permit (Ordinance 90047).¹ Grading incident to a building permit means the removal, replacing and temporary stockpiling of earth within an area four feet outside footing lines and on a forty-five-degree slope adjacent thereto;

B. Excavations and filing of cemetery graves;

C. Exploratory excavations under the direction of a soils engineer or engineering geologist;

D. Refuse disposal site regulated by ordinance;

E. Sewage disposal system regulated by ordinance;

F. Stockpiling and handling of earth material, when such material is consumed or produced in a process which is the principal use of the site (other than the excavation of soil) and such use is permitted at that site by the Comprehensive Zoning Ordinance,² provided such operations do not adversely affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property;

G. Maintenance or reconstruction of the facilities of a railroad in interstate commerce within its existing right-of-way;

H. Any emergency work required for the

protection, repair, replacement, or reconstruction of any public improvement or public or private utility. A permit must be obtained as soon as possible after the emergency work has commenced. All work must conform with this subtitle;

I. On-site work required for repair, replacement or reconstruction of an existing road or utility installation in an existing right-of-way. This exemption shall not apply to surplus excavated material disposed of off the project site.

(Ord. 108080 § 22, 1979.)

1. Editor's Note: The Street Use Ordinance is codified in Subtitle I of Title 15 of this Code.
2. Editor's Note: The Zoning Ordinance is codified in Title 24 of this Code.

22.804.040 Application for grading permit.

Application for a grading permit shall be made in writing on a standard form to the Superintendent by the owner of the property to be graded. Where the grading site involves immediate construction or placement of buildings, an applicant may request that the grading permit and building permit be combined as a single permit. Each application shall be signed by the owner of the subject property, or by an authorized agent. Whenever any portion of a proposed fill or cut slope encroaches on an adjacent property, the applicant for a grading permit shall submit with the application a certified copy of an easement, of record in the King County Office of Records and Elections, granted by the fee owner of such adjacent property and authorizing the fill or cut slope proposed. The Superintendent may require the applicant to obtain and record a new or additional easement if the easement first submitted is insufficient to encompass the requirements of the grading permit proposed to be issued. Any such original or supplemental easement may provide for its automatic termination upon the happening of a particular event such as, but not limited to, the bringing of the adjoining properties to a common grade, provided, however, that the conditioning event must be one acceptable to the Superintendent. There shall also be filed with such application three sets of plans fully describing the intent and nature of the work for which the permit is desired. The Superintendent may require the grading plans to be prepared by or under the direction of a design professional or a professional Civil Engineer

licensed by the state. In order to qualify, the design professional shall submit substantiating evidence to the Superintendent as to his/her qualifications to perform the work on an individual permit basis.

(Ord. 108080 § 23.1, 1979.)

22.804.050 Information required for grading plans and specifications.

A. Plans shall be drawn to scale (not smaller than one inch equals fifty feet) upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and to show in detail that it will conform to the provisions of this subtitle and all applicable laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and of the person by whom the plans were prepared. All proposals for excavation shall specify the site for disposal of excavated material; in the event that the disposal site is changed or the applicant is unable to specify the disposal site at the time of application, the Superintendent may authorize revised plans or may waive specification of the disposal site until it can be reasonably ascertained following permit issuance. The plans shall include the following information regarding the proposed site, unless the Superintendent waives specific items due to the simplicity and relative safety of the proposed project:

1. General vicinity map;
2. Legal description;
3. Topographic map, including cross-section of the site and adjacent property showing the present and proposed contours of the land at not more than five-foot contour intervals, the location and amount of all temporary stockpiles and excavations, and areas where equipment traffic will be permitted and excluded. The information relating to adjacent properties may be approximated;
4. Location and design of fence and lockable gate;
5. Methods to prevent sediment or other pollution from leaving the site during and after construction and to protect cleared areas, cut banks and fill slopes from erosion;
6. The composition of fill material, i.e., structural fill or waste fill;
7. Location of any buildings or structures and utilities on the property where the

BUILDING AND CONSTRUCTION CODES

work is to be performed, and the approximate location of any buildings or structures on adjacent land;

8. A time schedule of operations including but not limited to clearing, restoration of topsoil and vegetative cover, implementation of erosion and storm water control, grading and construction of improvements;

9. Location, type and size of trees and other vegetation on the site and approximate location on adjacent properties. Designation of trees and other vegetation to be removed and to remain after completion of the work, and the minimum distance between tree trunks and the nearest excavation and/or fill;

10. The boundaries of all areas which will be paved or otherwise altered in such a manner as to increase the rate of storm water runoff;

11. The immediate and long-term intended use of the property; and

12. Such other information as the Superintendent may require.

B. In addition to the above, all plans for grading must include a drainage control plan, as described in Sections 22.802.020, 22.802.030 and 22.802.040, unless alternate information is deemed appropriate and requested in writing by the Permit Authority.

C. Incomplete applications will not be processed. The issuance or granting of a permit or approval of plans shall not be construed to be permission for, or an approval of, any violation of any of the provisions of this subtitle. Permits issued on the basis of inaccurate or misleading information shall be suspended or revoked.

(Ord. 108080 § 23.2, 1979.)

22.804.060 Additional information and assurances for grading plans.

A. The Superintendent may require a report prepared by a soils engineer which shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for clearing and of the adequacy of the site(s) for proposed immediate and long-term intended use of the property, and the effect of grading upon surrounding properties. Recommendations included in the report, when required by the Superintendent, shall be incorporated into the grading plans, specifications and/or project design.

B. The Superintendent may require a report

prepared by an engineering geologist which includes an adequate description of the geology of the site, the physical characteristics of the geologic formations underlying the site, groundwater conditions at the site, conclusions and recommendations regarding the effect of geologic conditions on any proposed and immediate or long-term intended use of the site, including an evaluation of the seismic hazard associated with the site and the significant effects of grading and site development upon local groundwater conditions and upon surrounding properties. Recommendations included in the report, when required by the Superintendent, shall be incorporated into the grading plans and specifications.

C. The Superintendent may require a report prepared by a hydrologist, which includes an adequate description of the hydrology of the site and the drainage basin in which the development is located, and of the nature and extent of the effects on surrounding properties, watercourses and the drainage basin as a result of the proposed grading and/or development, together with design criteria for corrective measures, whenever necessary, and conclusions and recommendations covering the suitability of the site for proposed and immediate or long-term intended use of the site. Recommendations included in the report, when required by the Superintendent, shall be incorporated into the grading plans or specifications.

D. When more than one of the above referenced reports is required by the Superintendent, the design professional shall document that the conclusions and recommendations have been incorporated into the project design and into the plans and specifications.

E. The Superintendent may require the owner or his/her contractor to carry liability and property damage insurance against damage from earth slides, naming the city as an additional insured, in an amount not less than that to be determined by the Superintendent.

F. The Superintendent may require that the plans, specifications or reports be stamped or signed by the soils engineer, engineering geologist and hydrologist to indicate that the grading and proposed structure comply with the conclusions and recommendations of their reports.

G. The Superintendent may require the owner to file surety bond(s) in such form and amounts deemed necessary to assure that

the work, if not completed in accordance with the approved plans and specifications, will be corrected. In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the Superintendent in an amount equal to that which would be required in the surety bond, and similarly conditioned. (Ord. 108080 § 23.3, 1979.)

22.804.070 Standards for grading.

All grading shall conform to the provisions of Sections 22.804.080 through 22.804.130, unless otherwise approved by the Superintendent as being equal to the requirements of said sections. (Ord. 108080 § 24, 1979.)

22.804.080 General grading standards.

A. The grading shall not create or increase the likelihood of earth movement including but not limited to landslides, accelerated soil creep, settlement and subsidence, or hazards associated with strong ground motion and soil liquefaction.

B. The proposal shall contain reasonable provisions for the preservation of natural land and water features, vegetation, drainage and other indigenous natural features of the site as are consistent with the proposed development of the site.

C. The grading shall not create or contribute to flooding, erosion, or increased turbidity, siltation or other form of pollution in a watercourse.

D. The grading shall be performed, and the completed work shall be in accordance with all applicable law, rules and regulations pertaining to air and water pollution and control. (Ord. 108080 § 24.1, 1979.)

22.804.090 Cut and fill standards.

A. Cut and fill slopes shall be no steeper than is safe for the intended use, and never more than two horizontal to one vertical, except where an approved, engineered design is provided.

B. The ground surface shall be prepared to receive fill by removing vegetation, nonapproved fill, topsoil and other unsuitable materials as determined by the Superintendent and, where the slopes are five to one or steeper, by the excavation of relatively level steps into the slope, on which fill is to be placed.

C. Fill slopes shall not be constructed on

top of slopes which are steeper than one and one-half to one; or where the fill slope toes out within twelve feet horizontally of the top of an existing or a planned cut slope.

D. Waste shall not be deposited in any fill site or portion thereof which is not specifically designated and approved by the Superintendent for the deposit of waste. Waste shall not be deposited on shorelines. The Superintendent shall specify the amount of organic material, the maximum permissible diameter of irreducible rock present and, as necessary, other characteristics of the fill material used, the degree of compaction, moisture content and the method of placement, as is appropriate to the site and the intended use of that portion of the site and the requirements for water retention and drainage control. No frozen or thawing fill material shall be placed or spread.

E. The Superintendent may establish standards for and require steps and terraces which in his opinion are sufficient to control surface drainage and deposit of debris. Suitable access to such terraces shall be provided to permit proper cleaning and maintenance.

F. Cut and fill slopes shall be provided with subsurface drainage to retain slope stability. (Ord. 108080 § 24.2, 1979.)

22.804.100 Standards for protection of adjoining property.

A. When the owner of any property shall raise, lower or alter the existing grade of a site by a fill or excavation, he/she shall at his/her own expense protect all adjoining property from encroachment by such fill or from danger of collapse due to such excavation pursuant to an approved engineered design or by sloping the sides of such fill or excavation at a two to one slope in a manner approved by the Superintendent and entirely within the site unless an easement (Section 22.804.040) authorizes the making of such slope on the adjoining property.

B. The tops and toes of cut and fill slopes shall be set back from property boundaries and structures as far as is necessary for safety and foundation support and to prevent damage resulting from water runoff or erosion.

C. When the cut or fill slopes adjacent to a residential lot exceed four feet in height, the Superintendent may require view-obscuring planting and/or groundcover on the graded site.

D. The Superintendent may require reasonable access from a graded site to be maintained to adjoining property for firefighting operations. (Ord. 108080 § 24.3, 1979.)

BUILDING AND CONSTRUCTION CODES

22.804.110 Erosion control standards.

A. The faces of slopes shall be prepared and maintained to control erosion. Check dams, cribbing, riprap, protective planting, sedimentation ponds, or other devices or methods shall be employed where necessary to control erosion and provide safety. Devices or procedures for erosion protection shall be initiated or installed as soon as possible during grading operations and shall be permanently maintained in operable condition.

B. Grading operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time.

C. Grading shall not be performed within ten feet of the top of the bank of a natural watercourse or beach area nor shall any mechanical grading equipment operate within such ten-foot buffer zone or within the watercourse or beach area without specific approval from the Superintendent.

(Ord. 108080 § 24.4, 1979.)

22.804.120 Standards for location of boundaries.

The Superintendent may require sufficient staking of the property lines, top and toe of the fill and all areas where equipment traffic is to be excluded, with at least two-inch by two-inch minimum posts or one-half-inch pipes which are readily visible and durable. Stakes must be maintained and visible during grading operations to enable the Superintendent to determine property lines, the top and toe of the fill and excluded areas.

(Ord. 108080 § 24.5, 1979.)

22.804.130 Fencing.

The Superintendent may require fencing and lockable gate of suitable materials to control access to the grading site. Absence of such requirement shall not relieve the owner of his/her liability arising out of access to and use of the site.

(Ord. 108080 § 24.6, 1979.)

22.804.140 Referral of grading permit application.

The Superintendent may refer applications for grading to the Director of the Department of Community Development and the Director of Engineering, and such other departments as may be appropriate, for their recommendations. All applications on property located

in a residential zone which abuts or is located directly across an alley from a nonresidential zone shall be referred by the Superintendent to the Director of the Department of Community Development. All applications for grading of more than two thousand five hundred cubic yards of earth material shall be referred by the Superintendent to the Director of the Department of Community Development and the Director of Engineering. Unless comments are received within fourteen days or a later date specified by the Superintendent, the Superintendent may assume that the department has no comments to offer. Comments received shall be considered by the Superintendent in making his/her decision.
(Ord. 108080 § 25, 1979.)

22.804.150 Posting of grading notices.

On receipt of any application for a grading permit involving more than five hundred cubic yards, the Superintendent shall cause four copies of a notice to be posted prominently on the property concerned and within three hundred feet of the property in a public place. The notice shall include a description of the work proposed and a statement that any person desiring to present relevant information or views to the Superintendent may do so not later than fourteen days from the date of posting or a later date as specified by the Superintendent.
(Ord. 108080 § 26, 1979.)

22.804.160 Granting or denial of grading permits.

A. The Superintendent may grant a grading permit with or without conditions after determining that the requirements of the State Environmental Policy Act and all regulatory agencies have been met and after evaluating public comments and departmental recommendations, and after determining that the proposed grading plans are consistent with the policies and comply with the standards set forth in this subtitle and the regulations adopted pursuant hereto.

