

B. For qualified persons who do not receive a sewer, water or solid waste utility bill directly, but who may pay such utility charges indirectly as part of their rental payment, the proper credit shall be made in the manner determined by the Director of Human Resources and the Superintendent of Water, including, but not limited to:

1. A reduction in the amount otherwise payable on the light bills of those qualified persons who do not receive sewer, water or solid waste utility bills but who do receive a light utility bill,

2. The issuance of credit vouchers in the names of qualified persons, provided that the credit vouchers shall not be redeemed in cash and shall be honored by the city only when applied to the account through which utility services received by the qualified person are paid.

(Ord. 110243 § 4, 1981; Ord. 105537 § 3, 1976; Ord. 104472 § 5, 1975.)

21.76.060 Authority of city treasurer.

A. The City Treasurer is authorized to apportion the total amount of utility credits made to bills as provided for in Sections 21.76.010, 21.76.040 and 21.76.050.

B. To reimburse the Light Fund for utility credits made to lighting bills as provided for in Section 21.76.050, the City Treasurer is authorized to make the necessary transfers from the Water, Sewer and Solid Waste Fund in accordance with Section 21.76.040.

(Ord. 110243 § 5, 1981; Ord. 105537 § 4, 1976; Ord. 104472 § 8, 1975.)

Title 22

BUILDING AND CONSTRUCTION CODES

Subtitle I Building Code

Chapter 22.102

TITLE AND SCOPE

Sections:

22.102.040 UBC Section 104 added—
Application to existing
buildings.

22.102.040 UBC Section 104 added—

Application to existing buildings.

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

“1. General. Recognizing that total compliance with all the requirements of this 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 Code where they are impracticable as determined by the Building Official.

“2. Non-structural 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, provided 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.

“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 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 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 Section 1807 (when applicable) and 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 Code. This requirement shall also apply to Section 203 as conditions may require.

"D. Other Structural Work. All other struc-

tural 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."

(Ord. 110301 § 1, 1981: 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.

Chapter 22.106

PERMITS AND INSPECTIONS

Sections:

22.106.020

UBC Section 302 amended—
Building permits.

22.106.020 UBC Section 302 amended—
Building permits.

"Sec. 302. (22.106.020) (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, 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 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 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 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 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 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

Chapter 22.208

**BUILDINGS UNFIT FOR HUMAN
HABITATION OR OTHER USE****Sections:**

- 22.208.050 Appeal from order of
Superintendent.
22.208.060 Petition to Superior Court.

**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 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.

B. The Hearing Examiner shall consider the appeal in accordance with the procedures established by Chapter 3.02 of this Code (Administrative Code (Ordinance 102228)) 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 and shall be posted on the property.

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 and shall be subject to review only in the manner

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.

"(e) **Suspension or Revocation.** The Building Official shall, by written order, suspend or revoke a permit issued under the 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 provisions of this Code." (Ord. 109754 § 16, 1981: 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.

Subtitle II Housing Code**Chapter 22.202****ADMINISTRATION****Sections:**

- 22.202.040 Repealed.
22.202.050 Repealed.
22.202.060 Repealed.
22.202.070 Repealed.

**22.202.040 Citizens Housing Board—Created
—Membership.**

Repealed by Ordinance 110226.

22.202.050 Citizens Housing Board—Meetings.

Repealed by Ordinance 110226.

**22.202.060 Citizens Housing Board—Quorum,
voting and records.**

Repealed by Ordinance 110226.

22.202.070 Citizens Housing Board—Powers.

Repealed by Ordinance 110226.

and to the extent provided in Section 22.208.060.

(Ord. 109709 § 4, 1981: Ord. 106319 § 5.05, 1977.)

22.208.060 Petition to Superior Court.

Any party affected by an order issued by the Hearing Examiner 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. 109709 § 5, 1981: Ord. 106319 § 5.06, 1977.)

Chapter 22.210

HOUSING PRESERVATION

Sections:

- | | |
|------------|------------------------------------------------|
| 22.210.020 | Definitions. |
| 22.210.030 | Application of chapter. |
| 22.210.050 | License requirements. |
| 22.210.060 | Housing cost index. |
| 22.210.070 | Computation of housing demolition license fee. |
| 22.210.080 | Fee reductions for certain replacement uses. |
| 22.210.120 | Relocation assistance. |
| 22.210.170 | Penalties. |

22.210.020 Definitions.

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

A. "Above market-rate housing" means any residential structure in which the prevailing monthly rent or mortgage payment exceeds or will exceed one hundred twenty percent of the monthly federal Section 8 Fair Market Rent for comparable units in the Seattle area, as determined by the Director of the Department of Construction and Land Use.

B. "Agent" means any person, firm, partnership, association, joint venture, corporation or other entity or combination of entities who represent or act for or on behalf of another.

C. "Market-rate existing housing" means any residential structure in which the prevailing rents, as determined by the Director, have

been between eighty percent of the federal Section 8 Fair Market Rent and one hundred twenty percent of the Section 8 Fair Market Rent for the twenty-four-month period preceding application for a demolition license.

D. "Market-rate replacement housing" means any housing units which will be sold or which for a period of five years or more will be continuously rented at a rate between eighty percent of the federal Section 8 Fair Market Rent and one hundred twenty percent of the federal Section 8 Fair Market Rent for comparable units in the Seattle area.

E. "Block" means the entire property between three or more intersecting or intercepting platted streets or between a platted street and railroad right-of-way or a waterway, provided that such distance does not extend more than four hundred feet on either side of a lot.

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

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

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

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

J. "Low-cost exiting housing" means any residential structure in which the prevailing rents, as determined by the Director, have been less than eighty percent of the federal Section 8 Fair Market Rent in the twenty-four-month period preceding application for a demolition license.

K. "Low-cost replacement housing" means any housing unit which for a period of five years or more will be sold or rented at a monthly rate less than eighty percent of the federal Section 8 Fair Market Rent for comparable units in the Seattle area.

L. "Low-income tenant" means a tenant, as

defined herein, whose total household income and assets are at or below the federal Section 8 Income Eligibility Standards as determined by the Department of Housing and Urban Development.

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

N. "Nonrequired parking lot" means any parking spaces not required by Title 24 of the Seattle Municipal Code (the Zoning Ordinance) as accessory to a principal use nor imposed as a mitigating measure pursuant to the State Environmental Policy Act.

O. "Notice" means a written notice unless otherwise specified.

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

Q. "Person" means any individual, corporation, partnership, association or other legal entity.

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

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

T. "Section 8 Housing" means the Federal Government's Low Income Housing Assistance Program as codified in Section 8 of the United States Housing Act of 1937, as amended, 42 U.S.C. 1437F.

U. "Section 8 Fair Market Rent" means the maximum monthly rents, as determined periodically by the Secretary of Housing and Urban Development, for units covered by rental assistance contracts pursuant to Section 8 of the United States Housing Act of 1937.

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

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

X. "Use permit" means use permit as described in and required by Section 24.10.020 of the Seattle Municipal Code.

(Ord. 109973 § 1, 1981; Ord. 109220 § 2, 1980.)

1. Editor's Note: The Housing Code is codified in Chapters 22.200 through 22.208 of this Code.

22.210.030 Application of chapter.

This chapter shall apply to the demolition and change of use of all housing units, as defined herein, in the city of Seattle, including those demolished pursuant to any order, decision or other action of the Director. No owner shall cause the demolition or change of use of any housing unit without first obtaining a housing demolition license. Demolition or change of use of housing units which are the subject of demolition proceedings or a demolition order but which have not been demolished on the effective date of the ordinance codified herein shall be subject to the terms of this chapter; provided, that demolition or change of use of housing units shall not be subject to the terms of this chapter where the application therefor was filed prior to January 1, 1980, or where the housing units were proposed for demolition or change of use prior to January 1, 1980, but the filing of a demolition permit application was delayed because of any owner's good-faith attempts to participate with the Department of Construction and Land Use in meeting the housing provisions of Chapter 25.04 of the Seattle Municipal Code, as required by the Director of the Department of Construction and Land Use. Any housing unit ordered demolished by the Director because of damage caused by civil commotion, malicious mischief, vandalism, tenant waste, natural disaster, or other destruction beyond the owner's control shall not be subject to the terms of this chapter. This chapter shall not apply to the demolition or change of use of any housing unit owned by the Seattle Housing Authority or any public development authority or to the demolition or change of use of a detached single-family house

which will be replaced by a detached single-family house.