B. The application shall be denied if the Superintendent determines that the plans do not:

1. Comply with SEPA, this subtitle or conform to adopted city land use policies;
2. Protect, to the greatest extent practicable, against life and property loss and damage by flooding, landslides, strong ground motion

and soil liquefaction, accelerated soil creep, settlement and subsidence, abnormal erosion and other potential natural hazards; or

3. Reasonably protect the public interest in natural beauty, open space, the natural environment, drainage and related functions of drainage basins, watercourses and shoreline area;

4. Reasonably protect streams, creeks, and lakes from mechanical damage, excessive flows and other conditions in drainage basins which will increase the rate of down-cutting and/or the degree of turbidity, siltation and other forms of pollution or will reduce low flows or low water levels so as to endanger aquatic and benthic life; or

5. The grading is not consistent with the proposed development of the site.
(Ord. 108080 § 27, 1979.)

22.804.170 Expiration of grading permits.

Grading permits and renewed grading permits shall expire one year from date of issuance, except as otherwise specified. Grading permits may be renewed upon application within the thirty-day period immediately preceding their expiration date, provided that the work permitted has been started and is progressing at a rate and manner consistent with the plans approved by the Superintendent. Where conditions require, the Superintendent may issue nonrenewable grading permits which shall expire within a period less than one year from date of issue. Conditions and requirements for erosion control and drainage or slope management do not terminate with the expiration of the grade permit. The Superintendent may require additional work at a later date to maintain the work in conformance with the conditions and requirements of the grading permit as originally issued.

(Ord. 108080 § 28, 1979.)

22.804.180 General grading inspection.

The Superintendent may require periodic inspection of the grading sites to determine that work is done according to the grading permit. The permittee shall be notified if the work is in violation. If the Superintendent finds that the work is not in accordance with the grading permit as issued, he/she may order the work stopped by written notice to the persons engaged in performing the work or causing the work to be done.

(Ord. 108080 § 29, 1979.)

22.804.190 Special grading inspection.

The Superintendent 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 Superintendent on a form provided by her/him.

B. Issuance of Registration. The Superintendent shall examine the applicant's knowledge, experience, and training for performing grading inspection. If satisfied as to the applicant's fitness, the Superintendent shall issue to the applicant a limited certificate of registration which specifies his/her qualifications as a grading inspector. The Superintendent 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 Superintendent's discretion.

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

E. Appeal. The decision of the Superintendent 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 Superintendent in accordance with the Permit Fee Ordinance.¹

G. Waiver of Registration. Upon approval of the Superintendent, 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;

2. Inspection is performed by a person designated by the Superintendent as having certain technical knowledge and skill of a

BUILDING AND CONSTRUCTION CODES

specialized nature necessary to the project and exceeding the qualifications of a registered grading inspector.

H. Status. The person designated by the Superintendent to perform continuous inspection shall not be an employee of the Department of Buildings 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 Superintendent and are subject to all duties of the Superintendent 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 Superintendent 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 soil 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 Superintendent. He/she shall provide other reports as required by the Superintendent, 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 Superintendent 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 Superintendent.

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. 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 the Ethics Ordinance is codified in Section 4.16.070 of this Code.

22.804.200 Completion of grading work.

A. Upon completion of the work, the owner or his representative shall notify the Superintendent that the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices and all erosion control measures, have been completed in accordance with the final approved plan and required reports have been submitted.

B. The Superintendent may require the following reports and drawings and supplements:

1. An as-graded grading plan including original ground surface elevations, as-graded ground surface elevations, lot drainage patterns and locations, elevations, and maintenance requirements of all surface and subsurface drainage facilities as called out by a drainage control plan;

2. A soil grading report prepared by a soil engineer including field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations;

3. A geologic grading report prepared by an engineering geologist including a final description of the geology of the site including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He/she shall provide certification as to the adequacy of the site for the intended use as affected by geologic factors.
(Ord. 108080 § 31, 1979.)

22.804.210 Grading modifications during construction.

The Superintendent may require that grading operations and project designs be modified if conditions occur or are discovered which were not considered at the time the permit was issued, such as uncovering unexpected soil and/or water conditions, weather-generated problems, or undue delays caused by labor disputes or reasonably unforeseeable materials shortages.

(Ord. 108080 § 32, 1979.)

22.804.220 Notice of grading violation.

The Superintendent shall investigate any site at which there may be a failure to comply with the grading standards and requirements of this subtitle. If, after investigation, he/she determines that the grading standards or requirements have not been met, he/she shall cause to be served upon the owner 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 or responsible person, and shall post a notice of grading violation at a conspicuous place on the property, 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; provided that nothing herein shall be deemed to limit or preclude any action or proceeding to abate a nuisance; and provided, further, that nothing herein shall be deemed to limit or preclude the issuance of an emergency order pursuant to this subtitle. All other work at the site shall stop until the violations noted have been corrected. In calculating a reasonable time for compliance, the Superintendent shall consider:

- A. The type and degree of violation cited in the notice and the hazard it creates;
- B. The intent of a responsible party with respect to the site;
- C. Procedural requirements for corrective action;
- D. Complexity of correction, including seasonal considerations, construction requirements, and legal prerogatives of the owner or responsible party; and
- E. Other circumstances beyond control of the owner or responsible party. Unless an appeal is filed with the Hearing Examiner

in accordance with Section 22.804.230, the notice of grading violation shall become the final order of the Superintendent and a copy thereof shall be filed with the Department of Records and Elections of King County. (Ord. 108080 § 33, 1979.)

22.804.230 Appeal of grading violation.

In addition to the right of appeal provided under Section 25.40 of the Comprehensive Zoning Ordinance (86300, as amended),¹ relating to the issuance of use permits and Section 20 of Ordinance 105735,² relating to appeals as to environmental compliance, the following grading violation appeal procedure is provided:

A. Any person subject to any notice of grading violation of the Superintendent under this subtitle, other than an emergency order issued under Section 22.804.280, shall have the right to appeal to the Hearing Examiner.

B. In order for an appeal to be perfected, the following provisions must be followed. The appeal must:

- 1. Be filed with the Hearing Examiner not later than the thirtieth day following service of the notice of grading violation;
- 2. Be in writing and state in a clear and concise manner the specific exceptions and objections to the notice of grading violation;
- 3. Contain a brief statement setting forth the legal interest of each of the appellants in the fill, premises, land or portion thereof, involved in the notice of grading violation;
- 4. Contain a brief statement of the remedy sought, and the reasons why it is claimed the protested notice of grading violation should be reversed, modified, or otherwise set aside; and
- 5. Contain the signatures of all the parties named as appellants, and their mailing addresses.

C. The Hearing Examiner shall set a date for hearing the appeal in a timely manner and shall provide no less than twenty days' written notice to the parties.

D. The appeal hearing shall be conducted pursuant to the contested case provisions of the Administrative Code (Ordinance 102228, as amended).³ The Hearing Examiner is authorized to promulgate procedural rules for the appeal hearing pursuant to the Administrative Code.

E. The appeal hearing shall be a new or

BUILDING AND CONSTRUCTION CODES

de novo hearing. Substantial weight shall be given to the notice of grading violation and the burden of establishing the contrary shall be upon the appealing party.

F. The Hearing Examiner shall have the authority to affirm, modify or reverse, or remand the notice of grading violation, or grant other appropriate relief. The Hearing Examiner shall summarily dismiss an appeal which is determined to be without merit on its face, frivolous, or brought merely to secure a delay.

G. Within fourteen days after the hearing, a written decision containing findings of fact and conclusions shall be transmitted to the parties. The notice of grading violation as amended by the Hearing Examiner becomes the final order of the Superintendent which shall be filed with the Department of Records and Elections of King County.
(Ord. 108080 § 34, 1979.)

1. Editor's Note: Section 25.40 of the Zoning Ordinance is codified in Section 24.10.040 of this Code.
2. Editor's Note: Section 20 of Ord. 105735 is codified in Section 25.04.200 of this Code.
3. Editor's Note: The Administrative Code is codified in Chapter 3.02 of this Code.

22.804.240 Enforcement of notice of grading violation.

A. General. Any failure or refusal to obey a notice of grading violation or emergency order of the Superintendent or Hearing Examiner shall be a violation of this subtitle.

The Superintendent shall send written notification to the City Attorney of any person who has failed or refused to obey a notice of grading violation or emergency order. The City Attorney, with the assistance of the Superintendent, shall take appropriate action to secure a conviction and/or collect the penalty imposed by this subtitle for a violation thereof.

B. Time Extension. After a determination that there is no danger to life or property, and upon good cause shown, the Superintendent may grant an extension of time, not to exceed an additional one hundred twenty days, to a person who has agreed to comply with the notice of grading violation or emergency order.

C. Violation to Impede Compliance with Order or Abatement of Nuisance. No person shall obstruct, impede, or interfere with the correction of any violation, compliance with any notice of grading violation or emergency order, or the abatement of any nuisance by any

officer, employee, contractor, or any other person owning or holding any estate or interest in any excavation, fill, premises, land, or portion thereof.

(Ord. 108080 § 35, 1979.)

22.804.250 Prosecution of grading violations.

Violation of any provisions of Sections 22.804.010, 22.804.030, 22.804.070, or 22.804.240 constitutes a violation subject to the provisions of Chapter 12A.02 and 12A.04 of this Code (Seattle Criminal Code) and any person so convicted thereof may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00). Each day of any violation or conduct pertaining to grading made unlawful by this subtitle shall constitute a separate offense.

(Ord. 108080 § 36, 1979.)

22.804.260 Civil penalty for grading violations.

A. In addition to any other sanction or remedial procedure which may be available, any person failing to comply with notice of grading violation or emergency order issued by the Superintendent or Hearing Examiner under this subtitle shall be subject to a cumulative civil penalty in the amount of Fifty Dollars (\$50.00) per day for each excavation or fill maintained in violation of this subtitle from the date set for compliance until the notice of grading violation or emergency order is complied with.

B. The penalty imposed by this section shall be collected by civil action, brought in the name of the city and commenced in the municipal court, and the Superintendent shall notify the City Attorney in writing of the name of any person subject to the penalty and the amount thereof, and the City Attorney shall, with the assistance of the Superintendent, take appropriate action to collect the penalty.
(Ord. 108080 § 37, 1979.)

22.804.270 Unsafe excavations and fills—nuisance.

All excavations and fills, whether created before or after the effective date of the ordinance codified in this subtitle, which present a hazard to adjacent property or waterways, or which are dangerous to human life, or which constitute existing uses which are a hazard to safety, health or public welfare by reason of

inadequate maintenance, enclosure, abandonment or other cause, are declared public nuisances and may be abated. Upon a finding by resolution of the City Council that a particular excavation or fill is a public nuisance, the Superintendent of Buildings is authorized to go onto private property to abate such a nuisance and to utilize such funds as may be available for the cost of performing the work of abatement. The costs of abatement shall be collected from the owner or other person responsible in the manner provided in Section 22.802.100 or in such other manner as may be provided by law.
(Ord. 108080 § 38, 1979.)

**22.804.280 Emergency orders and correction
—Grading.**

Whenever the Superintendent finds that any unsafe excavation or fill or portion thereof, constitutes an imminent hazard to the safety of the public, placing persons in serious jeopardy of life or limb, he/she may issue an emergency order directing that an excavation or fill be restored to a condition of stability and safety, specifying in the order the time for compliance. In the case of extreme danger, the order may specify immediate restoration. Any excavation or fill which is not restored to a condition of stability and safety within the time specified in an emergency order issued pursuant to this section is declared to be a public nuisance which the Superintendent is authorized to abate summarily by such means and with such assistance as may be available. The costs of abatement shall be collected from the owner or other person responsible in the manner provided in Section 22.802.100 or in such other manner as may be provided by law.
(Ord. 108080 § 39, 1979.)

Chapter 22.806

ADMINISTRATIVE PROVISIONS

Sections:

- 22.806.010 Right of entry.
- 22.806.020 Liability.
- 22.806.030 Fees.
- 22.806.040 Application of other ordinances.

22.806.010 Right of entry.

Upon presentation of proper credentials, the Superintendent of Buildings or the Superintendent's duly authorized representative may, with the consent of the owner or occupier of land, or pursuant to a lawfully issued warrant, enter at reasonable times, any land subject to such consent or warrant, to perform the duties imposed by this subtitle.
(Ord. 108080 § 40, 1979.)

22.806.020 Liability.

The Superintendent or the Director of Engineering or any employee charged with the enforcement of this subtitle, acting in good faith and without malice on behalf of the city in the discharge of his/her duties, shall not be personally liable for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his/her duties. Any suit brought against the Superintendent, Director of Engineering or employee because of such act or omission performed by him/her in the enforcement of any provisions of this subtitle shall be defended by the city.
(Ord. 108080 § 41, 1979.)

22.806.030 Fees.

Fees for grading permits shall be as set forth in the Permit Fee Ordinance¹ and payable to the City Treasurer. Fees for drainage control plan review, recordkeeping and construction inspection shall be as prescribed by ordinance.
(Ord. 108080 § 42, 1979.)

1. Editor's Note: The Permit Fee Ordinance is codified in Chapter 22.900 of this Code.

22.806.040 Application of other ordinances.

Compliance with this subtitle shall not in and of itself constitute compliance with any other code or ordinance to which property development or improvement may be subject, nor shall compliance with such other applicable codes or ordinances constitute compliance with this subtitle.
(Ord. 108080 § 43, 1979.)

BUILDING AND CONSTRUCTION CODES

Subtitle IX

Miscellaneous Rules And Regulations

Chapters:

- 22.900 Permit Fees
- 22.902 Condominium Conversion
- 22.904 Mobile Homes and Mobile Home Parks
- 22.906 Swimming Pools
- 22.908 Fills and Excavations
- 22.910 Maintenance of Healthful Temperatures.

Chapter 22.900

PERMIT FEES

Sections:

- 22.900.010 Title.
- 22.900.020 Purpose.
- 22.900.030 Payment of permit fee—Calculation of fee.
- 22.900.040 Administration and enforcement.
- 22.900.050 Basic fee.
- 22.900.060 Supplementary permit fees.
- 22.900.070 Renewal and address correction fees.
- 22.900.080 Reinspection fee.
- 22.900.090 Work may be stopped.
- 22.900.100 Additional fee for work done without permit.
- 22.900.110 Refund of fees.
- 22.900.120 Penalty for violations.
- 22.900.130 Use permit fees.
- 22.900.140 Certificate of occupancy fees.
- 22.900.150 Building permit fees—New construction and additions of floor area.
- 22.900.160 Building permit fees—Alterations and repairs to existing buildings and other construction.
- 22.900.170 Building permit fees—Plan examination fees.
- 22.900.180 Building permit fees—Demolitions and relocations.
- 22.900.190 Building permit fees—Parks and playgrounds.

- 22.900.200 Grading permit fees.
- 22.900.210 Sign permit fees.
- 22.900.220 Certificate of approval fees.
- 22.900.230 Elevator permit fees.
- 22.900.240 Mechanical permit fees—New installations and alterations.
- 22.900.250 Mechanical permit fees—Annual certificate of inspection for boilers and pressure vessels.
- 22.900.260 Mechanical permit fees—Boiler and pressure vessel plan approval.
- 22.900.270 Mechanical permit fees—Shop and field assembly inspections.
- 22.900.280 Electrical permit fees—Permit fees when plans and specifications are required.
- 22.900.290 Electrical permit fees—Permit fees when plans and specifications are not required.
- 22.900.300 Miscellaneous and special fees—General.
- 22.900.310 Plan vault fees.
- 22.900.320 Table No. 3-A—Building permit fees for new construction.
- 22.900.330 Table No. 3-B—Building permit fees for alterations and repairs.
- 22.900.340 Table No. 3-C—Elevator permit fees.
- 22.900.350 Table No. 3-D—Elevator certificate of inspection fees.
- 22.900.360 Table No. 3-E—Permit fees for heating, ventilating and air handling systems, domestic oil storage tanks, fuel gas piping, incinerators and other miscellaneous heat-producing appliances.
- 22.900.370 Table No. 3-F—Permit fees for boilers and pressure vessels.
- 22.900.380 Table No. 3-G—Electrical permit fees—When plans are required.
- 22.900.390 Table No. 3-H—Electrical permit fees—When plans are not required.

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. 108157 § 319, 1979.)

22.900.010 Title.

This chapter shall be known as the "Permit Fee Ordinance," may be cited as such, and will be referred to herein as "this chapter." (Ord. 108157 § 301(a), 1979.)

22.900.020 Purpose.

A. It is the purpose of this chapter to prescribe fees for permits which are required by ordinances as follows:¹

1. Use permits, as required by the Zoning Ordinance;
2. Building permits and certificates 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. Building 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 the Landmarks Preservation Ordinance (106348);

15. 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. 108157 § 301(b), 1979.)

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
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— Calculation of 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 may specify a fee which shall be consistent with the reasonable estimated cost to the city of administering and enforcing the provisions of the Code or ordinance relating to the permit. (Ord. 108157 § 301(c), 1979.)

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 22.900.120 and 22.900.240 through 22.900.270, where such sections are applicable to fuel gas piping permits. Whenever the words "Building Official" are

BUILDING AND CONSTRUCTION CODES

used in Sections 22.900.010 through 22.900.120, such words shall mean "Director of Public Health" in the context of fuel gas piping permits. (Ord. 108157 § 301(d), 1979.)

22.900.050 Basic fee.

A basic fee (application and filing fee) of Fifteen Dollars (\$15.00) shall be charged for all building permits including temporary trailer, parking lots, temporary structures, grading and similar building permits, and a basic fee of Nine Dollars (\$9.00) shall be charged for all mechanical, electrical, sign and elevator installation and alteration permits. Basic fees shall be charged in addition to the respective fees imposed by this chapter for such permits and shall be nonrefundable.

Exceptions: 1. Basic fees for gas piping installations shall be Three Dollars (\$3.00) and shall not apply to the installation of any domestic hot water heaters or any other domestic gas-fired appliance connected to a plumbing system whenever such appliance or heater is included in a plumbing installation for which a basic fee for the required plumbing permit has been assessed.

2. Basic fees shall not apply to annual certificates of inspection or operating permits.

3. Basic fees for electrical permits shall not apply to the installation of any furnace, boiler, oil burner or gas piping whenever such installation is included in a mechanical equipment installation for which a basic fee for the required mechanical permit has been assessed. (Ord. 108157 § 301(e), 1979.)

22.900.060 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. Basic fees shall not be charged for supplementary permits. (Ord. 108157 § 301(f), 1979.)

22.900.070 Renewal and address correction fees.

A. The fee for the renewal of a permit shall be the basic fee; provided that where no basic fee is specified the renewal fee shall be Nine Dollars (\$9.00). Renewal fees shall be applicable only where no changes have been made or will be made in the original plans or specifications.

B. The fee to reestablish an expired permit on a single-family residence or duplex shall be Twenty-five Dollars (\$25.00) plus ten percent of the permit fee per month, up to a maximum of six months, provided the reestablishment is applied for within six months of the expiration date of the permit, and provided further that such fee 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 the appropriate plans checking fee will apply.

C. The fee to correct the address of a permit which has been issued and inspection attempted shall be the basic fee; provided that no fee to correct the address of a building permit shall be charged. (Section 22.900.020A2.) (Ord. 108157 § 301(g), 1979.)

22.900.080 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 file an application therefor in writing upon a form furnished for that purpose, and pay a reinspection fee of Ten Dollars (\$10.00) 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. 108157 § 301(h), 1979.)

22.900.090 Work may be stopped.

A. It shall be unlawful to proceed with any work for which a permit is required until the fee prescribed in this chapter for such permit has been paid, 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.

(Ord. 108157 § 301(i), 1979.)

22.900.100 Additional fee for work done without permit.

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. 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. 108157 § 301(j), 1979.)

22.900.110 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 such refund the Building Official shall deduct an amount equal to any plan examination fee for such permit required by this chapter or, where no plan examination was required, an amount of Nine Dollars (\$9.00) plus the basic fee to cover

the cost of administration of the permit. No refund shall be made for any expired permits, use permits, or demolition permits. (Ord. 108157 § 301(k), 1979.)

22.900.120 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 hereof, shall upon conviction thereof be fined a sum not exceeding Five Hundred Dollars (\$500.00), or be imprisoned for a term not exceeding ninety days, or may be both so fined and imprisoned; 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. 108157 § 301(l), 1979.)

22.900.130 Use permit fees.

A 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. If plans examination or field inspection is required, fees shall be charged as authorized in Section 22.900.030. (Ord. 108157 § 302(a), 1979.)

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

22.900.140 Certificate of occupancy fees.

There shall be a charge of Twenty-five Dollars (\$25.00) for a permit for any occupancy and/or change of occupancy as defined in the Building Code.¹ There shall be no fee charged for a certificate of occupancy for a building constructed or altered when such certificate is issued during the life of the building permit. (Ord. 108157 § 302(b), 1979.)

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

BUILDING AND CONSTRUCTION CODES

22.900.150 Building permit fees—New construction and additions of floor area.

A. Building permit fees for new construction or additions of floor area to existing structures shall be charged as set forth in Table No. 3-A (Section 22.900.320) in accordance with the types of construction and occupancy groups, as defined in the Seattle Building Code.¹

B. "Gross area" as used in Sections 22.900.150 through 22.900.190 and in Section 22.900.320 means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars, balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides shall be assumed to be two feet inside the edge of the roof.

C. Where a proposed structure generally conforms to a type of construction higher than that type which meets the minimum requirements by ordinance, the fee for such design shall be based on the higher type of construction to which the building generally conforms as determined by the Building Official.

D. If two or more buildings are allowed under one permit, the gross area shall be computed on each building and feed as separate buildings per Table No. 3-A (Section 22.900.320). The individual totals are then added, along with a basic fee, for the overall cost of permit. (Ord. 108157 § 303(a), 1979.)

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

22.900.160 Building permit fees—Alterations and repairs to existing buildings and other construction.

A. Building permit fees for alterations and repairs to an existing building where there is no increase in floor area, and other new construction such as towers, silos, retaining walls, foundations, and automatic sprinkler systems which manifestly cannot be computed on a gross area basis, shall be charged on a valuation basis as set forth in Table No. 3-B (Section 22.900.330).

B. The Building Official or his authorized representative shall determine the value of

construction, which shall be the estimated replacement cost based on current replacement 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.

(Ord. 108157 § 303(b), 1979.)

22.900.170 Building permit fees—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 and Zoning Ordinance¹ shall be one-half of the building permit fee prescribed by Sections 22.900.150 through 22.900.190 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 where the permit is issued within said six months of the date of filing. If the permit is not issued within said six months, or if the proposed construction is abandoned, the plan examination fee shall be forfeited as compensation for such examination, unless a written request is submitted to extend the life of the application (six months maximum).

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 Twenty Dollars (\$20.00) per hour. Where a duplicate set of approved plans are 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 Twenty Dollars (\$20.00) 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. 108157 § 303(c), 1979.)

1. Editor's Note: The Building Code is codified in Subtitle I of this Title; the Zoning Ordinance is codified in Title 24 of this Code.

22.900.180 Building permit fees—Demolitions and relocations.

A. There shall be a charge of Twenty-five Dollars (\$25.00) for a permit to demolish all buildings, except Group J Occupancy buildings, as defined in the Seattle Building Code (106350),¹ if the permit is for demolition only. If the demolition is specified on the building use permit, there shall be no fee. If the applicant proposes to demolish prior to obtaining the building 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 Twenty Dollars (\$20.00) per hour for all mileage and time outside the city limits.
(Ord. 108157 § 303(d), 1979.)

1. Editor's Note: Ord. 106350 has been repealed by Ord. 108508, which is codified in Subtitle I of this Title.

22.900.190 Building permit fees—Parks and playgrounds.

There shall be a minimum building permit fee for parks and playgrounds of Thirty-five Dollars (\$35.00) 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 Sections 22.900.150 and 22.900.160 and that fees for grading, excavation and filling incidental to such parks shall be charged additionally as specified in Section 22.900.200.
(Ord. 108157 § 303(e), 1979.)

22.900.200 Grading permit fees.

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

A. Grading Permit Only

Up to 500 cu. yds.	Over 500 to 2500 cu. yds.	Over 2500 cu. yds.
\$30.00	\$95.00	\$130.00 Plus \$2.00/1000 cu. yds. over 2500 cu. yds.

B. Grading Permit Issued in Conjunction with Building Permit*

Up to 500 cu. yds.	Over 500 to 2500 cu. yds.	Over 2500 cu. yds.
\$15.00	\$35.00	\$55.00

*No additional basic charge for grading portion of the permit.

(Ord. 108157 § 304, 1979.)

22.900.210 Sign permit fees.

A. For permanent signs, there shall be a permit fee of Thirty Dollars (\$30.00) 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 (\$3.00) 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. 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.

C. For the temporary installation of signs, banners, streamers, etc., on special permits the permit fee shall be Thirty Dollars (\$30.00).
(Ord. 108157 § 305, 1979.)

22.900.220 Certificate of approval fees.

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 (\$1500.00) 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. 108157 § 306, 1979.)

22.900.230 Elevator permit fees.

A. New Installations and Alterations. Permit fees for new installations and relocations of

BUILDING AND CONSTRUCTION CODES

passenger or freight elevators, automobile parking elevators, escalators, moving walks, dumbwaiters, and private residence elevators shall be charged as set forth in Table No. 3-C (Section 22.900.340).

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 No. 3-C (Section 22.900.340).

B. Annual Certificate of Inspection. The fee for renewal of an annual certificate of inspection to operate any conveyance shall be as set forth in Table No. 3-D (Section 22.900.350).
(Ord. 108157 § 307, 1979.)

22.900.240 Mechanical permit fees—New installations and alterations.

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 No. 3-E (Section 22.900.360).

B. Permit fees for the installation, alteration or repair of boilers, and pressure vessels shall be charged as set forth in Table No. 3-F (Section 22.900.370).
(Ord. 108157 § 308(a), 1979.)

22.900.250 Mechanical permit fees—Annual certificate of inspection for boilers and pressure vessels.

A. Fee for renewal of an annual certificate of inspection to operate a boiler or pressure vessel shall be charged as set forth in Table No. 3-F (Section 22.900.370).

B. 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.
(Ord. 108157 § 308(b), 1979.)

22.900.260 Mechanical permit fees—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.
(Ord. 108157 § 308(c), 1979.)

22.900.270 Mechanical permit fees—Shop and field assembly inspections.

A. 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 applicant is unable to obtain inspections from private inspection agencies or other governmental authorities.

B. 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 Twenty Dollars (\$20.00) per hour with a minimum fee of Twenty Dollars (\$20.00) for any one inspection.

C. Fees for inspection requested for other than shop and field assembly inspection shall be charged at a rate of Twenty Dollars (\$20.00) per hour with a minimum fee of Twenty Dollars (\$20.00) for any one inspection.

D. 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 Twenty Dollars (\$20.00) per hour.
(Ord. 108157 § 308(d), 1979.)

22.900.280 Electrical permit fees—Permit fees when plans and specifications are required.

A. 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 No. 3-G (Section 22.900.380). 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.

B. 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.

C. 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 Twenty Dollars (\$20.00) per hour for such examination.

D. 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 Twenty Dollars (\$20.00) per hour for such examination and approval. (Ord. 108157 § 309(a), 1979.)

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

22.900.290 Electrical permit fees—Permit fees when plans and specifications are not required.

A. Permit fees for electrical installations, additions and alterations for which plans and specifications are not required shall be as set forth in Table No. 3-H (Section 22.900.390).

B. Permit fees for temporary electrical installations shall be charged for services only at the rate set forth in Table No. 3-H (Section 22.900.390).

(Ord. 108157 § 309(b), 1979.)