(Ord. 109973 § 1, 1981; Ord. 109432 § 1, 1980; Ord. 109220 § 3, 1980.)

22.210.050 License Requirements.

To receive a housing demolition license every owner must:

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

B. Submit a list containing the name of each tenant currently residing in the structure to be demolished and a list containing the name and last known address of each tenant who has resided in the structure during the two hundred-forty-day period immediately preceding the date of application, indicating those whose tenancies which were terminated and the reason for each termination;

C. Submit written verification of compliance with the tenant notice, eviction and relocation assistance requirements of Sections 22.210.110, 22.210.120, 22.210.130 and 22.210.140 of this chapter;

D. Submit the housing demolition license fee as provided in Sections 22.210.050 and 22.210.070, or enter into a contract for replacement housing and post a bond for the amount of the fee required by Section 22.210.070 of this chapter which shall not be reduced for proposed replacement housing pursuant to Sections 22.210.070E or 22.210.080 of this chapter;

E. Except in the case of a proposed change of use, secure a use permit.
(Ord. 109973 § 3, 1981; Ord. 109220 § 5, 1980.)

22.210.060 Housing cost index.

The Director shall compute and publish on January 15th and July 15th of each year a housing cost index for replacement housing by multiplying the monthly federal Section 8 Fair Market Rent for one-bedroom walkup rental units, by 240 (the number of months in twenty years) and dividing the product by 600 (the number of square feet in the average one-bedroom walkup apartment.) The resulting number shall be the housing cost index.

(Ord. 109973 § 4, 1981; Ord. 109220 § 6, 1980.)

22.210.070 Computation of housing demolition license fee.

A. The housing demolition license fee shall be computed by multiplying the net residential area to be demolished by the housing cost index. The product of these numbers shall be the replacement cost for the demolished or converted units. When housing units are demolished or converted to a nonresidential use in Single Family Residence (RS), Residential Duplex (RD), Multiple Residence Lowest Density (RM 1600), Residence Waterfront (RW), General Industrial (IG), Manufacturing (M) or Heavy Industrial (IH) zones, as described in Title 24 of the Seattle Municipal Code, owners shall pay a license fee of three percent of estimated replacement costs. When housing units are demolished or converted to a nonresidential use in a Multiple Residence Low Density (RM 800), Neighborhood Business (BN), or an Intermediate Business (BI) zone, as described in Title 24 of the Seattle Municipal Code, owners shall pay a license fee of five percent of estimated replacement costs. When housing units are demolished or converted to a nonresidential use in any Multiple Residence High Density Variable Height (RMV) or in a Multiple Residence High Density (RMH) zone, as described in Title 24 of the Seattle Municipal Code, owners shall pay a license fee of thirteen percent of estimated replacement costs. When housing units are demolished or converted to a nonresidential use in a General Commercial (CG) or Community Business (BC) zone, owners shall pay a license fee of seventeen percent of estimated replacement costs. When housing units are demolished or converted to a nonresidential use in a Metropolitan Commercial (CM), Metropolitan Commercial Temporary (CMT), Metropolitan Business (BM) or Multiple-Residence-Mixed Density (RM-MD) zone, as described in Title 24 of the Seattle Municipal Code, owners shall pay a license fee of twenty percent of estimated replacement costs.

B. When not more than two structures containing not more than four housing units and located on the same development site as described in the use permit for development of the site are demolished or changed to a nonresidential use in any zone, no license fee shall be required but all other provisions of this chapter shall apply. The four-housing-unit exemption shall apply only to the first two

structures demolished or changed to a non-residential use in a block by an owner. Subsequent demolitions or changes in use by the same owner in the same block shall be subject to all of the requirements of this chapter. The number of units in a structure shall be determined by the Director of the Department of Construction and Land Use. Any structure containing not more than four housing units which was created through the legal conversion of a structure containing more than four housing units shall not be exempt from the license fee if the conversion occurred less than three years prior to the date of application for a demolition permit or change of use permit.

C. The demolition or change of use of any residential building, or portion thereof, which can be shown to the Director's satisfaction to have been continuously vacant since January 1, 1974 shall be exempt from the housing demolition license fee but all other provisions of this chapter shall apply.

D. When more than two structures are demolished or changed to a nonresidential use on the same site or in the same block, by an owner, the license fee shall be computed based upon the total square feet of housing demolished.

E. Any nonresidential space in any structure which is converted to residential use after August 24, 1980, shall be exempt from the license fee requirement of this chapter if subsequently demolished or converted to a non-residential use, but all other provisions of the chapter shall apply. Residential buildings or portions thereof which are classified by the Director as above market-rate housing pursuant to Section 21.210.080 of this chapter shall be exempt from the license fee requirement of this chapter but all other provisions of this chapter shall apply.

F. Any owner demolishing or changing the use of low-cost existing housing or market-rate existing housing shall either build replacement housing on a site or sites in the city of Seattle or pay a license fee as required by this chapter. If the owner elects to pay the fee it shall be paid prior to issuance of the license. Replacement housing shall be under construction within three years from the date of issuance of the license. Before receiving a license an owner who will build replacement housing must state in writing on a form to be provided by the Director the number of square feet of replacement housing

to be built and the projected sale or rental price of the replacement housing. The owner shall also post a bond for the full amount of the license fee less any portion of the fee which is paid, but with no reduction for proposed replacement housing, plus interest for three years at the prime interest rate on the date that the housing replacement statement is filed. If the replacement housing is not under construction within three years from the date of issuance of the license, the full amount of the bond shall be forfeited and paid to the city of Seattle. The license fee of any owner who builds replacement housing within three years of issuance of the demolition license shall be recomputed based upon the square feet of replacement housing constructed and the difference between the fee paid by the owner, and the recomputed fee shall be refunded.

(Ord. 109973 § 5, 1981; Ord. 109220 § 7, 1980.)

22.210.080 Fee reductions for certain replacement uses.

The housing demolition license fee computed pursuant to Section 22.210.070 of this chapter shall be reduced when demolished housing units are replaced by new housing units. When demolished or converted housing units are replaced by low-cost replacement housing units, the net residential area of demolished housing shall be reduced by subtracting from the net residential area to be demolished the net number of square feet of replacement low-cost housing and the difference shall be multiplied by the housing cost index to determine the license fee. When existing low-cost rental housing is demolished or converted and is replaced by market-rate replacement housing units, the net residential area of demolished housing shall be reduced by subtracting from the net residential area to be demolished:

A. Ninety percent of the net number of square feet of market-rate replacement housing which will continuously rent for a period of five years or more at a rate equal to or less than the federal Section 8 Fair Market Rents for comparable units; and

B. Seventy percent of the net number of square feet of market-rate replacement housing which will rent at rates greater than Section 8 Fair Market Rents but less than one hundred twenty percent of Section 8 Fair Market Rents, up to an amount equal to the net number of

square feet being demolished. The difference between the net number of square feet of demolished housing and replacement housing shall be multiplied by the housing cost index to determine the license fee. When market-rate existing housing is demolished and is replaced by marketrate replacement housing, the net residential area of demolished housing shall be reduced by subtracting from the net residential area to be demolished the number of square feet of replacement housing and the difference shall be multiplied by the housing cost index to determine the license fee. When low-cost or market-rate housing units are replaced by above market-rate housing units the net residential area of demolished housing shall be reduced by subtracting from the net residential area to be demolished fifty percent of the net number of square feet of replacement housing, up to an amount equal to the net number of square feet being demolished. The difference between the net number of square feet of demolished housing and replacement housing shall be multiplied by the housing cost index to determine the license fee. The Director shall classify housing to be demolished as low-cost, market-rate or above market-rate based on the prevailing rental rates of the occupied units in the structure to be demolished during the twenty-four-month period preceding license application for the demolition license. In determining prevailing rental rates the Director may exclude from consideration: (1) any units which rented for substantially less than the majority of the units in the building; and (2) any extraordinary rent increases for which there is no reasonable, objective economic justification. When an owner relocates the structure to be demolished to another site in the city at his sole cost and expense, the license fee shall be reduced by one hundred percent. In all other cases and whenever the housing replacement is not under construction within three years following issuance of a housing demolition license the full license fee as determined in Section 22.210.070 of this chapter shall be required. Replacement housing may be provided by the rehabilitation of residential buildings which have been continuously vacant since January 1, 1974. No housing which is financed in whole or in part with city of Seattle general obligation bond funds shall be considered replacement housing under this section and no license fee reduction shall be permitted for such housing.

(Ord. 109973 § 6, 1981; Ord. 109220 § 8, 1980.)

22.210.120 Relocation assistance.

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

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

2. Tenants whose household income exceeds eighty percent of median household income but is less than one hundred sixty percent thereof shall receive an amount not to exceed One Thousand Dollars (\$1,000.00), calculated by multiplying eighty percent of the Seattle median household income for households of comparable size by One Thousand Dollars (\$1,000.00) and dividing the product by the tenant's actual household income;

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

B. Relocation-assistance payments shall be in addition to the refund of any deposits or other sums to which the tenant is entitled. At the option of the owner or the tenant, relocation assistance shall be paid in the form of excused rent payments. Owners shall give each tenant written notice in advance of his or her entitlement to relocation assistance in the form of excused rent. Tenants who vacate prior to receiving full relocation assistance in the form of reduced rents shall receive, at least five days before the date they vacate, the difference between the set-off rent and their full relocation entitlement. Each tenant claiming relocation assistance shall submit to the owner, within thirty days of receipt of notice of entitlement, a sworn, notarized statement, setting forth the tenant's total annual gross income for the previous calendar year and the total gross income for the current year when the statement is submitted. The statement shall be on the form provided by the Director and shall be delivered to the tenants with the tenant notice required by Section 22.210.140 of this chapter. The owner may challenge the income verification of any tenant by submitting proof to the Director of income not disclosed by the tenant. Any tenant who refuses to provide information regarding his or her income when requested by the Director, or any tenant who misrepresents any information regarding relocation benefits, shall be denied relocation assistance. Any

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tenant evicted for other than good cause, as provided in Section 22.210.110 of this chapter, in the eight month period immediately preceding an owner's application for a demolition license, shall be entitled to relocation assistance as provided in this section.

(Ord. 109973 § 7, 1981: Ord. 109220 § 12, 1980.)

22.210.170 Penalties.

Violation of Sections 22.210.030, 22.210.040, 22.210.050, 22.210.110, 22.210.120 or 22.210.140 of this chapter or any deliberate attempt by an owner to evade application of this chapter, or any misrepresentation of a material fact in any application or other writing required by this chapter shall constitute violations subject to the provisions of Chapter 12A.01 and Chapter 12A.02 of the Seattle Criminal Code (Ordinance 102843),¹ and any person convicted thereof may be punished by a civil fine or forfeiture not to exceed Five Hundred Dollars (\$500.00). Each day's violation of any provision of this chapter shall constitute a separate offense.

(Ord. 109973 § 8, 1981: Ord. 109220 § 18, 1980.)

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

Subtitle III Electrical Code

Chapter 22.300

ADOPTION OF ELECTRICAL CODE

Sections:

22.300.020 Adoption of the National Electrical Code and Seattle Electrical Code Supplement.

22.300.020 Adoption of the National Electrical Code and Seattle Electrical Code Supplement.

The National Electrical Code, 1981 edition, (in this subtitle called NEC) published by the National Fire Protection Association, and the Seattle Electrical Code Supplement to the 1981 National Electrical Code, three copies of which are filed with the City Comptroller (C.F. 288213), are adopted and by this reference made a part of this subtitle and together with

the provisions of this subtitle and the applicable provisions of the Seattle Code for Energy Conservation in New Building Construction (Seattle Energy Code — Ordinance 108500, as amended)¹ shall constitute the official Electrical Code of the city. In any case in which there is a conflict among the component parts of the Seattle Electrical Code, the Seattle Electrical Code Supplement to the 1981 NEC shall be controlling over the National Electrical Code. In any case in which there is a conflict between this Code and the Seattle Energy Code, the provisions of the Seattle Energy Code shall apply.

(Ord. 109716 § 1, 1981: Ord. 108482 § 2, 1979.)

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

Subtitle VI Fire Code

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

Reference	Permit	Original Fee	Renewal Fee	Ref
80.102	Marine Facility Master	\$500.00	\$500.00	10.3
	Marine Facility Supplemental Emergency Notice	50.00	NA	10.3
	Standard Notice	20.00	NA	
80.102	Marine Facility Break Bulk	100.00	100.00	10.3
	Marine Facility Supplemental Emergency Notice	25.00	NA	4.1
	Standard Notice	10.00	NA	
79.1302	Dry Cleaning Plant (Class I)	50.00	50.00	25.10
79.1302	Dry Cleaning Plant (Class II)	33.75	33.75	25.10
77.1049	Explosives, Handling and Use	33.75	33.75	
50.103	Manufacture of Organic Coatings	33.75	18.75	77.10
25.101	Assembly Occupancy — A1, A2 and A2.1 (except nonprofit)	33.75	18.75	79.10
74.103	Bulk Oxygen System	27.50	15.00	80.10
62.102	Oven, Industrial	27.50	15.00	82.10
82.102	L.P.G. Container Filling	27.50	15.00	75.10
79.103	Flammable Liquid:			24.10
	Processing Plant	27.50	15.00	25.11
	Marine Service Station	27.50	15.00	
	Self-Service Station	27.50	15.00	29.10
	Bulk Storage Tank	27.50	15.00	
10.302	Field Qualification for Certificate	20.00	---	34.10
10.302	Office Examination for Certificate	10.00	---	
49.101	Welding/Cutting (3 units or less)	10.00	6.25	----
78.102	Fireworks (Retail Stand)	10.00	---	
79.103	Flammable Liquid Safety Cans	6.25	6.25	Fees s to the (Ord.

Reference	Permit	Original Fee	Renewal Fee
10.302	Fire Extinguisher Serviceman	\$ 6.25	---
10.314	Install Fixed Fire Protection Equipment	6.25	---
10.315	Plan Review (no Building Permit)	At rates based on valuation as established by Permit Fee Ordinance.	
10.315	Plan Review — Preliminary, or work under Building Permit	No Charge	
4.109	Temporary Permits	No Charge	
25.101	Assembly (nonprofit)	No Charge	
25.101	Exhibition in Assembly (nonprofit)	No Charge	
	Transportation, only (no storage in Seattle) of:		
77.104	Explosives	No Charge	
79.103	Flammable Liquids	No Charge	
80.102	Hazardous Chemicals	No Charge	
82.102	L.P.G.	No Charge	
75.103	Cryogenics	No Charge	
24.102	Aircraft Repair Hangar	No charge (when issued in conjunction with other permits)	
25.114	Open Flame in Public Assembly	No charge (when issued in conjunction with other permits)	
29.102	Repair Garage	No charge (when issued in conjunction with other permits)	
34.102	Wrecking Yard	No charge (when issued in conjunction with other permits)	
-----	All other Permits	\$ 20.00	\$ 12.50

Fees shall be paid at the time of application for Permit, Certificate or inspection. Fees shall be payable to the City Treasurer.

(Ord. 110137 § 1, 1981: Ord. 109765 § 1, 1981: Ord. 108678 § 4, 1979.)

Chapter 22.606

AMENDMENTS TO UNIFORM
FIRE CODE

Sections:

- 22.606.010 Seattle Fire Code—Section 3.101 amended—Fire hazards.
- 22.606.020 Seattle Fire Code—Section 4.101 amended—Permit required.
- 22.606.030 Seattle Fire Code—Section 10.307 amended—Fire alarm systems.
- 22.606.040 Seattle Fire Code—Section 11.203 amended—Storage of combustible materials.
- 22.606.050 Seattle Fire Code—Section 25.101 amended—Places of assembly.
- 22.606.060 Seattle Fire Code—Section 25.104 amended—Pyroxylin coated fabric.
- 22.606.070 Seattle Fire Code—Section 79.201 amended—Combustible liquid storage.
- 22.606.080 Seattle Fire Code—Section 80.102 amended—Storage and transport of hazardous materials.
- 22.606.090 Seattle Fire Code—Section 80.113 amended—Railroad transportation of hazardous chemicals restricted.
- 22.606.100 Seattle Fire Code—Section 80.114 added—Crimes.
- 22.606.110 Seattle Fire Code—Section 80.115 added—Inspections/Buildings and premises.
- 22.606.120 Seattle Fire Code—Section 80.116 added—Inspections/Vehicles.
- 22.606.130 Seattle Fire Code—Section 82.102 amended—Liquefied petroleum gas.
- 22.606.140 Seattle Fire Code—Article 93 added—Minimum standards for high-rise buildings.
- 22.606.010 Seattle Fire Code—Section 3.101 amended—Fire hazards.
- “Sec. 3.101. Any person operating or maintaining any occupancy, premises or vehicle subject to this code who shall permit any fire

hazard to exist on premises under his control or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the chief or his duly authorized representative shall be guilty of a crime as provided for in Chapter 12A.01 of the Seattle Criminal Code (Ordinance 102843, as amended; Seattle Municipal Code, Chapter 12A.02).” (Ord. 109765 § 9, 1981; Ord. 108678 (part), 1979.)