22.900.300 Miscellaneous and special fees—General.

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 to be furnished 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 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 shall be consistent with the reasonable estimated cost to the city for furnishing of such services or materials.

(Ord. 108157 § 310(a), 1979.)

22.900.310 Plan vault fees.

The Building Official is authorized to permit the checking out and examination of building plans on file in the plan vault of the Building Department, subject to rules established by him, and to collect a fee for the checking out or reproduction of such plans. Such fees shall be in accordance with a fee schedule determined by the Building Official which shall be consistent with the reasonable estimated cost to the city for providing such services or materials.

(Ord. 108157 § 310(b), 1979.)

BUILDING AND CONSTRUCTION CODES

22.900.320 Table No. 3-A—Building permit fees for new construction.
(Refer to Section 22.900.150.)

Table No. 3-A

Building Permit Fees for New Construction

Occupancy Group	Type of Construction	Fee per 100 sq. ft. of gross area or fractional part thereof		
		10,000 sq. ft. or less	Next 40,000 sq. ft.	All over 50,000 sq. ft.
A through H	I	\$14.60	\$11.40	\$ 7.50
A through H	II	13.50	10.80	7.00
A through H	III	12.00	8.60	6.50
A through H	IV	10.80	8.00	5.90
A through H	V	9.75	7.50	5.40
I, J	All types	7.50	7.50	7.50

Notes to Table No. 3-A

1. The minimum permit fee shall be Twenty Dollars (\$20.00).
2. The fee for uncovered structures such as piers, platforms, decks, roof parking areas and similar uncovered usable structures shall be computed on one-half the gross area.
3. The fee for temporary office structures such as trailers, mobile homes, prefabricated houses, etc., shall be Fifty Dollars (\$50.00) for the first permit and One Hundred Dollars (\$100.00) for renewals. This fee shall not apply to any site where a valid building permit is in force.
4. The fee for swimming pools shall be Thirty Dollars (\$30.00) for a swimming pool based upon a standard plan which has been filed with the Superintendent of Buildings and which is accessory to a Group I occupancy, and Forty Dollars (\$40.00) for other swimming pools.
5. The fee for the construction of a parking lot on grade which service more than five private or passenger vehicles, whether or not said parking lot is on the same lots as a principal building shall be Forty-five Dollars (\$45.00) for any lot of four thousand square feet of gross lot area, and Sixty Dollars (\$60.00) for any lot larger than four thousand square feet of gross lot area plus a charge of One Dollar (\$1.00) 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 Section 22.900.160, and that the fees for grading, excavation and filling incidental to such parking lots, shall be charged additionally as specified in Section 22.900.200.
6. Building permit fees under Section 22.900.150 and Table No. 3-A, include plan examination fees (refer to Section 22.900.160).
(Ord. 108157 § 311, 1979.)

22.900.330 Table No. 3-B—Building permit fees for alterations and repairs.
(Refer to Section 22.900.160.)

Table No. 3-B

Building Permit Fees for Alterations and Repairs

Total Valuation	Fee
\$ 1 to \$ 1,000	\$ 20.00 (minimum fee)
Over \$ 1,000 to \$ 5,000	\$ 20.00 for the first 1000 plus \$1.10 for each additional \$100 or fractional part thereof.
Over \$ 5,000 to \$ 25,000	\$ 64.00 for the first \$5000 plus \$6.30 for each additional \$1000 or fractional part thereof.
Over \$ 25,000 to \$ 50,000	\$190.00 for the first \$25,000 plus \$5.00 for each additional \$1000 or fractional part thereof.
Over \$ 50,000 to \$100,000	\$315.00 for the first \$50,000 plus \$3.70 for each additional \$1000 or fractional part thereof.
Over \$100,000	\$500.00 for the first \$100,000 plus \$2.50 for each additional \$1000 or fractional part thereof.

Notes to Table No. 3-B

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 One Dollar (\$1.00) for each one hundred square feet of floor area. Work authorized at this rate will be limited to three years from the date the first permit for initial nonstructural tenant alteration is issued and must be limited to improvements to previously unoccupied space.

Fees for all tenant alterations beyond the first permit will be computed in accordance with Table No. 3-B.

2. Building permit fees under Section 22.900.160 and Table No. 3-B include plan examination fees (refer to Section 22.900.170).
(Ord. 108157 § 312, 1979.)

22.900.340 Table No. 3-C—Elevator permit fees.

The fees set forth in the table below are for new installations and relocations. For permit fees for alterations and repairs, see Note 3.

Table No. 3-C

Elevator Permit Fees

Type of Conveyance	Fee
Hydraulic Elevators	\$120.00 plus \$12.00 per hoistway opening
Cabled geared and gearless elevators	\$240.00 plus \$18.50 per hoistway opening
Residential elevators	\$ 88.00
Dumbwaiters, manual doors	\$ 38.00 plus \$5.50 per hoistway opening
Dumbwaiters, power doors	\$ 38.00 plus \$12.00 per hoistway opening
Escalators and moving walks	\$355.00 plus the following: (width in inches + run in feet + vertical rise in feet X \$1.10)

BUILDING AND CONSTRUCTION CODES

Notes to Table No. 3-C

1. Each separately powered unit shall be considered a separate conveyance; applications 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. The permit fee for alterations and repairs shall be Thirty-eight Dollars (\$38.00) plus Seven Dollars (\$7.00) for each One Thousand Dollars (\$1,000.00) of construction value or fractional part thereof.

4. These fees are in addition to the Nine Dollar (\$9.00) Basic Administration Fee notes in Section 22.900.050. (Ord. 108157 § 313, 1979.)

22.900.350

Table No. 3-D—Elevator certificate of inspection fees.

Table No. 3-D

Elevator Certificate of Inspection Fees

Type of Conveyance	Fee for Each Conveyance
Power-operated passenger or freight elevators	\$60.00
Automobile parking elevators	\$60.00
Sidewalk elevators	\$44.00
Hand-powered elevators	\$44.00
Dumbwaiters, powered	\$44.00
Escalators and moving walks	\$60.00

Notes to Table No. 3-D

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly. (Ord. 108157 § 314, 1979.)

Seattle Municipal Code as adopted in 1980 For current SMC, contact the Office of the City Clerk

22.900.360

Table No. 3-E—Permit fees for heating, ventilating and air handling systems, domestic oil storage tanks, fuel gas piping, incinerators and other miscellaneous heat-producing appliances.

Table No. 3-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, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or factory-built fireplace stove, including ducts and burners attached thereto	\$10.00 each unit
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	1/3 fee from Table 3-B based upon valuation of mechanical installation
Mechanical exhaust hoods, including ducts attached thereto (not applicable to H and I Occupancies) when plans are submitted separate from building plans	
Appliances or equipment or other work not classed in other categories, or for which no other fee is listed	\$20.00 per hour or minimum of \$10.00
Fuel gas piping ⁽¹⁾	\$7.00 for one through four outlets and \$2.50 for each additional outlet.

Notes to Table No. 3-E

1. Fees for fuel gas piping shall be collected by the Director of Public Health. (Ord. 108157 § 315, 1979.)

BUILDING AND CONSTRUCTION CODES

22.900.370 Table No. 3-F—Permit fees for boilers and pressure vessels.

Table No. 3-F

Permit Fees for Boilers and Pressure Vessels¹

Type of Installation	Size	Fee	
Boilers (directly heated by combustion products or electricity) ²	Power boiler	\$.085 per sq. ft. of heating surface, or \$.105 per KW input rating. Minimum fee \$18.00; maximum fee \$90.00.	
	Small power boiler	\$18.00	
	Miniature boiler	\$18.00 ³	
	Low pressure boiler	\$.06 per sq. ft. of heating surface, or \$.10 per KW input rating. Minimum fee \$18.00; maximum fee \$65.00	
Controls and limit devices for automatic boilers	Automatic power boiler	New Instl. \$45.00 (each fuel)	Annual Cert. \$18.00
	Automatic small power boiler	\$27.00 (new)	\$ 9.00
(Charged in addition to those fees listed above)	Automatic low pressure boiler	\$45.00 (each fuel)	\$18.00
	Monitoring system for an automatic plant	\$45.00	\$45.00
	Unfired pressure vessels (2, 3, 4)	- 15 sq. ft. \$ 9.00 16-24 sq. ft. \$18.00 25-39 sq. ft. \$27.00 40-54 sq. ft. \$35.00 55-69 sq. ft. \$45.00 70 and over \$55.00	
Oil or gas burners (not an integral part of a packaged boiler or heating unit assembly) (6)	2,500,000 Btu or less max. input	\$18.00 for each fuel	
	Over 2,500,000 Btu max. input.	\$30.00 for each fuel	

Notes to Table No. 3-F

1. Penalty for late payment of annual permit fee: If the payment for the annual permit fee is not paid within forty-five 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 No. 3-F; provided that such fifty-percent rate shall not apply to the charge for controls and limit devices for automatic boilers specified in Table No. 3-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 Seventeen Dollars and Fifty Cents (\$17.50) for one boiler and Six Dollars (\$6.00) 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.
(Ord. 108157 § 316, 1979.)

22.900.380 Table No. 3-G—Electrical permit fees—When plans are required.

Table No. 3-G

Electrical Permit Fees
(Plans Required)

Value of Construction	Fee
\$ 1,000 or less	\$ 46.00 (minimum fee)
Over \$ 1,000 to \$ 5,000	\$ 46.00 plus 3.5% of excess over \$1,000
Over \$ 5,000 to \$10,000	\$186.00 plus 2.4% of excess over \$5,000
Over \$10,000 to \$25,000	\$306.00 plus 1.2% of excess over \$10,000
Over \$25,000	\$486.00 plus .90% of excess over \$25,000

(Ord. 108157 § 317, 1979.)

Seattle Municipal Code
as adopted in 1980
For current SMC, contact
the Office of the City Clerk

BUILDING AND CONSTRUCTION CODES

22.900.390 Table No. 3-H—Electrical permit fees—When plans are not required.

Table No. 3-H

Electrical Permit Fees
(When Plans are not Required)

Type of Installation	Size	Fee		
Services (installation relocation and temporary installation; size based on conductor ampacity)	1-125 A		\$16.00	
	126-200 A		27.00	
	201-300 A		38.00	
	301-400 A		55.00	
	401-500 A		65.00	
	501-599 A		80.00	
Branch circuits and feeders (general use, appliances, motors; new circuits, extension and alterations)		240 V & 3 Phase	120 V Only	
	15-20 A	\$ 3.25	\$ 2.25	
	30-40 A	4.50	3.25	
	50-70 A	8.75	4.50	
	90-100 A	11.00		
	125-225 A	16.25		
	250-400 A	27.00		
	450-600 A	43.25		
	Sign circuits	All	\$ 5.50	
	Low voltage circuits (fire warning, communication, emergency control systems*)	50-V or less	\$11.00	on 3-story or less "H" occupancy only
Residential temporary electrical service	Over 125 A	\$20.00		
Control panels for low voltage circuits*	All	\$27.00		
Miscellaneous circuits (not covered elsewhere in this Table)*	All	\$11.00		
Replacement or reinstallation of lighting fixtures*	All	\$.25		
Inspections for which no other fee is listed	Each	\$19.00/hr., minimum of \$10.00		

Notes to Table No. 3-H

* These fees do not apply to one- and two-family dwellings or within single units of multi-family dwellings.

(Ord. 108157 § 318, 1979.)

Chapter 22.902

CONDOMINIUM CONVERSION

Sections:

- 22.902.010 Short title.
- 22.902.020 Definitions.
- 22.902.030 Application to conversion of condominiums and cooperatives.
- 22.902.040 Application to tenants.
- 22.902.050 Notice to tenants of filing of conversion declaration.
- 22.902.060 Notice to all tenants prior to offering any unit for sale to the public as a condominium or cooperative unit.
- 22.902.070 Purchase rights of tenant in possession.
- 22.902.080 Purchase rights of tenants whose units are offered for sale prior to effective date.
- 22.902.090 Subtenants' purchase rights.
- 22.902.100 Rights of tenants in converted buildings to purchase other units in the building.
- 22.902.110 Tenant's right to rescind.
- 22.902.120 Evictions only for good cause during notice period.
- 22.902.130 Relocation assistance.
- 22.902.140 Tenants' right to vacate.
- 22.902.150 Mandatory Housing Code inspection and repair—Notice to buyers and tenants.
- 22.902.160 Building Department certification of repairs.
- 22.902.170 Disclosure requirements.
- 22.902.180 Warranty of repairs—Fund set aside for repairs.
- 22.902.190 Unlawful representations.
- 22.902.200 Purchaser's right to rescind.
- 22.902.210 Delivery of notice and other documents.
- 22.902.220 Acceptance of offers.
- 22.902.230 Filing of complaint.
- 22.902.240 Penalties.
- 22.902.250 Authority to make rules.

22.902.010 Short title.

This chapter may be cited as the "Condominium Conversion Ordinance."
(Ord. 107707 § 1.1, 1978.)

22.902.020 Definitions.

The following words and phrases used in this chapter shall have the meanings set forth in this section:

A. "Acceptance of offer of sale" means a written commitment for the purchase of a condominium unit or interest in a cooperative at a specific price and on specific terms.

B. "Agent" means any person, firm, partnership, association, joint venture, corporation or any other entity or combination of entities who represents or acts for or on behalf of a developer in selling or offering to sell any condominium or cooperative unit or interest in a cooperative.

C. "Building" means any existing structure containing one or more housing units and any grouping of such structures which as rental units were operated under a single name and as converted buildings are the subject of a single declaration or simultaneous declarations filed pursuant to the Horizontal Property Regimes Act (RCW Chapter 64.32).

D. "Condominium" means any existing structure containing one or more housing units as defined in the Seattle Housing Code (Ordinance 106319):¹ (1) which is the subject of a declaration filed pursuant to the Horizontal Property Regimes Act (RCW Chapter 64.32); or (2) in which there is private ownership of individual units and common ownership of common areas.