22.606.020 Seattle Fire Code—Section 4.101 amended—Permit required.

Section 4.101 of the Uniform Fire Code is amended to read as follows:

“Sec. 4.101. Permit Required. It shall be unlawful for any person, firm or corporation to use a building or premises or engage in any activities for which a permit is required by this code without first having obtained such permit. Permits are required from the bureau of fire prevention. The Chief may condition any permit, increasing or decreasing the scope of activity, and/or specifying fire safety provisions in addition to those established by this Code, where he deems such conditions are necessary to provide reasonable public safety.

“Aircraft Repair Hangar. To use any structure as an aircraft hangar for the purpose of servicing or repairing aircraft. See Section 24.102.

“Automobile Wrecking Yard. To operate an automobile wrecking yard. See Article 34.

“Bonfires or Rubbish Fires. To kindle or authorize the kindling or maintenance of bonfires or rubbish fires. See Section 11.101.

“Bowling Pin or Alley Refinishing. To conduct a bowling pin refinishing or bowling alley resurfacing operation involving the use and application of flammable liquids or materials. See Article 26.

“Burning in Public Place. To ignite or burn waste material on publicly owned or controlled land, bridge, street or other public place which has not been set aside by public authority for such purposes. See Section 11.113.

“Candles and Open Flames in Assembly Areas. To use open flame or candles in connection with assembly areas or restaurants' dining or drinking establishments. For definition of Assembly, see Section 9.103. See Sections 25.116 and 25.117 for open flame and candles.

“Cellulose Nitrate Storage. To store or handle more than 25 pounds of cellulose nitrate plastic

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(pyroxylin) for the manufacturing or assembly of articles or parts of articles containing cellulose nitrate plastics (pyroxylin). See Article 27.

"Combustible Fiber Storage. To store or handle combustible fibers in quantities in excess of 100 cubic feet. See Article 28.

"Compressed Gases, Flammable. To store, handle or use at normal temperature and pressures more than 2000 cubic feet of flammable compressed gas or 6000 cubic feet of non-flammable compressed gas. See Article 74.

"Cryogenics. Except where federal or state regulations apply and except for fuel systems of the vehicle, permits are required to: (See Article 75.)

"A. Produce, store or sell cryogenic fluids.

"B. Store nonflammable nontoxic cryogenics in excess of 500 gallons.

"C. Store or use more than 10 gallons of liquefied oxygen, flammable cryogenic fluids or cryogenic oxidizers.

"Drycleaning Plants. To engage in the business of drycleaning. Such permits shall prescribe the class of system to be used. See Section 79.1302.

"Dust-producing Operations. To operate a grain elevator, flour starch or feed mill, or plant pulverizing aluminum, coal, coca, magnesium, spices, sugar or other material producing dusts as defined in Section 76.101.

"Excavations Near Flammable or Combustible Liquid Pipelines. To excavate or do any work below grade within 10 feet of any pipeline used for the transportation of flammable or combustible liquids. See Section 79.1201.

"Explosives or Blasting Agents. For permits for explosives or blasting agents, see Section 77.104.

"Fireworks. For permits for fireworks, see Article 78.

"Fixed Fire Protection System. To install. See Article 10.

"Flammable Liquids. To handle, store or use flammable liquids. See Section 79.103. See also permits for spraying or dipping.

"Flammable or Combustible Liquid Tanks. To remove, abandon, place temporarily out of service or otherwise dispose of any flammable or combustible liquid tank. See Section 79.221.

"Flammable or Combustible Liquid Pipelines Operation. To use or operate a pipeline used for the transportation of flammable or combustible liquids. See Section 79.1201.

"Fruit Ripening. To ripen fruit by the process described in Section 46.101.

"Fumigation or Thermal Insecticidal Fogging. To operate a business of fumigation or thermal insecticidal fogging. Also to maintain a room, vault or chamber in which a toxic flammable fumigant is used. See Article 47.

"Garages. To use any structure as a place of business for repairing motor vehicles. See Article 29.

"Hazardous Chemicals. To store, transport or handle more than 55 gallons of corrosive liquids or more than 500 pounds of oxidizing materials or more than 10 pounds of organic peroxides or more than 500 pounds of nitromethane or 1000 pounds or more of ammonia nitrate, ammonia nitrate fertilizers and fertilizer mixtures covered by Section 80.106(d); or any amount of highly toxic materials, pyrophoric materials, hypergolic materials, cryogenic or poisonous gases. See Article 80.

"High-piled Combustible Stock. To use any building or portion thereof exceeding 2500 square feet for the storage of high-piled combustible stock. A floor plan showing the dimensions and location of the stockpiles and aisles shall be submitted with applications for such permits. See Article 81.

"Junk Yards. To operate a wrecking yard, junk or waste material handling plant. See Article 34.

"Liquefied Petroleum Gases. Except for portable containers of less than 120 gallons water capacity to install or maintain any LP gas container. Where a single container or the aggregate capacity of interconnected containers is over 1200 gallons water capacity, the installer shall submit plans for such permits. See Article 82.

"Lumber Yards. To store lumber in excess of 100,000 board feet. See Article 30.

"Marine Facility. To operate a marine facility. See Section 9.115.

"Matches. To manufacture matches or to store matches exceeding an aggregate 60 matchman's gross (14,400 each gross). See Article 83.

"Magnesium Working. To melt, cast, heat treat or grind more than 10 pounds of magnesium per working day. See Article 48.

"Medical Gas. Any amount of medical gas connected to a fixed piping system. See Article 74.

"Nitrate Film. To store, handle, use or display nitrate film. See Article 33.

"Oil Wells. To drill, own, operate or maintain an oil well. Each oil well permit shall be valid for the calendar year for which it was issued. See Section 79.1001.

"Open Burning. See Bonfires.

"Open Flame Devices in Marinas. See Section 11.412.

"A. To use open flame devices for maintenance or repair of boats, slips or wharfs.

"B. To use a portable barbecue, brazier or cooking device on any boat, slip or wharf.

"Organic Coatings. To manufacture more than one gallon of organic coatings in a working day. See Article 50.

"Ovens, Industrial Baking or Drying. To operate an industrial baking or drying oven regulated by this code. See Article 62.

"Places of Assembly. To operate a place of assembly as defined in Article 9.

"EXCEPTIONS:

"A. Outdoor Grandstands.

"B. School auditoriums, open-concept classrooms and similar areas, when used for school functions.

"C. Lunchrooms, training centers and similar areas operated for employees or regular building occupants (less than 300 occupants) without appreciable fuel load.

"D. Drinking and dining establishments under 100. See Section 25.101.

"Radium. To store or handle at any installation more than 1 microcurie of radium not contained in a field source or more than 1 millicurie of radium or other radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the United States Atomic Energy Commission is required. See Article 80.

"Refrigeration Equipment. To operate a refrigeration unit or system containing more than 20 pounds of refrigerant other than air or water. See Article 63.

"Spraying or Dipping. To operate a spraying or dipping enterprise utilizing flammable liquids included within the scope of Article 45. See Section 45.101.

"Temporary Permits. See Section 4.109.

"Tents and Air-Supported Structures. To erect or operate a tent or air-supported structure covering an area in excess of 200 square feet unless such structures are not used exclusively for camping. See Article 32.

"Tire Recapping. To operate tire recapping or rebuilding plants. See Article 31.

"Waste Material Handling Plant. To operate a waste material handling plant. See Article 34." (Ord. 110137 § 2, 1981: Ord. 109675 § 8, 1981: Ord. 108678 (part), 1979.)