E. "Condominium unit" means any housing unit in a condominium.

F. "Conversion of condominiums" means the filing of a declaration pursuant to the Horizontal Property Regimes Act or the sale by a developer of condominium units that were previously rental units.

G. "Conversions of cooperatives" means the execution of a lease agreement by a member of a cooperative association.

H. "Converted building" means any condominium or cooperative which formerly contained rental housing units.

I. "Cooperative" means any existing structure, including surrounding land and improvements, which contains one or more housing units and which: (1) is owned by an association

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. 107707 (part), 1978.)

BUILDING AND CONSTRUCTION CODES

organized pursuant to the Cooperative Association Act (RCW Chapter 23.86); or (2) is owned by an association with resident shareholders who are granted renewable leasehold interests in housing units in the building.

J. "Cooperative unit" means any housing unit in a cooperative.

K. "Developer" means any person, firm, partnership association, joint venture or corporation or any other entity or combination of entities or successors thereto who, (1) undertake to convert, sell, or offer for sale condominium units; or (2) undertake to convert rental units to cooperative units or sell cooperative shares in an existing building which contains housing units or lease units to a cooperative association's shareholders. The term developer shall include the developer's agent and any other person acting on behalf of the developer.

L. "Eviction" means any effort by a developer to remove a tenant from the premises of terminate a tenancy by lawful or unlawful means.

M. "Housing Code" means the Seattle Housing Code as codified in Ordinance No. 106319 as amended.¹

N. "Offer for sale to public" means any advertisement, inducement, solicitation, or attempt by a developer to encourage any person other than a tenant to purchase a condominium or cooperative unit.

O. "Offer of sale to tenant" means a written offer to sell a condominium or cooperative unit to the tenant in possession of that unit at a specific price and on specific terms.

P. "Owners' association" means the association formed by owners of units in a condominium or cooperative for the purpose of managing the condominium or cooperative.

Q. "Person" means any individual, corporation, partnership, association, trustee or other legal entity.

R. "Rental unit" means any housing unit, other than a single-family dwelling or units in a single-family dwelling, which is occupied pursuant to a lawful rental agreement, oral or written, express or implied, which was not owned as a condominium unit or cooperative unit on the effective date of the ordinance codified in this chapter.² A housing unit in a converted building for which there has been no acceptance of sale on the effective date of the ordinance codified in this chapter shall be considered a rental unit.

S. "Tenant" means any person who occupies or has a leasehold interest in a rental unit under a lawful rental agreement whether oral or written, express or implied.
(Ord. 107707 § 1.2, 1978.)

1. Editor's Note: The Housing Code is codified in Subtitle II of this Title.
2. Editor's Note: Ord. 107707 became effective on November 3, 1978.

22.902.030 Application to conversion of condominiums and cooperatives.

This chapter shall apply only to the conversion and sale of rental units that have not yet been converted to condominium or cooperative units, and to those units in converted buildings that are not subject to a binding purchase commitment or have not been sold on the effective date of the ordinance codified in this chapter.¹ This chapter shall not apply to condominium or cooperative units that are vacant on October 2, 1978 and which have been offered for sale prior to that date: Provided, that any tenant who takes possession of the unit after October 2, 1978 shall be provided the disclosures required by Section 22.902.040 and shall be entitled to the benefits of that section if the required disclosures are not given.

(Ord. 107707 § 2.1, 1978.)

1. Editor's Note: Ord. 107707 became effective on November 3, 1978.

22.902.040 Application to tenants.

This chapter shall apply only to those tenants and subtenants who occupy rental units in converted buildings at the time the notices, offers, and disclosures provided by this chapter are required to be delivered. This chapter shall not apply to tenants who take possession of a unit vacated by a tenant who has received the notices and other benefits provided by this chapter: Provided, that developers shall disclose in writing to all tenants who take possession after service of the notice required by Section 22.902.060, that the unit has been sold or will be offered for sale as a condominium or cooperative. This disclosure shall be made prior to the execution of any written rental agreement or prior to the tenant's taking possession whichever occurs earlier. A developer's failure to disclose, within the time specified above, that the unit has been sold, or offered for sale

shall entitle the tenant to all the protections and benefits of this chapter.
(Ord. 107707 § 2.2, 1978.)

22.902.050 Notice to tenants of filing of conversion declaration.

Within five days of the filing of a condominium conversion declaration as provided by the Horizontal Property Regimes Act, RCW Chapter 64.32, the developer shall send to each tenant in the converted building, by registered or certified mail, written notice of the filing. A tenant's refusal to accept delivery shall be deemed adequate service.
(Ord. 107707 § 3.1, 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 Superintendent of Buildings, of the tenant's rights.
(Ord. 107707 § 3.2, 1978.)

22.902.070 Purchase rights of tenant in possession.

With the notice provided in Section 22.902.060, the developer shall deliver to each tenant whose unit is to be offered for sale, a firm offer of sale of the unit that the tenant occupies. In the event that more than one tenant occupies a single unit, the developer shall deliver the offer to all tenants jointly or separately. For sixty days from the date of delivery of the offer the tenant shall have the exclusive right to purchase his or her unit. For a period of one year following the rejection of an offer by the tenant in possession, the developer shall not offer the unit for sale to any other person on terms in any respect more favorable than those offered the tenant.
(Ord. 107707 § 3.3, 1978.)

22.902.080 Purchase rights of tenants whose units are offered for sale prior to effective date.

Tenants of rental units which were offered for sale as condominium or cooperative units prior to the effective date of the ordinance codified in this chapter¹ but for which offers there have been no acceptances, shall be entitled to the rights and benefits of this chapter except that those rights provided by Section 22.902.100 shall terminate sixty days from the offer of sale of the unit to the tenant.
(Ord. 107707 § 3.4, 1978.)

1. Editor's Note: Ord. 107707 became effective on November 3, 1978.

22.902.090 Subtenants' purchase rights.

Should a tenant reject an offer of sale, the subtenant in possession at the time the notice provided in Section 22.902.060 is delivered, shall be offered the unit on the same terms as those offered the tenant. For thirty days following the offer or until the expiration of the tenants' sixty-day purchase period as provided in Section 22.902.070, whichever occurs later, the subtenant shall have the exclusive right to purchase the unit.
(Ord. 107707 § 3.5, 1978.)

22.902.100 Rights of tenants in converted buildings to purchase other units in the building.

Should both the tenant and subtenant reject the offer of sale or vacate, the unit shall be made available to other tenants and subtenants in the building. The tenants' and subtenants' right to purchase another unit in the building shall extend to the end of the one-hundred-twenty-day notice period provided the tenant in possession of that unit: Provided, that tenants and subtenants shall not have the right to purchase more than one unit in the building. Whenever all tenants and subtenants in a building have indicated in writing their intention not to purchase a unit and that unit is or becomes vacant then the developer may offer for sale and sell the unit to the public.
(Ord. 107707 § 3.6, 1978.)

22.902.110 Tenant's right to rescind.

A tenant may rescind an earnest money agreement or any other acceptance of an offer of sale by delivering to the developer or his

BUILDING AND CONSTRUCTION CODES

agent, by registered or certified mail, written notice of revocation within fifteen days of acceptance of the offer. Upon receipt of a timely revocation the developer shall immediately refund any deposit, earnest money, or other funds and the parties shall have no further rights or liabilities under the purchase agreement. Developers shall include in their sales contracts a clause informing purchasers of their rights under this section. The clause shall be located either immediately above the purchaser's signature or under a separate conspicuous caption entitled "Purchaser's Right To Cancel." In addition each binding sale agreement shall provide that the prevailing party in any action to enforce rights under the agreement shall be entitled to reasonable attorney's fees.
(Ord. 107707 § 3.7, 1978.)

22.902.120 Evictions only for good cause during notice period.

A developer shall not evict tenants or force tenants to vacate their rental units for the purpose of avoiding application of this chapter. No condominium or cooperative unit shall be sold or offered for sale if, in the one-hundred-fifty-day period immediately preceding the sale or offer for sale, any tenant has been evicted without good cause. For one hundred twenty days prior to offering a rental unit for sale to the public, the tenant of that unit shall be evicted only for good cause. For the purposes of this chapter good cause shall mean: (A) failure to pay rent after service of a three-day notice to pay rent or vacate as provided in RCW 59.12.030(3); (B) failure to comply with a term or terms of the tenancy after service of a ten-day notice to comply or vacate as provided in RCW 59.12.030 (4); and (C) the commission or permission of a waste or the maintenance of a nuisance on the premises and failure to vacate after service of a three-day notice as provided in RCW 59.12.030(5).
(Ord. 107707 § 3.8, 1978.)

22.902.130 Relocation assistance.

Relocation assistance of Three Hundred Fifty Dollars (\$350.00) per unit shall be paid to tenants and subtenants who vacate the building either voluntarily or involuntarily after receiving the notice of intention to sell as provided in Section 22.902.060. In unfurnished sublet units the subtenant shall be

entitled to the benefits of this provision. Otherwise, the tenant shall be entitled to the benefit: Provided, that the developer shall not be obligated to determine tenant from subtenant and shall have fulfilled his obligation under this section by delivering the relocation benefit to either the tenant or the subtenant. Relocation assistance shall be paid on or before the date the tenant or subtenant vacates and shall be in addition to any damage deposit or other compensation or refund to which the tenant is otherwise entitled.

(Ord. 107707 § 3.9, 1978.)

22.902.140 Tenant's right to vacate.

Tenants who receive one-hundred-twenty-day notices of sale may terminate their tenancies at any time in the manner provided by RCW 59.18.200 and RCW 59.18.220.
(Ord. 107707 § 3.11, 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 Building Department. 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 Building Department 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 Building Department'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. 107707 § 4.1, 1978.)

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

22.902.160 Building Department certification of repairs.

For the protection of the general public, the Building Department 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 Building Department's certification 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. 107707 § 4.2, 1978.)

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

22.902.170 Disclosure requirements.

In addition to the disclosures required by previous sections of this chapter, developers shall make available the following information to prospective purchasers at least seven days before any purchase commitment is signed, or, in the case of existing tenants, with the one-hundred-twenty-day notice provided in Section 22.902.060: (A) copies of all documents filed with any governmental agency pursuant to the Horizontal Property Regimes Act, RCW Chapter 64.32; (B) an itemization of the specific repairs and improvements made to the entire building during the six months immediately preceding the offer for sale; (C) an itemization of the repairs and improvements to be completed before close of sale; (D) a statement of the services and expenses which are being paid for by the developer but which will in the future be terminated, or transferred to the purchaser, or transferred to the owners' association; (E) an accurate estimate of the useful life of the building's major components and mechanical systems (foundation, exterior walls, exterior wall coverings other than paint or

similar protective coating, exterior stairs, floors and floor supports, carpeting in common areas, roof cover, chimneys, plumbing system, heating system, water heating appliances, mechanical ventilation system, and elevator equipment) and an estimate of the cost of repairing any component whose useful life will terminate in less than five years from the date of this disclosure. For each system and component whose expected life cannot be accurately estimated, the developer shall provide a detailed description of its present condition and an explanation of why no estimate is possible. In addition, the developer shall provide an itemized statement in budget form of the monthly costs of owning the unit that the purchaser intends to buy. The itemization shall include but shall not be limited to: (1) payments on purchase loan; (2) taxes; (3) insurance; (4) utilities (which shall be listed individually); (5) homeowner's assessments; (6) the projected monthly assessment needed for replacing building components and systems whose life expectancy is less than five years; and (7) a statement of the budget assumptions concerning occupancy and inflation factors. (Ord. 107707 § 4.3, 1978.)

22.902.180 Warranty of repairs—Fund set aside for repairs.

Each developer shall warrant for one year from the date of completion all improvements and repairs disclosed pursuant to Section 22.902.170. In addition, the developer shall establish within thirty days after sale of the first unit, in a bank or other financial institution of his choosing, an escrow fund in an amount equal to ten percent of the cost of all repairs and improvements warranted. The location of the fund shall be made known to all condominium and cooperative unit owners and to the owners' association and shall be available for making repairs to warranted improvements and repairs: Provided, that no money shall be withdrawn from the fund unless the developer has been advised in writing of the need for the specific repair and has failed to complete the repair within a reasonable period of time. Depletion of the escrow fund prior to expiration of the warranty period shall not relieve the developer of the obligation of making all repairs warranted. Any money remaining in the fund at the end of the one-year period shall be returned to the developer.

BUILDING AND CONSTRUCTION CODES

The owners' association's claim to any money in the escrow fund shall be prior to any creditor of the landlord, including a trustee in bankruptcy or receiver, even if such funds are commingled.

(Ord. 107707 § 4.4, 1978.)

22.902.190 Unlawful representations.

It shall be unlawful for any developer, agent, or person to make or cause to be made in any disclosure or other document required by this chapter any statement or representation that is knowingly false or misleading. It shall also be unlawful for any developer, agent, or other person to make, or cause to be made, to any prospective purchaser, including a tenant, any oral representation which differs from the statements made in the disclosures and other documents required to be provided tenants and purchasers by this chapter.

(Ord. 107707 § 4.5, 1978.)

22.902.200 Purchaser's right to rescind.

Any purchaser who does not receive the notices, disclosures, and documents required by this chapter may, at any time prior to closing of the sale, rescind, in writing, any binding purchase agreement without any liability on the purchaser's part and the purchaser shall thereupon be entitled to the return of any deposits made on account of the agreement.

(Ord. 107707 § 4.6, 1978.)