22.606.030 Seattle Fire Code—Section 10.307 amended—Fire alarm systems.

"(a) Approved fire alarm systems shall be installed and maintained in the occupancies noted in subsection (b) as follows:

"(b) OCCUPANCY ALARM SYSTEM REQUIREMENTS

Type of Occupancy	Detection and Alarm System Requirements
A (OVER 300 OCCUPANTS)	The fire alarm system shall include manual stations, a means of notifying the Fire Department and alarms audible throughout. Assembly occupancies with an occupant load of 1,000 or more shall have a voice alarm system.
E	The fire alarm system shall include manual pull stations, heat detection in hazardous areas such as central boiler or furnace rooms, laundry rooms, kitchens, handicraft rooms, shops and storage rooms, and automatic alarm sounding devices. E1 occupancies shall have a means of notifying the Fire Department. E3 occupancies may substitute smoke detection systems where permitted by the Chief.
I1 and I3	The fire alarm system shall include manual pull stations, heat detection in hazardous areas, smoke detection in the corridors, exitways, air handling systems and unsprinklered areas of sprinklered buildings, a means of notifying the Fire Department, and a voice alarm system.
I2	Same as E1 above, plus smoke detection outside each sleeping room.
B and H	Where there are more than 200 persons above the floor of exit discharge, or 25 persons below

the floor of exit discharge, provide an alarm system as required for E2 above. NOTE: This requirement shall not be retroactive where building occupancy is not changed and buildings have either automatic sprinkler protection throughout, or fire separations and exit enclosures required by the current Seattle Building Code. Where installation of a fire alarm system is required in an existing "B" or "H" occupancy, a minimum of 2 years shall be allowed to complete the installation.

R1 Hotels two or more stories and apartments three or more stories shall have an alarm system including manual pull stations, heat detection in hazardous areas, and alarms audible throughout. In addition to the above, R1 occupancies with non-ambulatory persons as residents and R1 occupancies used as dormitories or for similar uses shall have automatic smoke detection in corridors and exitways connected to the alarm system.

"(c) Automatic sprinkler systems installed in occupancies requiring a fire alarm system shall be connected to the fire alarm system.

"(d) Design, installation and maintenance of fire detection and alarm systems shall be in accordance with the Seattle Electrical Code and with the requirements of NFPA Pamphlet No. 72A as adopted and amended by the Chief. Minimum maintenance shall include an annual test, plus monthly functional tests. Maintenance and test records shall be maintained available for inspection by the Fire Chief. The Chief is authorized to accept automatic sprinklers as heat detection, to vary the requirements of subsection (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.

"(e) 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.

"(f) 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 include moving or disturbing persons under medical care."

(Ord. 109675 § 2, 1981; Ord. 108678 (part), 1979.)

22.606.040 Seattle Fire Code—Section 11.203 amended—Storage of combustible materials.

"Section 11.203(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 of combustible and/or readily combustible materials 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, shutdown or safety controls. Storage outside of buildings 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. Refer to Article 81 for high-piled stock.

"(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 cu. ft. or more of readily or highly-combustible material (such as materials classified as Class IV or Special Hazard Commodities in Article 81) shall be under permit, in H2 or H3 occupancies protected by an automatic sprinkler system, or in such other places approved by the Chief as having alternate equivalent provisions for fire safety."

(Ord. 109765 § 3, 1981: Ord. 108678 (part), 1979.)

22.606.050 Seattle Fire Code—Section 25.101 amended—Places of assembly.

"PERMIT REQUIRED

"Sec. 25.101. No Place of Assembly as defined in Article 9 shall be maintained, operated or used without a permit (see also Section 4.101). Any exhibition that introduces flammable or combustible material into a place of assembly or alters the existing configuration in any manner shall be under separate permit.

"EXCEPTIONS: 1. Outdoor grandstands. 2. School auditoriums, open-concept classrooms and similar areas, when used for school functions. 3. Lunchrooms, training centers and similar areas operated for employees or regular building occupants (less than 300 occupants) without appreciable fuel load. 4. Drinking and dining establishments under 100."

(Ord. 109765 § 5, 1981: Ord. 108678 (part), 1979.)

22.606.060 Seattle Fire Code—Section 25.104 amended—Pyroxylin coated fabric.

"PYROXYLIN COATED FABRIC

"Sec. 25.104 Pyroxylin coated fabric is prohibited."

(Ord. 109765 § 6, 1981: Ord. 108678 (part), 1979.)

22.606.070 Seattle Fire Code—Section 79.201 amended—Combustible liquid storage.

"(a) The storage of flammable and combustible liquids in above-ground tanks is prohibited in the Downtown Fire District and the Central Waterfront Fire District.

"EXCEPTIONS:

"1. Individual tanks of not more than 60 gallons capacity.

"2. Individual tanks of not more than 275 gallons capacity, containing other than Class I flammable liquids and connected to a heating plant or emergency equipment such as required by Building Code Section 1807.

"3. Above-ground tanks legally installed and in use prior to January 19, 1959.

"(b) Fire protection shall be provided in accordance with nationally recognized standards.

"(c) Each above-ground tank or group of tanks for storage shall be protected with approved fire control equipment.

"(d) Where foam fire protection is required, installation shall meet the requirements of U.F.C. Standard No. 79-1, "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. 109765 § 7, 1981: Ord. 108678 (part), 1979.)

22.606.080 Seattle Fire Code—Section 80.102 amended—Storage and transport of hazardous materials.

“Section 80.102. For a permit to store, transport or handle corrosive liquids, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, ammonium nitrate fertilizers and fertilizer mixtures, highly toxic materials, pyrophoric materials, hypergolic materials, cryogenic materials or poisonous gases, see Section 4.101. For a permit to operate a Marine Facility, see Section 4.101. For a permit to store or handle radium, see Section 4.101.”

(Ord. 109765 § 10, 1981: Ord. 108678 (part), 1979.)

22.606.090 Seattle Fire Code—Section 80.113 amended—Railroad transportation of hazardous chemicals restricted.

“RAILROAD TRANSPORTATION OF HAZARDOUS CHEMICALS RESTRICTED 80.113. 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 §§ 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 Downtown Fire District, except that portion of the railroad tracks north of the north entrance to the railroad tunnel at Stewart Street and south of the south entrance to the railroad tunnel at Yesler Way, 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 Downtown Fire District during restricted hours (6:00 A.M. to 11:30 P.M.) when (a) special circumstances necessitating such transport are shown; and (b) special safeguards, as established by the Fire Chief, are observed.”

(Ord. 109765 § 11, 1981: Ord. 108678 (part), 1979.)

22.606.100 Seattle Fire Code—Section 80.114 added—Crimes.

“CRIMES

“Sec. 80.114 Any person, firm, corporation, or unincorporated association operating or maintaining any vehicle in violation of this article shall be guilty of a crime as provided for in Chapter 12A.01 of the Seattle Criminal Code

(Ordinance 102843, as amended; Seattle Municipal Code, Chapter 12A.02).” (Ord. 109765 § 12, 1981: Ord. 108678 (part), 1979.)

22.606.110 Seattle Fire Code—Section 80.115 added—Inspections/Buildings and premises.

“INSPECTIONS/BUILDINGS AND PREMISES

“Sec. 80.115 Regular inspections of buildings and premises to determine compliance with this article shall be conducted pursuant to the provisions of Article 2 and 3 of this code.” (Ord. 109765 § 13, 1981: Ord. 108678 (part), 1979.)

22.606.120 Seattle Fire Code—Section 80.116 added—Inspections/Vehicles.

“INSPECTIONS/VEHICLES

“Sec. 80.116 (a) In order to determine compliance with this Article, the chief, upon presenting identification to the owner, agent or operator, is authorized to enter and inspect all vehicles, including equipment, containers and labeling therein. Rules governing the conduct of regular, uniform and systematic inspection, entry and, where appropriate, impoundment of vehicles, shall be adopted by the chief, pursuant to Section 2.102 of this Code.

“(b) For purposes of this Article “vehicles” means:

“(1) every ‘combination of vehicles,’ ‘commercial vehicle,’ ‘motor truck,’ ‘motor vehicle,’ ‘semitrailer,’ ‘trailer,’ ‘truck tractor,’ or ‘vehicle,’ all as defined in Chapter 11.14 of the Traffic Code (Ordinance 108200, as amended; Seattle Municipal Code Chapter 11.14); and

“(2) container, cargo container, tank container, and overseas van, whether or not connected to a chassis.