22.902.210 Delivery of notice and other documents.

A. Unless otherwise provided, all notices, contracts, disclosures, documents and other writings required by this chapter shall be delivered by registered or certified mail. The refusal of registered or certified mail by the addressee shall be considered adequate delivery. All documents shall be delivered to tenants at the address specified on the lease or rental agreement between the tenant and the developer or landlord. If there is no written lease or rental agreement then documents shall be delivered to the tenants' address at the converted building. In any sublet unit all documents shall be delivered to the tenant at his current address if known, and to the subtenant in possession. If the tenant's current address is unknown, then two copies of all documents shall be delivered to the subtenant, one addressed to the tenant and the other addressed to the subtenant.

B. The one-hundred-twenty-day notice of intention to sell required by Section 22.902.060, the developer's offer to sell, and all disclosure documents shall be delivered to the tenants in a converted building at a meeting between the developer and the tenants. The meeting shall be arranged by the developer at a time and place convenient to the tenants. At the meeting the developer shall discuss with the tenants the effect that the conversion will have upon the tenants. Should any tenant refuse to acknowledge acceptance of the notice, offer and disclosures the developer shall deliver the documents in the manner prescribed in subsection A of this section.

(Ord. 107707 § 4.7, 1978.)

22.902.220 Acceptance of offers.

Acceptance by tenants or other beneficiaries of offers provided pursuant to this chapter, shall be in writing and delivered to the developer by registered or certified mail postmarked on or before the expiration date of the offer.

(Ord. 107707 § 4.8, 1978.)

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 Superintendent of Buildings. The City Superintendent of Buildings 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 Superintendent of Buildings is authorized, at the Superintendent'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. 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. 107707 § 5.2, 1978.)

22.902.250 Authority to make rules.

The Superintendent of Buildings is authorized and directed to adopt, promulgate, amend and rescind in accordance with the Administrative Code of the city,¹ administrative rules consistent with the provisions of this chapter and necessary to carry out the duties of the Superintendent under this chapter.
(Ord. 107707 Part VII, 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:

- 22.904.010 Definitions.
- 22.904.020 Enforcement authority.
- 22.904.030 Existing mobile home parks.
- 22.904.040 Mobile home park license—Fee and expiration.
- 22.904.050 License—Late renewal fee.
- 22.904.060 License applications.
- 22.904.070 License revocation.
- 22.904.080 Filing of site plan.
- 22.904.090 Site plan requirements.
- 22.904.100 Approval of site and building plans.
- 22.904.110 Issuance of building permit.
- 22.904.120 Mobile home lot boundaries—Placement of mobile homes.
- 22.904.130 Areas for independent and dependent mobile homes—Driveways and walkways.
- 22.904.140 Service buildings.
- 22.904.150 Toilet facilities.
- 22.904.160 Laundry facilities.
- 22.904.170 Accessory buildings.
- 22.904.180 Storage lockers.
- 22.904.190 Water supply.
- 22.904.200 Water connections.
- 22.904.210 Surface water drainage.
- 22.904.220 Sewage and waste water disposal.
- 22.904.230 Sewer laterals.
- 22.904.240 Sewer line venting.
- 22.904.250 Outside lighting.
- 22.904.260 Sanitation.

- 22.904.270 Lighting.
- 22.904.280 Heating equipment in service buildings.
- 22.904.290 Hot water supply.
- 22.904.300 Sanitation of toilet facilities.
- 22.904.310 Garbage containers.
- 22.904.320 Capping of sewer connections.
- 22.904.330 Mobile home maintenance.
- 22.904.340 Mobile home dwellings to be in mobile home park.
- 22.904.350 Location of mobile home on lot.
- 22.904.360 Permanent attachment—Awnings.
- 22.904.370 Plumbing maintenance.
- 22.904.380 Insanitary or unsafe mobile homes.
- 22.904.390 Violation—Penalty.

Severability: Should any section, subsection, paragraph, sentence, clause or phrase of this chapter be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this chapter.
(Ord. 89715 § 7.030, 1960.)

22.904.010 Definitions.

For the purpose of this chapter certain words, terms and phrases are defined and shall be construed as follows:

A. "Accessory building" means a building on a mobile home lot used in conjunction with a mobile home.

B. "Mobile home" means a vehicle equipped as a dwelling place.

C. "Mobile home, dependent" means a mobile home dependent upon toilet facilities provided in a service building.

D. "Mobile home, independent" means a mobile home independent of toilet facilities provided in a service building.

E. "Mobile home lot" means a plot of ground within a mobile home park designated to accommodate one mobile home.

F. "Mobile home park" means a tract of land upon which two or more mobile homes occupied as dwellings may be located.

G. "Service building" means a building in a mobile home park housing community toilet, bathing or laundry facilities.

H. "Storage locker" means a minor structure on a mobile home lot used for storage purposes.
(Ord. 89715 § 1.010, 1960.)

22.904.020 Enforcement authority.

Unless otherwise provided in this chapter the Director of Public Health shall be responsible for the enforcement of this chapter and is authorized to adopt rules and regulations consistent with this chapter for the purpose of carrying out the provisions hereof. (Ord. 89715 § 1.020, 1960.)

22.904.030 Existing mobile home parks.

Nothing in this chapter shall be construed to require physical alteration of any mobile home park now legally operating.¹ (Ord. 89715 § 1.030, 1960.)

1. Editor's Note: Ord. 89715 was passed by the City Council on October 31, 1960, and became effective on December 1, 1960.

22.904.040 Mobile home park license—Fee and expiration.

It is unlawful to operate a mobile home park without a valid and subsisting mobile home park license which shall be posted in a conspicuous place in the office thereof at all times. The fee for such license shall be Twenty-five Dollars (\$25.00), plus Three Dollars and Fifty Cents (\$3.50) per year for each mobile home lot therein in excess of ten. The fee for any such license issued during the last six months of the license year shall be one-half the annual fee. Mobile home park licenses shall expire at midnight July 31st of each year, and applications for renewal shall be made at least thirty days prior to expiration. (Ord. 106063 § 17, 1976; Ord. 99749 § 1, 1971; Ord. 89715 § 2.010, 1960.)

22.904.050 License—Late renewal fee.

A. Any person who has held a license in the previous license year for which an annual license period is prescribed and who continues to engage in the activity shall, upon failure to make timely application for renewal of the license, pay a late renewal fee as follows:

1. If the renewal application is received after the date of expiration of the previous license but before the end of thirty days into the new license year: ten percent of the annual license fee or Ten Dollars (\$10.00), whichever is greater;

2. If the renewal application is received after thirty days into the new license year: twenty percent or Twenty-five Dollars (\$25.00), whichever is greater.

B. No annual license shall be issued until any late renewal fee has been paid; provided, that payment of the late renewal fee may be waived whenever the Director finds that timely application was beyond the control of the licensee by reason of severe circumstances; for example, serious illness of the licensee, death or incapacity of an accountant or other person who retains possession of the licensee's license records, loss of business records due to theft, fire, flood or other similar acts. (Ord. 106025 § 5, 1976; Ord. 89715 § 2.015, 1960.)

22.904.060 License applications.

Applications 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 Superintendent of Buildings and the Fire Chief to inspect the premises therein described and the fixtures and facilities to be used. If the Director of Public Health, Superintendent of Buildings 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, Superintendent of Buildings 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, Superintendent of Buildings and Fire Chief be not forthcoming, the Director of Licenses and Consumer Affairs thereupon shall deny the license. (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 Superintendent of Buildings 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. 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 Superintendent of Buildings 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. 89715 § 3.010, 1960.)

22.904.090 Site plan requirements.

The site plan required in this chapter shall show:

- A. The dimensions of the mobile home park site;
- B. The location, dimensions and number of independent and dependent mobile home lots;
- C. The location, dimensions and number of automobile parking accommodations other than mobile home lots;
- D. The location and width of entrances, exits, driveways and walkways;
- E. The location and dimensions of service buildings, accessory buildings, storage lockers and other structures;
- F. The water system;
- G. The drainage system;

- H. The sewer system;
 - I. The electrical system.
- (Ord. 89715 § 3.020, 1960.)

22.904.100 Approval of site and building plans.

Site and building plans and specifications shall be examined by the Superintendent of Buildings, and by the Fire Chief and the Director of Public Health, to whom the Superintendent of Buildings 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 Superintendent of Buildings shall approve the same. One copy of approved plans shall be retained in the office of the Superintendent of Buildings, 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. 89715 § 3.030, 1960.)

22.904.110 Issuance of building permit.

No building permit shall be issued for any construction in mobile home parks except for such structures at such locations as are provided for in a site plan approved pursuant to this chapter.

(Ord. 89715 § 4.010, 1960.)

**22.904.120 Mobile home lot boundaries—
Placement of mobile homes.**

The boundaries of mobile home lots shall be plainly marked, and such lots shall have a minimum area of seven hundred fifty square feet; provided, that mobile homes shall be placed on mobile home lots so as to provide a minimum of ten feet between adjacent mobile homes and between any mobile home and an adjacent building, and a minimum of three feet between a mobile home and a mobile home accessory building.

(Ord. 102926 § 1, 1973; Ord. 89715 § 4.020, 1960.)

**22.904.130 Areas for independent and dependent mobile homes—
Driveways and walkways.**

Mobile home parks shall have segregated areas for dependent and independent mobile homes, if both are to be accommodated; there shall be surfaced and lighted driveways to each

BUILDING AND CONSTRUCTION CODES

mobile home lot, with a minimum width of twenty-five feet; and there shall be surfaced and lighted walkways to all service buildings. (Ord. 89715 § 4.030, 1960.)

22.904.140 Service buildings.

Mobile home parks shall have one or more service buildings located at least eight feet away from any mobile home lot, but within two hundred feet of any dependent mobile home lot, and within five hundred feet of any independent mobile home lot. Such service buildings shall be provided with heating equipment capable of maintaining a room temperature of seventy degrees Fahrenheit at an atmospheric temperature of twenty degrees Fahrenheit and shall be adequately ventilated; shall have smoothly finished, light colored water-resistant interior walls and ceilings, and floors shall be constructed of concrete or similar impervious material and sloped to floor drains. (Ord. 89715 § 4.040, 1960.)

22.904.150 Toilet facilities.

Mobile home parks shall have toilet facilities located in service buildings and separate facilities, appropriately marked, shall be provided for males and females in accordance with the following:

A. For dependent mobile homes, toilet facilities shall be provided in the following minimum ratios:

No. Mobile Home Lots	Males			
	Urinals	Water Closets	Lavatories	Showers
2-20	1	1	2	1
21-30	1	2	3	2
31-40	1	3	4	2
41-50	1	4	5	4
51-60	1	5	6	4
61-70	1	6	7	5

Add one additional water closet and lavatory for each additional ten mobile home lots or fraction thereof. [Urinals may be substituted for up to one-third of the additional water closets required.]

Add one additional shower for each additional twenty mobile home lots or fraction thereof.

No. Mobile Home Lots	Females		
	Water Closets	Lavatories	Showers
2-20	2	2	1
21-30	3	3	2
31-40	4	4	2
41-50	5	5	4
51-60	6	6	4
61-70	7	7	5

Add one additional water closet and lavatory for each additional ten mobile home lots or fraction thereof.

Add one additional shower for each additional twenty mobile home lots or fraction thereof.

B. For independent mobile homes, a minimum of one water closet, one lavatory and one shower, for males and females respectively, shall be provided.

C. Water closets, lavatories and showers required for independent mobile homes may be housed in service buildings for dependent mobile homes.

D. Water closets shall be located in separated stalls at least three feet wide in the smallest dimension. Water closets and urinals shall be flush-type fixtures.

E. Showers shall be located in separated stalls, at least three feet wide in the smallest dimension, and equipped with a waterproof draw curtain or door. Suitable dressing areas shall be provided.

(Ord. 89715 § 4.050, 1960.)

22.904.160 Laundry facilities.

Mobile home parks shall have laundry facilities, together with laundry drying facilities and no less than one double laundry tray or

automatic washing machine shall be provided for each twenty mobile home lots. Such laundry facilities may be in separate service buildings, or in service buildings in rooms separate from toilet facilities, but such separate rooms shall have an exterior door.

(Ord. 89715 § 4.060, 1960.)

22.904.170 Accessory buildings.

One accessory building, the floor area of which shall not exceed three hundred square feet, may be located on a mobile home lot, provided that the spaces on the mobile home lot and on adjoining mobile home lots, reserved exclusively for the occupancy of mobile homes, are clearly shown on the site plan, or an amendment thereto; and provided that the accessory building shall be no less than eight feet from any space reserved for a mobile home on an adjacent mobile home lot, or another accessory building on an adjacent mobile home lot, and no less than five feet from any external boundary of a mobile home lot which does not abut on another mobile home lot.

(Ord. 89715 § 4.070, 1960.)

22.904.180 Storage lockers.

One storage locker, the capacity of which shall not exceed one hundred fifty cubic feet, may be located on a mobile home lot.

(Ord. 89715 § 4.080, 1960.)

22.904.190 Water supply.

A supply of safe and potable water, meeting the standards of the State Board of Health for quality, and sufficient in quantity, shall be provided to all plumbing fixtures in mobile home parks and to individual water connections which shall be provided at each mobile home lot.

(Ord. 89715 § 4.090, 1960.)

22.904.200 Water connections.

Water connections, located on the same side as the sewer lateral, shall be provided at each mobile home lot, and shall consist of a riser terminating at least four inches above the ground with two three-quarter inch valved outlets threaded for screw-on connections. If water connections are equipped with a shut-off valve, it shall not be a stop and waste cock. Water connections shall be protected from freezing and from damage from mobile home wheels and shall have the ground surface

around the riser pipe graded to divert surface drainage away from the connections.

(Ord. 89715 § 4.100, 1960.)

22.904.210 Surface water drainage.

Each mobile home park shall have a system for surface water drainage.

(Ord. 89715 § 4.110, 1960.)