“(c) The chief shall make a record of inspection and a copy of said record shall be provided to the owner, operator or agent, or attached to the vehicle. When necessary, vehicles shall be resealed using a Fire Department seal.

“(d) In the event of a violation of this article and in the event that further unrestricted movement of a vehicle may constitute a danger to persons or property, the chief may order the impoundment of such vehicle and the immediate correction of the violation.

“(e) Upon the refusal of an owner, agent or operator to allow entry or inspection by the

chief acting under the authority of subsection (a) of this section, the chief shall order the impoundment of the vehicle, and shall proceed to the Municipal Court of The City of Seattle and request an administrative inspection warrant to complete the inspection.

"(f) Failure to comply with the order of the Chief concerning the impoundment of vehicles under this section, or the failure to stop for purposes of allowing a request for inspection to be made pursuant to subsection (a) of this section, or the failure to permit inspection pursuant to a lawfully issued inspection warrant, shall constitute a crime as provided for in Chapter 12A.01 of the Seattle Criminal Code (Ordinance 102843, as amended; Seattle Municipal Code, Section 12A.02).

"(g) The provisions of this section shall not limit the authority of the chief to enter and inspect vehicles if there is probable cause to believe there exists a violation of this Article therein."
(Ord. 109766 § 1, 1981; Ord. 108678 (part), 1978.)

22.606.130 Seattle Fire Code—Section 82.102 amended—Liquefied petroleum gas.

"82.102. A permit is required for the storage, use, handling, or transportation of any amount of liquefied petroleum gas, except for quantities shown on Table 82.102. See also Section 4.101. (Ord. 109765 § 4, 1981; Ord. 108678 (part), 1979.)

22.606.140 Seattle Fire Code—Article 93 added—Minimum standards for high-rise buildings.

The Uniform Fire Code is amended by adding thereto a new Article 93, to read as follows:

"Section 93.101. Purpose. The main purpose of this article is to improve the fire and life safety of existing high-rise buildings that do not conform to current City codes so that the health, safety and welfare of the general public is provided for and promoted. It is recognized that the application of present day fire protection techniques to some existing high-rise buildings is difficult. For this reason, this article may permit the use of alternative methods and innovative approaches and techniques to achieve its purpose, when approved by the Chief and the building official.

"Section 93.102. Scope. (a) This article shall

apply to all high-rise buildings in existence at the time of its adoption,¹ as well as to all high-rise buildings coming into existence after the adoption thereof.

(b) Where there is a conflict between an ordinance or code and the provisions of this article, this article shall govern unless the ordinance or code establishes more stringent fire and life-safety requirements.

"Section 93.103. Definitions. For the purpose of this article, certain words shall be construed as specified in this section.

1. **HIGH-RISE BUILDING:** Buildings having floors used for human occupancy located more than 75 feet above the lowest level of Fire Department vehicle access.

2. **CENTRAL STATION:** A fire alarm reporting service listed by the Underwriters Laboratories or authorized by the Chief to report alarms to the Seattle Fire Department Alarm Center. In lieu of connection to a central station listed by Underwriters Laboratories, the Chief shall approve building staff monitoring of a fire alarm annunciator panel where:

A. Such staff is properly trained to monitor the annunciator panel and report alarm signals to the Fire Department Alarm Center via the 911 system.

B. One or more building staff is on duty 24 hours a day and remains in the direct vicinity of the annunciator panel, e.g., a hotel desk clerk where the panel is behind the registration desk.

3. **FLOOR USED FOR HUMAN OCCUPANCY:** A floor designed and intended for occupancy by one or more persons for any part of a day, including a roof garden and an active storage area. An area occupied for the service of building equipment only is not included in this definition.

4. **DEAD-END CORRIDOR:** A corridor which permits only one direction of travel from a unit or room door to an exit, or which intersects an exit corridor on one end and does not provide an exit path on the other end. A corridor which has fire escapes directly accessible from it is not a dead-end corridor.

"Section 93.104. Exits. All exits in high-rise buildings shall be illuminated as required in Section 3312 of the Building Code and enclosed with a minimum of one-hour fire resistive construction. Every high-rise building shall have at least one such exit. Where existing exterior fire escapes are used for additional exits, they shall be tested and identified as required in Section

93.105. Where a high-rise building has a single enclosed exit, the enclosure shall be continued to the exterior of the building and the exit shall be smoke-proof by natural ventilation in accordance with Section 3309 (g) of the Building Code, or shall be mechanically pressurized with fresh air to 0.15 inches water column and shall have a concurrent 2500 cubic feet per minute (CFM) exhaust to atmosphere in an emergency, in accordance with the provisions of the Building Code.²

EXCEPTION: A single stair may exit through a building lobby where the lobby is of non-combustible construction, does not contain combustible furnishings, and is separated from the rest of the building by one-hour construction. Wire-glass protected by sprinklers on both sides may be accepted as one-hour construction. Where the lobby contains no combustible materials, wire-glass need only be protected by sprinklers on the side opposite the lobby.

"Section 93.105. Fire Escapes. Exterior fire escapes shall be accessible and structurally safe at all times. Owners of high-rise buildings shall load-test fire escapes at least once every five years with a weight of not less than 100 lb/sq. foot. The results of such a load test shall be submitted in writing to the Chief. In lieu of such a test, the Chief may accept the opinion of a structural engineer licensed by the State of Washington that the fire escape is structurally safe and will support a load of 100 lb/sq. foot. There shall be signs approved by the Chief clearly identifying the route of access to the fire escape from every public corridor.

Locked doors or windows are prohibited between public corridors and fire escapes.

EXCEPTION: Where all of the following criteria are met and approved by the Chief:

1. An identified tool or device for opening the locked door or window is permanently affixed in close proximity to the locked point.
2. The area around the locked door or window is served by emergency illumination.
3. Clearly understandable directions indicating the use of the tool and the route to the fire escape are posted at the locked door or window.

"Section 93.106. Dead-end Corridors. Dead-end corridors are limited to 75 feet in length in office occupancies and 30 feet in length in all other occupancies. Where such limits are exceeded, automatic sprinkler protection meeting the requirements of the Fire Code and the

Building Code² shall be provided for the entire dead-end corridor, with one head on the room side of each door opening onto the corridor. Domestic water systems may be used to supply such sprinklers when approved by the Chief.

EXCEPTIONS:

1. In high-rise buildings, inactive doors leading from the dead-end corridor into spaces which are not in normal use may be covered with 5/8" type x gypsum board or its equivalent, in lieu of installing a sprinkler head over the door or smoke detector in the room.

2. In office occupancies, sprinkler heads on the room side of each door opening onto the corridor need not be installed.

3. In residential buildings, where corridors and each guest room are equipped with electrically supervised smoke detectors connected to the building fire alarm system, sprinkler heads, or any combination thereof. Where smoke detectors are used in rooms in lieu of sprinklers, doors must be rated at 20 minutes and must be self-closing.

4. In office occupancies, sprinkler systems are not required in a dead-end corridor where the corridor is equipped with smoke detectors and each room opening onto the corridor is equipped with at least one smoke detector. Such detector shall be electrically supervised and connected to the building fire alarm system.

5. Where there is a fire escape not directly accessible from the corridor, and the exit route is protected by electrically supervised smoke detection.

"Section 93.107. Shaft Enclosures. All openings which connect three or more floors shall be enclosed with a minimum of one-hour fire resistive construction.

EXCEPTION: Openings complying with Section 1706 (b) of the Building Code.

"Section 93.108. Heating, Ventilation and Air Conditioning System (HVAC) Shutdown. Air moving systems that serve more than the floor on which they are located shall automatically shut down on any high-rise building fire alarm, or shall be provided with a manual shutdown switch located at the fire alarm panel in the main building lobby.

EXCEPTION: Air moving systems of:

1. Less than 2000 CFM.
2. Exhaust only systems of less than 15,000 CFM, such as toilet, range hood, kitchen, fume hood, etc.

3. HVAC systems of less than 15,000 CFM with automatic shut down on smoke detectors in the area served, which are connected to the building fire alarm system.

4. Life safety pressurization systems as provided in the Building Code.

5. Buildings with approved automatic smoke control pursuant to Sections 1807 (g) or 3309 (m) of the Building Code.

"Section 93.109. Fire Alarm and Detection Systems. Every high-rise building, except a residential occupancy with a system installed under Ordinance 106107³ as now or hereafter amended, shall have an electrically supervised fire alarm and detection system approved by the Chief, as follows:

1. A Manual pull station shall be located at every floor exit door, except in office occupancies.

2. There shall be electrically supervised automatic smoke detection in elevator landings, public corridors, and on the corridor or floor side of each exit stairway.

EXCEPTION: Where a corridor is sprinklered, smoke detectors may be omitted from the corridor.

3. There shall be electrically supervised automatic smoke detectors within 50 feet of building perimeter walls and at standard spacing (approximately 30 feet) to the center of the floor.

EXCEPTIONS:

A. Interior of residential units.

B. Sprinklered floors.

C. Parking garages.

D. Building mechanical spaces.

E. Any space above the top occupied floor.

4. There shall be electrically supervised automatic heat or smoke detection in unsprinklered rooms used for storage, shops, handicraft, janitor, trash and similar purposes where the fuel load may be significantly higher than the average floor fuel load.

EXCEPTIONS:

A. Sprinklered rooms.

B. Rooms under 10 square feet opening onto exit corridors.

C. Rooms under 100 square feet not opening onto exit corridors.

D. Rooms within residential units.

E. Rooms where the storage is in closed metal containers.

F. Rooms other than a corridor within 30 ft of any electrically supervised automatic smoke detector.

5. Alarm systems shall have audible devices producing a slow 'whoop' sound audible at 15 dba above ambient sound levels with a minimum of 60 dba throughout residential occupancies, and 10 dba above ambient sound levels with a minimum of 55 dba throughout other occupancies, and shall have a microphone capable of making voice announcements simultaneously to all floors.

6. Fire alarm systems shall be zoned per floor.

7. There shall be an annunciator panel in the main lobby of a high-rise building or in such other areas approved by the Chief as an emergency control center.

8. The alarm shall sound at a minimum on the floor where the fire is occurring and the floor above, and the alarm system shall be capable of sounding a general alarm throughout the high-rise building. The alarm system shall be designed so that a general alarm may be activated from two separate locations.

9. Where an automatic sprinkler system has been installed for fire protection, the water flow alarm shall be connected to the building fire alarm.

EXCEPTION: Where automatic smoke detectors are installed in the area and zoned, a single water flow alarm may be used.

10. The alarm system for the high-rise building shall be monitored by a central station, or other such means approved by the Chief.

11. The alarm systems shall be electrically supervised and have battery emergency power sufficient to operate for a period of 24 hours and sound the alarm for 10 minutes at the end of that period.

12. For purposes of this section, wiring for fire alarm and fire detection systems may be installed in elevator shafts, provided that:

A. Such wiring shall not interfere with the safe operation of the elevator.

B. Such wiring shall be enclosed within metal conduit and all junction boxes shall be located outside the shaft.

C. All wiring work shall be done under applicable permit obtained from the Department of Construction and Land Use.

"Section 93.110. Unlocking of Doors. (a) Stairway doors, including the doors between any stairway and the roof, shall not have locks or shall unlock automatically whenever a fire alarm is activated in the high-rise building. Such locks shall unlock automatically when power is off

(fail safe). Where the only locked door in a stair shaft is the one that leads to the roof, it may be locked by panic hardware or approved alarm lock paddle bars.

(b) Section 12.114 of the Fire Code also applies, and is restated as follows:

'Section 12.114. Egress from stairways. Enclosed stairways serving more than six (6) floors shall have two means of egress from the stairway. Enclosed stairways serving ten (10) or more floors shall have re-entry into the building at approximately 5-story intervals. Re-entry signs shall be posted in the stair.

'EXCEPTION:

1. Jails.

2. Where telephones connected to a 24-hour manned location are provided in the stairway in each 5-floor increment that does not have a means of egress.

3. Where any door serving as an entrance to the stair does not automatically lock behind a person entering the stair.

4. Where alternate means of alerting building management to persons trapped in a stairwell are approved by the building official.'

"Section 93.111. Doors. All exit doors in the path of exit travel shall be self-closing or automatic closing in accordance with Section 4306 (b) 2 of the Building Code.² Doors held open by fusible links, and sliding or vertical doors are prohibited in exit ways. Stairway doors shall be self-latching.

"Section 93.112. Elevator Recall. A fire alarm originating on a floor other than the main lobby floor shall cause all elevators to be returned to the main floor in accordance with Section 5113 (d) of the Building Code.² Whenever new elevator controllers are installed, they shall meet all provisions of the then-current Building and Elevator Code.⁴ Newly installed controllers shall have the capability of selecting alternate recall floors.

EXCEPTION: Freight elevators with manually operated doors.

"Section 93.113. Emergency Power. High-rise buildings not meeting the Building Code in effect at the time of the adoption of this article¹ shall have, as a minimum, emergency power as follows:

1. Stairway pressurization emergency power shall be provided by an on-site diesel engine generator set. Such power shall start automatically on fire alarm and the generator set shall have a two-hour fuel supply.

2. Exit signs and pathway illumination shall have emergency power by trickle-charged storage batteries. Such batteries shall have a capacity to provide required illumination for 90 minutes.

3. Fire alarm emergency power shall be provided as required in Section 93.109.

"Section 93.114. Signing.

(a) All signs in this section shall be approved by the Chief and have graphic symbols where possible. In hotels, signs must have graphic symbols. Sign lettering shall follow Appendix H of the Fire Code.

(b) Signing shall be provided on the stairway side of every stair door indicating the number of the stair, the floor that the door serves, the high-rise building re-entry points, and stair termination.

(c) A sign shall be posted in every elevator lobby above each call switch noting that the elevators will be recalled to the building lobby on fire alarm. This sign shall warn persons not to use the elevator in the event of fire.

(d) Where exit signs are not clearly visible from the elevator lobby, signs shall be installed to indicate the direction to stair and fire escape exits.

(e) Emergency illumination shall be provided at the elevator lobby sign location.

(f) A sign shall be posted on the room side of every hotel guest room indicating the relationship of that room to the exits and fire extinguishers, and giving basic information on what to do in the event of fire in the building.

(g) "NOT AN EXIT" signs shall be installed at all doorways, passageways, or stairways which are not exits, exit accesses or exit discharges, and which may be mistaken for an exit. A sign indicating the use of the doorway, passageway, or stairway, such as 'to basement,' 'storeroom,' or 'linen closet,' is permitted in lieu of the 'NOT AN EXIT' sign.

"Section 93.115. Emergency Plan. Owners of high-rise buildings shall prepare an emergency operations plan in accordance with Section 1807 of the Building Code.² In addition to the requirements of Section 1807 of the Building Code, the emergency operations plan shall specify the duties during a fire emergency of the building management and staff, the building fire safety directors, the fire fighting unit and floor wardens as identified in Section 93.116.

"Section 93.116. Building Staff Training. Owners of high-rise buildings shall designate

from existing staff a building fire safety director, and a building fire fighting unit who shall be responsible for the operation of the building fire protection equipment and first aid fire-fighting. Owners of high-rise buildings and/or tenants employing over 100 persons shall designate a floor warden for each floor to be responsible for evacuating the people on their respective floor in emergencies. The names and work locations of the director, the fire fighting unit, and the floor wardens shall be maintained on a roster contained in the building emergency operations plan.

EXCEPTION:

1. Residential condominiums and apartment occupancies not employing staff.

2. Office and retail occupancies after normal business hours.

NOTE: In residential buildings employing staff, where the staff is too small to appoint a floor warden for each floor, wardens shall be appointed to the fire floor, the floor above, and as many additional floors as possible.

"Section 93.117. Fire Drills. The staff of high-rise buildings shall conduct, and the occupants thereof shall participate in, fire drills on a regular basis at intervals not to exceed 120 days in accordance with the building's emergency operations plan.

EXCEPTION: Jail inmates, hospital patients, hotel guests and occupants of apartment or residential condominium units, unless such occupant is also a member of the high-rise building staff.

"Section 93.118. Fire Separation. Any space larger than 1500 square feet shall be separated from building stair shafts, elevator shafts and air handling shafts by noncombustible smoke resistive separation (glass walls with wood stops are acceptable), and equipped with smoke detectors connected to the building fire alarm system.

EXCEPTIONS:

1. Spaces that are fully sprinklered.

2. Building lobbies or corridors which are equipped with an approved smoke control system that includes shaft pressurization and automatic smoke removal.