22.904.220 Sewage and waste water disposal.

All sewage and waste water from toilets, urinals, slop sinks, bathtubs, showers, lavatories, laundries, and all other sanitary fixtures in a mobile home park, shall be drained to a sewage collection system and discharged to a public sewer, or where no public sewer is available, to a lawful private sewage disposal system.

(Ord. 89715 § 4.120, 1960.)

22.904.230 Sewer laterals.

Sewer laterals shall be provided to each mobile home lot. Such laterals shall be trapped and vented, terminate above grade on the same side of the lot as the water connection, be at least four inches in diameter and be equipped with adequate leak- and fly-proof devices for coupling to mobile home drainage systems. Each connection to such a lateral shall be protected at its terminal with a concrete collar at least three inches thick and extending from the connection in all directions.

(Ord. 89715 § 4.130, 1960.)

22.904.240 Sewer line venting.

Sewer lines in mobile home parks shall be vented in such a manner that odor nuisances will not result.

(Ord. 89715 § 4.140, 1960.)

22.904.250 Outside lighting.

An electrical system for outside lighting and including service outlets to each mobile home lot shall be provided.

(Ord. 89715 § 4.150, 1960.)

22.904.260 Sanitation.

Mobile home parks shall be maintained in a safe and sanitary condition, free from rodents, vermin, trash and litter.

(Ord. 89715 § 5.010, 1960.)

22.904.270 Lighting.

Mobile home parks and service buildings shall be well lighted.

(Ord. 89715 § 5.020, 1960.)

BUILDING AND CONSTRUCTION CODES

22.904.280 Heating equipment in service buildings.

Heating equipment in service buildings shall be maintained in safe and good working condition.
(Ord. 89715 § 5.030, 1960.)

22.904.290 Hot water supply.

Hot water in adequate quantities shall be supplied to all service building bathing fixtures, lavatories and clothes-washing equipment.
(Ord. 89715 § 5.040, 1960.)

22.904.300 Sanitation of toilet facilities.

In mobile home parks individual toilet facilities shall be maintained in sanitary and good working condition, shower stalls and dressing areas shall be kept clean and all floors in toilet, shower and lavatory rooms which are in daily use shall be cleaned and disinfected daily, or oftener if necessary to maintain in a sanitary condition.
(Ord. 89715 § 5.050, 1960.)

22.904.310 Garbage containers.

All garbage and other refuse from mobile home parks shall be deposited in tightly covered refuse containers of not less than twenty, nor more than thirty gallons capacity, or equivalent approved by the Director of Public Health, which shall be in sufficient number to provide at least one container for each two mobile home lots. Such containers shall be located not more than two hundred feet from any mobile home lot, and installed so as to prevent tipping, minimize spillage and container deterioration, facilitate cleaning and prevent rodent harborage.
(Ord. 89715 § 5.060, 1960.)

22.904.320 Capping of sewer connections.

Sewer connections at mobile home lots, when not in use, shall be capped or plugged with a gas-tight device.
(Ord. 89715 § 5.070, 1960.)

22.904.330 Mobile home maintenance.

Mobile homes shall be maintained in a safe and sanitary condition.
(Ord. 89715 § 6.010, 1960.)

22.904.340 Mobile home dwellings to be in mobile home park.

Mobile homes shall not be occupied as dwellings except when in a mobile home park.
(Ord. 89715 § 6.020, 1960.)

22.904.350 Location of mobile home on lot.

Mobile homes occupied as dwellings in mobile home parks shall be parked only on mobile home lots, no less than eight feet from any service building, or mobile home or accessory building on an adjacent mobile home lot, and no less than five feet from any exterior boundary of the mobile home park.
(Ord. 89715 § 6.030, 1960.)

22.904.360 Permanent attachment—Awnings.

Mobile homes shall not be permanently attached to any building, or to the ground, nor shall they be made stationary by removal of the wheels or otherwise. Mobile home awnings shall be noncombustible, and shall be open on at least two sides.
(Ord. 89715 § 6.040, 1960.)

22.904.370 Plumbing maintenance.

Plumbing in mobile homes shall be maintained in sanitary and good working condition, free from defects, leaks, and obstructions.
(Ord. 89715 § 6.050, 1960.)

22.904.380 Insanitary or unsafe mobile homes.

Mobile homes designated as insanitary by the Director of Public Health or as unsafe by the Fire Chief shall not be permitted to remain in a mobile home park.
(Ord. 89715 § 6.060, 1960.)

22.904.390 Violation—Penalty.

Anyone violating or failing to comply with any of the provisions of this chapter shall, upon conviction thereof, be punished by a fine in a sum not exceeding Three Hundred Dollars (\$300.00), or by imprisonment in the City Jail for a term not exceeding ninety days, or by both such fine and imprisonment, and each day that anyone shall continue to so violate or fail to comply shall be considered a separate offense.
(Ord. 89715 § 7.020, 1960.)

Chapter 22.906

SWIMMING POOLS

Sections:

- 22.906.010 Definitions.
- 22.906.020 Swimming Pool Advisory Committee.
- 22.906.030 Enforcement.
- 22.906.040 Retroactivity.
- 22.906.050 Permit to operate—Required—Application and fee.
- 22.906.060 Permit—Suspension for noncompliance.
- 22.906.070 Permit—Application for reinstatement.
- 22.906.080 Permit—Revocation.
- 22.906.090 Hearing procedure.
- 22.906.100 Service of notices.
- 22.906.110 Plans and specifications for construction, alteration or renovation.
- 22.906.120 Inspection of construction, alteration or renovation.
- 22.906.130 Operation and maintenance.
- 22.906.140 Water quality.
- 22.906.150 Disinfection.
- 22.906.160 Recirculation and filtration.
- 22.906.170 Waste.
- 22.906.180 Cross-connections.
- 22.906.190 Operating records.
- 22.906.200 Alternate materials, equipment or procedures.
- 22.906.210 Penalties.

Severability: The several provisions of this chapter are declared to be separate and severable and 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 validity of its application to other persons and circumstances.
(Ord. 98755 § 16, 1970.)

22.906.010 Definitions.

Certain words and phrases used in this chapter, unless otherwise clearly indicated by their context, shall mean as follows:

A. "Approved" means approved in writing by the Director of Public Health.

B. "Director of Public Health" means the Director of the Seattle-King County Department of Public Health or his authorized representative.

C. "Permit holder" means the person to whom permit is issued or his authorized agent.

D. "Person" means any individual, or a firm, partnership, company, corporation, trustee, association, or any public or private entity.

E. "Private pool" means any swimming pool, wading pool or spray pool maintained by an individual, the use of which is confined to members of his family or invited guests. Private pools shall not be subject to the provisions of this chapter.

F. "Public swimming pool" means any swimming pool together with buildings and appurtenances in connection therewith which is available to the general public with or without payment of an admission charge for the use of same; and shall include any swimming pool where the same is one thousand five hundred square feet or more in surface area whether or not available to the general public; or any swimming pool not otherwise defined in this section.

G. "Semipublic swimming pool" means any swimming pool provided for and used by numbers of persons or multiple family or cooperative groups such as, but not limited to, hotels, motels, trailer parks, apartments, subdivisions, community clubs, private clubs, institutions, or schools, the use of which is limited to such groups and their invited guests and where the same is less than one thousand five hundred square feet in surface area.

H. "Spray pool" means any pool or artificially constructed depression intended for use by children, into which water is sprayed but is not allowed to pond in the bottom of the pool.

I. "Swimming pool" means any structure, basin, chamber, or tank containing an artificial body of water for swimming, diving, or recreational bathing and having a depth of two feet or more at any point and including all facilities incident thereto.

J. "Wading pool" means any artificial pool of water intended and constructed for wading purposes which is not over two feet in depth at any point.

(Ord. 98755 § 1, 1970.)

22.906.020 Swimming Pool Advisory Committee.

A. There is established a Swimming Pool Advisory Committee the members of which shall be the Director of Public Health, ex officio,

BUILDING AND CONSTRUCTION CODES

and six appointive members, one representative of each of the following:

1. Washington State Swimming Pool Association, Pool Maintenance Division;
2. Washington State Swimming Pool Association, Pool Installation Division;
3. Apartment Operators' Association;
4. Seattle Chapter of the American Red Cross;
5. Metropolitan Motel Association;
6. Washington State Health Department.

B. Members of the Swimming Pool Advisory Committee, other than ex officio, shall be appointed by the Mayor, subject to confirmation by the City Council. Appointments shall be for a term of three years ending December 31st of the third year of such term, provided that any vacancy shall be filled for the unexpired term in the same manner as original appointments; and provided further that the term of office for the first members shall be staggered so that two serve for a term ending December 31, 1970, two serve for a term ending December 31, 1971, and two serve for a term ending December 31, 1972. Members shall serve without compensation.

C. The Swimming Pool Advisory Committee shall organize and elect a chairman and secretary who shall serve at the pleasure of the members. Such Committee may adopt rules of procedure for its own government and shall meet at the call of the Chairman, subject to three days' written notice to each member of the time and place of such meeting.

D. The Swimming Pool Advisory Committee may examine proposed rules and regulations of the Director of Public Health related to this chapter, hold hearings, and may make recommendations thereon, and it may make recommendations for changes in this chapter, but it shall act in an advisory capacity only. (Ord. 98755 § 2, 1970.)

22.906.030 Enforcement.

The Director of Public Health shall enforce this chapter and for such purpose may establish and file with the City Comptroller rules and regulations consistent with this chapter and relating to such standards of construction, disinfection, recirculation, filtration, water quality, and waste disposal as are reasonably necessary to ensure safe and sanitary operation of public or semipublic swimming pools, wading pools, and spray pools. The Director of Public

Health may with the consent of the occupant thereof or pursuant to a lawfully issued warrant enter any building or premises at any reasonable time to perform any of the duties imposed on him by this chapter. (Ord. 98755 § 3, 1970.)

22.906.040 Retroactivity.

The provisions of this chapter shall apply equally to new and existing public or semipublic swimming pools, wading pools, and spray pools; provided that it shall not make unlawful any existing pool heretofore lawfully designed, constructed and equipped which is maintained and operated in compliance with this ordinance. (Ord. 98755 § 4, 1970.)

22.906.050 Permit to operate—Required—Application and fee.

It shall be unlawful for any person to open for use, or allow or cause to be used any public or semipublic swimming pool for swimming or bathing purposes without having a current, valid permit to operate issued by the Director of Public Health. Application for such permit accompanied by an annual fee of Seventy-five Dollars (\$75.00) shall be made in writing to the Director of Public Health on a form to be provided by him; provided that the fee for any initial permit to operate shall be prorated on the basis of one-twelfth the annual fee for each remaining month in the year. The Director of Public Health shall inspect the proposed public or semipublic swimming pool and upon determination that such swimming pool complies with applicable rules and regulations and the provisions of this chapter shall issue a permit to operate to such applicant. Permits to operate shall expire on December 31st of the year for which issued and shall be renewable upon like application and payment of the annual fee. Permits shall be valid only as to the swimming pool for which issued, but upon application may be transferred without charge from person to person. Permits shall be posted conspicuously on the premises for which issued and shall be protected from the weather. (Ord. 98755 § 5(A), 1970.)

22.906.060 Permit—Suspension for noncompliance.

A. Any permit may be suspended temporarily by the Director of Public Health for

failure of the permit holder, or of the swimming pool for which issued, to comply with the requirements of this chapter or of the rules and regulations established in accordance herewith.

B. Whenever the Director of Public Health finds that a violation of this chapter or of the rules and regulations established in accordance herewith, has created or is creating an insanitary or hazardous condition he shall cause to be issued and served upon the permit holder or posted on the premises an order setting forth the violations creating such insanitary or hazardous conditions, specifying the corrective action to be taken, and the period of time within which such violations shall be corrected. Any permit holder to whom such an order is issued shall, upon written petition to the Director of Public Health within five days after the issuance of such order, be afforded a hearing thereon within five days of the filing of such petition.

C. Upon failure of the permit holder to comply with any order issued in accordance with the provisions of this chapter, the Director of Public Health shall cause to be issued and served upon the permit holder or posted on the premises a notice that such permit is suspended effective upon such service or posting, and that a hearing on such suspension will be provided if a written request therefor is filed within five days after the issuance of such notice by the permit holder with the Director of Public Health. Upon suspension of any permit in accordance with the provisions of this chapter, all use of the swimming pool for which such permit has been issued shall cease.

D. Notwithstanding any other provisions of this chapter, whenever the Director of Public Health finds that a violation of this chapter or of the rules and regulations established in accordance herewith, has created or is creating an insanitary or hazardous condition constituting so serious a hazard to health or safety as to require immediate closure of the swimming pool, he may, without notice or hearing suspend, effective immediately, the permit to operate such swimming pool, and all use of such swimming pool shall cease immediately; provided that any person whose permit is so suspended, shall upon written petition to the Director of Public Health filed within five days after such suspension be afforded a hearing within five days of the filing of such petition. (Ord. 98755 § 5(B), 1970.)

22.906.070 Permit—Application for reinstatement.

Any person whose permit to operate has been suspended may, at any time, make written application for reinstatement of such permit. Such application shall include a statement, signed by the applicant, that conditions causing such suspension have been corrected. Within five days after receipt of such application, the Director of Public Health shall inspect such swimming pool and if he finds that such swimming pool complies with the provisions of this chapter and the rules and regulations established in accordance herewith, he shall reinstate such permit to operate.

(Ord. 98755 § 5(C), 1970.)

22.906.080 Permit—Revocation.

For serious or repeated violations of any of the requirements of this chapter or of the rules and regulations established in accordance herewith, or for interference with the Director of Public Health in the performance of his duties, or for failure to comply with any lawful order issued in accordance with the provisions of this chapter, the Director of Public Health may revoke any permit to operate by issuing and causing to be served upon the permit holder, a notice in writing setting forth the reasons for such revocation and advising that such permit shall be revoked effective five days after service of such notice unless a written request for hearing is filed with the Director of Public Health within such five-day period. A permit may be suspended for cause pending its revocation or a hearing relative thereto. (Ord. 98755 § 5(D), 1970.)

22.906.090 Hearing procedure.

Hearings provided by this chapter to be held on the suspension or revocation of a permit to operate or regarding an order of the Director of Public Health shall be conducted by the Director of Public Health at such time and place as the Director shall designate. At any such hearing, the permit holder may appear in person, or otherwise, and may testify, call witnesses and cross-examine. The Director of Public Health shall make findings and shall sustain, modify or rescind any official notice or order considered at such hearing, and shall furnish a copy of his written decision to the permit holder.

(Ord. 98755 § 5(E), 1970.)

22.906.100 Service of notices.

Notices provided by this chapter to be served on the permit holder shall be deemed served when delivered personally to the permit holder or his agent, or when sent by certified mail to the last known address of the permit holder. (Ord. 98755 § 5(F), 1970.)

22.906.110 Plans and specifications for construction, alteration or renovation.

No person shall construct, alter or renovate, or commence construction, alteration, or renovation of any public or semipublic swimming pool, wading pool, spray pool, or appurtenances thereto, without first having obtained the approval of the Director of Public Health of plans and specifications for any such construction, alteration or renovation. Such plans and specifications shall be submitted to the Director of Public Health in duplicate and in the case of new pools shall be prepared by an architect or professional engineer qualified in the proposed work and licensed to practice such profession under the laws of the state of Washington. Such plans shall be accompanied by a plan review fee based on the following schedule:

New pool	\$75.00
Renovation (including extensive changes in equipment, piping or pool structure costing in excess of \$1,500.00)	\$50.00
Alteration (including change of filtration equipment, pumps, or other mechanical equipment)	\$10.00

Plans shall be drawn to scale and accompanied by specifications containing details on all recirculation and chemical equipment, including pumps, disinfection equipment, chemical feeders, filters, meters, strainers, overflow channels and/or skimming facilities and related equipment so as to enable a comprehensive engineering review of such plans and specifications including piping and hydraulic details. If upon examination of such plans and specifications the Director of Public Health finds that the proposed construction, alteration or renovation will comply with the provisions of this chapter and applicable rules and regulations established in accordance herewith, he shall approve the same; provided that such approval may be conditioned upon the making of such modifications in such plans and specifications as the public health or safety may require. (Ord. 98755 § 6(A), 1970.)

22.906.120 Inspection of construction, alteration or renovation.

The construction, alteration or renovation of any public or semipublic swimming pool, wading pool, spray pool, or appurtenances thereto shall be made in accordance with approved plans and specifications therefor; provided that changes or modifications in such plans and specifications consistent with the public health and safety may be made with the written approval of the Director of Public Health. Upon completion of any such construction, alteration, or modification, the owner or operator of such pool, or the agent of either, shall notify the Director of Public Health of its readiness for inspection and no such pool shall be opened for use or allowed or caused to be used until inspected by the Director of Public Health and found to be in compliance with the provisions of this chapter and applicable rules and regulations established in accordance herewith.

(Ord. 98755 § 6(B), 1970.)

22.906.130 Operation and maintenance.

A. All public or semipublic swimming pools, spray pools, wading pools, and all components thereof and appurtenances thereto and the premises thereof, shall be maintained in a clean and sanitary condition at all times such pool is open to bathers.

B. The permit holder shall be responsible for the maintenance, operation and use of the public or semipublic swimming pool for which such permit is issued, and shall provide one or more operators or attendants at such times as shall be necessary for the maintenance, operation of such swimming pool in compliance with the provisions of this chapter and applicable rules and regulations established in accordance herewith. All such operators and attendants shall be familiar with the equipment and appurtenances of such swimming pool and the principles of pool operation.

(Ord. 98755 § 7, 1970.)

22.906.140 Water quality.

The water in all public or semipublic swimming, wading and spray pools shall, at all times, meet such standards of chemical, physical and bacteriological quality as the Director of Public Health shall establish to ensure that persons using such pools shall not be exposed to toxic or irritating chemical conditions, or disease-producing organisms. (Ord. 98755 § 8, 1970.)

22.906.150 Disinfection.

A disinfecting process or procedure having a minimum free chlorine residual of 0.4 ppm or such other process or procedure approved by the Director of Public Health for the purpose of ensuring adequate and continuous disinfection of water throughout the pool during the period such pool is in use shall be used in all public or semipublic swimming and wading pools.
(Ord. 98755 § 9, 1970.)

22.906.160 Recirculation and filtration.

Recirculation and filtration equipment adequate to recirculate and filter the entire volume of water at least once every six hours shall be provided for every public swimming pool, and at least once every twelve hours for every semipublic swimming pool, or wading pool, or more often in any such pool subject to excessive contamination, and such equipment shall be in operation at all times such pool is open for use; provided, that such recirculation and filtration equipment need not be provided for a flow-through pool in which the supply of water meets the water quality requirements of Section 22.906.140, the disinfection requirements of Section 22.906.150, and is sufficient to provide a complete change of water within the period required by this section, and the introduction of such water supply into the pool is accomplished by the same type of inlet design required for recirculation pools.
(Ord. 98755 § 10, 1970.)

22.906.170 Waste.

All water from backwash, filter residues, and other waste in any public or semipublic swimming pool, wading pool or spray pool shall be disposed of in a safe and sanitary manner approved by the Director of Public Health.
(Ord. 98755 § 11, 1970.)

22.906.180 Cross-connections.

No piping arrangement shall be installed or used in any public or semipublic swimming pool, wading pool, or spray pool, which under any condition will permit sewage or waste water to enter the recirculation system or the pool, or which will permit water from the recirculation system or the pool to enter the potable water supply or make-up water supply.
(Ord. 98755 § 12, 1970.)

22.906.190 Operating records.

At all public or semipublic swimming pools and wading pools, complete daily records shall be kept of the times each filter is backwashed or cleaned, and of the results of all tests made as to water quality and disinfectant residual. Such records shall be made available at any reasonable time for examination by the Director of Public Health.
(Ord. 98755 § 13, 1970.)

22.906.200 Alternate materials, equipment or procedures.

For the purpose of evaluating equipment, materials, or procedures, or to meet any temporary emergency condition, the Director of Public Health may, consistent with the public health and safety, permit the use of materials, equipment and procedures not specifically prescribed by this chapter or rules and regulations established in accordance herewith.
(Ord. 98755 § 14, 1970.)

22.906.210 Penalties.

Anyone violating or failing to comply with any of the provisions of this chapter or lawful order of the Director of Public Health pursuant hereto shall upon conviction thereof be punishable by a fine of not to exceed Five Hundred Dollars (\$500.00), or by imprisonment for not more than six months, or both such fine and imprisonment, and each day that anyone shall continue to so violate or fail to comply shall constitute a separate offense.
(Ord. 98755 § 15, 1970.)

Chapter 22.908

FILLS AND EXCAVATIONS

Sections:

22.908.010 Protection of adjoining property.

22.908.020 Violation—Penalty.

22.908.010 Protection of adjoining property.

When the owner of any lot shall raise or lower the level of such lot by a fill or excavation, he shall at his own expense protect all adjoining property from encroachment

BUILDING AND CONSTRUCTION CODES

by such fill or from danger of collapse due to such excavation either by the erection of a retaining wall or by sloping the sides of such fill or excavation entirely within the confines of the lot in a manner found safe by the Superintendent of Buildings.
(Ord. 72585 § 1, 1943.)

22.908.020 Violation—Penalty.

A. The violation or failure to comply with any of the provisions of this chapter or any lawful order or requirement of the Superintendent of Buildings made in accordance with the provisions of this chapter is unlawful, and, upon conviction thereof, the violator shall be punished by a fine in any sum not exceeding Three Hundred Dollars (\$300.00), or by imprisonment in the City Jail for a term not exceeding ninety days, or by both such fine and imprisonment, and each day that any person shall continue to violate or fail to comply with any of the provisions of this chapter or of such order or requirement shall be considered a separate offense.

B. Every person concerned in the violation of or the failure to comply with this chapter, whether he directly commits the act or affects the commission constituting the offense, or aids or abets the same, and whether present or absent; and every person who directly or indirectly counsels, encourages, hires, commands, 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. 72585 § 2, 1943.)

Chapter 22.910

MAINTENANCE OF HEALTHFUL TEMPERATURES

Sections:

- 22.910.010 Exercise of police power.
- 22.910.020 Definitions.
- 22.910.030 Aiding or abetting violation.
- 22.910.040 Landlord to install and maintain sufficient heating system.
- 22.910.050 Certain temperatures to be maintained.

- 22.910.060 Right of entry.
- 22.910.070 Exceptions.
- 22.910.080 Violation—Penalty.

Severability: If any part, provision or section of this chapter shall be held to be void or unconstitutional, all other parts, provisions and sections of this chapter not expressly so held to be void or unconstitutional, shall continue in full force and effect.

(Ord. 39104 § 4, 1919.)

22.910.010 Exercise of police power.

This entire chapter shall be an exercise of the police power of the state and of the city for the protection of the public health and all its provisions shall be liberally construed for the accomplishment of that purpose.
(Ord. 39104 § 1, 1919.)

22.910.020 Definitions.

The word "person" wherever used in this chapter means and includes natural persons, firms, copartnerships and corporations, and other associations of natural persons, whether acting by themselves or by servants, agents or employees. Words in the present tense shall include the future tense, and in the masculine shall include the feminine and neuter genders, and in the singular shall include the plural. "Healthful temperature" means a temperature of not more than sixty-eight degrees, nor less than fifty-eight degrees Fahrenheit.

(Ord. 102919 § 1, 1973; Ord. 47936 § 1(part), 1924; Ord. 39104 § 2, 1919.)

22.910.030 Aiding or abetting violation.

Every person concerned in the commission of a misdemeanor in violation of this chapter, whether he directly commits the act or omits to do the thing constituting the offense, or aids or abets the same, and whether present or absent; and every person who directly or indirectly counsels, encourages, hires, commands, induces or otherwise procures another to commit such misdemeanor, is and shall be a principal under the terms of this chapter and shall be proceeded against and prosecuted as such.

(Ord. 39104 § 3, 1919.)

22.910.040 Landlord to install and maintain sufficient heating system.

Every person in charge or control of any tenement, apartment house, inn, hotel or lodging house who undertakes to furnish

MAINTENANCE OF HEALTHFUL TEMPERATURES

artificial heat to another within such place, shall for such purpose install and maintain a good and sufficient heating system which will uniformly heat, and be capable of so heating, all parts thereof to a temperature of sixty-eight degrees Fahrenheit in zero weather, with due regard to all laws and ordinances pertaining to and regulating ventilation and humidity, and it shall be unlawful for such person to fail, neglect or refuse to install or maintain the same.

(Ord. 47936 § 1(part), 1924: Ord. 39104 § 5, 1919.)

22.910.050 Certain temperatures to be maintained.

Every person in charge or control of the artificial heating of any tenement, apartment house, inn, hotel or lodging house, in case artificial heating is done for or on behalf of another therein, and every person who undertakes to furnish artificial heating to another within such place, shall at all times (except during the months of June, July, August and September), between the hours of ten-thirty p.m. and seven a.m. keep and maintain therein a temperature of not less than fifty-eight degrees Fahrenheit; between the hours of seven a.m. and eight a.m., a temperature of not less than sixty degrees; between the hours of eight a.m. and nine a.m. a temperature of not less than sixty-five degrees, and between the hours of nine a.m. and ten-thirty p.m. a temperature of not less than sixty-eight degrees, when such building or place is occupied by the one to whom such heat is undertaken to be furnished, at all times complying with all laws and ordinances pertaining to and regulating humidity and ventilation, and it is unlawful for such persons to fail, neglect or refuse to keep and maintain such healthful temperature therein. In all tenements, apartment houses, inns, hotel and lodging houses the owners and proprietors shall be presumed to have undertaken to furnish artificial heat for and on behalf of all tenants and guests therein unless a specific agreement to the contrary is expressly shown, but this provision shall not be deemed to excuse or relieve from prosecution any other person undertaking to furnish artificial heat for or on behalf of the owners or proprietors. No person shall be subject to prosecution under this provision where the failure to maintain the minimum temperatures is occasioned by

a bona fide inability to obtain fuel due to the application of federal or state regulations limiting the allocation of fuel to the person undertaking to furnish such artificial heat. (Ord. 102919 § 2, 1973: Ord. 47936 § 1(part), 1924: Ord. 39104 § 6, 1919.)

22.910.060 Right of entry.

The Commissioner of Health and his duly authorized agents shall have the right at all reasonable hours to enter any building or place coming under the provisions of this chapter and to place and maintain therein recording thermometers or other instruments for the gauging and measuring of heat, and it shall be unlawful to interfere or obstruct the officers in so doing.

(Ord. 39104 § 7, 1919.)

22.910.070 Exceptions.

The provisions of this chapter shall not be deemed or held to apply to a maximum temperature of more than sixty-eight degrees Fahrenheit in any of the above mentioned places during such times as the natural temperature may be above sixty-eight degrees, nor shall the provisions of this chapter be deemed or held to apply to any building occupied by one family only and used exclusively as a private dwelling.

(Ord. 47936 § 1(part), 1924: Ord. 39104 § 8, 1919.)

22.910.080 Violation—Penalty.

Any person violating any of the provisions of this chapter or failing to comply with the terms and requirements thereof, shall be guilty of a misdemeanor, and on conviction thereof shall be fined in any sum not exceeding One Hundred Dollars (\$100.00), or imprisoned in the City Jail for a term not exceeding thirty days, or may be both fined and imprisoned. (Ord. 39104 § 9, 1919.)