3. Building lobbies or corridors of any size that do not contain combustible furnishings (other than carpet) or commercial spaces, and have noncombustible interior finish throughout.

NOTE: To qualify for this exception 3, all spaces adjacent to the building lobby must be separated and equipped with smoke detectors as

outlined in this section, and all doors leading into the lobby must be self-closing or automatically closing upon activation of the building fire alarm system.

4. Office areas above the main lobby, including open space design areas.

NOTE: This exception does not apply to retail or wholesale stores, display rooms, restaurants, cocktail lounges and bars, banquet rooms, meeting rooms, storage rooms, and spaces which because of unusual fuel load or other conditions, pose an unusual hazard in the opinion of the Chief.

5. Smoke detectors shall not be required in spaces which are separated by one-hour construction, with openings protected by one-hour self-closing doors.

Domestic water systems may be used to supply the sprinkler system referred to in this section when approved by the Chief.

"Section 93.119. Hazards and Design Features Not Specifically Identified. Whenever the Chief shall find a condition in a high-rise building not specifically addressed in this article, which in his opinion makes fire escape or fire fighting unusually difficult, he shall declare it to be a hazard, notify the owner of such condition, and order its correction in a manner consistent with these minimum safeguards.

"Section 93.120. Exempt Buildings. The Chief and the Director of the Department of Construction and Land Use may exempt high-rise buildings that meet the requirements of Section 1807 of the Building Code² from complying with provisions of this article.

"Section 93.121. Compliance. All corrections that may be necessary to provide the minimum fire safety requirements established in this article shall be completed by the owners as follows:

(a) The Chief shall develop a procedure for surveying high-rise buildings to effect compliance with this article. The Chief shall send written and signed notices to the owners of all non-complying buildings. Within 120 days of the date of notification by the Chief, the owner shall submit to the Chief a concept design and firm schedule for complying with the requirements of this article.

(b) The Chief shall review the concept design and firm schedule and respond in writing. The time schedule for compliance shall be measured from the date of the Chief's response to the

concept design and firm schedule for each building, and shall not exceed the time limits set forth in paragraph (c) of this section.

(c) The time limits for complying with the requirements of this article are as follows:

93.104 Exits	3 years
93.105 Fire Escapes	1 year
93.106 Dead-end Corridors	2 years
93.107 Shaft Enclosures	3 years
93.108 HVAC Shut Down	2 years
93.109 Fire Alarm System	2 years
93.110 Unlocking of Doors	2 years
93.111 Doors	1 year
92.112 Elevator Recall	3 years
93.113 Emergency Power	3 years
93.114 Signing	1 year
93.115 Emergency Plan	4 years
93.116 Building Staff Training	1 ½ years
93.117 Fire Drills	1 year
93.118 Fire Separation	3 years
93.119 Hazards	3 years

All items must be completed on or before July 1, 1987.

(d) Buildings will not be deemed to be in violation of this article until the time limits set forth in subsection (c) above have expired.

"Section 93.122. Appeals — Article 93. For the purpose of considering appeals from decisions or actions pertaining to the administration and enforcement of Article 93 of this Code, the Fire Code Advisory Board created by Section 2.302 of this Code shall consist of one representative from each of the following associations: The Association of General Contractors, The Apartment Operators Association, The Building Owners and Managers Association and The Seattle Hotel Association; and an owner of a low-income residential hotel or building. Such representatives and owner shall be appointed by the mayor for five year non-renewable terms. Upon being advised by the Chief that an appeal pertaining to Article 93 has been filed, the Chairperson of such Board shall convene the following five persons to consider the appeal:

(a) The Chairperson of such Board or his alternate.

(b) A registered architect who is also a member of such Board.

(c) A registered engineer who is also a member of such Board.

(d) A licensed general contractor.

(e) A building owner member of the association whose type of building is being considered in the appeal, or an owner of a low-income resi-

dential hotel or building, if such a building is being considered in the appeal.

The decision of such Board shall be in writing and signed by each member of the Board. A copy shall be delivered to the Chief and the appellant.

"Section 93.123. Low-income Residential Buildings.

(a) This article shall not apply until January 1, 1983 to buildings in which

(1) at least fifty percent of the dwelling or housing units as defined in the Housing Code (Seattle Municipal Code Ch. 22.204) are rented to nontransient persons at a rent at or below .9% of the current median income for all families in the Seattle area as determined by the United States Department of Housing and Urban Development; and

(2) the average monthly rent for all dwelling or housing units in the building does not exceed 1.4% of the Median Income Limit.

(b) For purposes of calculating the average monthly rent, a room which is rented on a hostel-style basis to three or more nonrelated persons shall be considered as one room rented for \$200 per month.

(c) Monthly rent shall include all charges for shelter and provision of items normally associated with such use, but shall not include board, health care, telephone charges and other such items.

(d) Within 30 days of the approval of this amendatory ordinance the City Council shall appoint a special committee to study methods of increasing fire safety in high-rise low-income residential buildings in an effective manner at minimum cost. The purpose of the study shall be to find ways to provide an acceptable level of fire safety for such buildings without requiring the closure or conversion of buildings, displacing tenants.

The special committee shall have such membership as the City Council shall determine, and shall include one representative of the Fire Department, one owner of a low-income high-rise building, one representative of a nonprofit group involved in low-income housing, one representative from the Department of Community Development, one representative from the Department of Construction and Land Use and one fire safety expert not a member of the Fire Department. Members of the special committee shall serve without compensation.

The special committee shall make its

recommendations to the City Council not later than September 1, 1982.”
(Ord. 110299 § 1, 1981.)

1. Editor's Note: Ordinance 110299 was adopted by the City Council on December 14, 1981.
2. Editor's Note: The Building Code is codified in Subtitle I of this Title 22; The Fire Code is codified in Subtitle VI of this title.
3. Editor's Note: Ordinance 106107, a former Fire Code ordinance, was repealed by Ordinance 108678, which is codified in Chapters 22.600, 22.602 and 22.604 of this Subtitle VI.
4. Editor's Note: The Elevator Code is adopted by reference in Section 22.100.010 of this Code.

Subtitle VIII Grading and Drainage Control

Chapter 22.804

GRADING PROVISIONS

Sections:

- 22.804.150 Posting of grading notices.
22.804.230 Appeal of grading violation.

22.804.150 Posting of grading notices.

Notice of grading permit applications involving more than 500 yards shall be given pursuant to the Master Use Permit Ordinance (109438)¹ and shall include a large sign on the property concerned.

(Ord. 109754 § 15(part), 1981; Ord. 108080 § 26, 1979.)

1. Editor's Note: The Master Use Permit Ordinance is codified in Chapter 24.84 of this Code.

22.804.230 Appeal of grading violation.

In addition to the right of appeal provided under Section 10 of the Master Use Permit Ordinance (109438),¹ relating to appeal of master use permits, 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).² 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 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. 109754 § 15(part), 1981; Ord. 108080 § 34, 1979.)

1. Editor's Note: Section 10 of Ord. 109438 is codified in Section 24.84.100 of this Code.
2. Editor's Note: The Administrative Code is codified in Chapter 3.02 of this Code.

Subtitle IX Miscellaneous
Rules and Regulations

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	Supplementary permit fees.
22.900.060	Renewal fees.
22.900.070	Reestablishment of permit— Fees.
22.900.080	Address change fee.
22.900.090	Reinspection fee.
22.900.100	Work done without permit —Additional fee.
22.900.110	Refund fees.
22.900.120	Penalty for violations.
22.900.130	Use permit fees.
22.900.140	Building permit fees—Tables A and B.
22.900.150	Grading permit fees.
22.900.160	Sign permit fees.
22.900.170	Certificate of approval fee.
22.900.180	Elevator permit fees—Tables C and D.
22.900.190	Permit fees for mechanical equipment and mechanical systems—Tables E, F and G.
22.900.200	Electrical permit fees—Tables H and I.
22.900.210	Land use fees—Tables J and K.
22.900.220	Miscellaneous and special fees.
22.900.230	Fees imposed January 1, 1982 —Ratification and confirmation.

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. 110264 § 20, 1981.)

22.900.010 Title.

The ordinance codified in 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. 110264 § 1(a), 1981.)

22.900.020 Purpose.

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

1. Use permits, as required by the Zoning Ordinance;
2. Building permits and certificate of occupancy, as required by the Seattle Building Code;
3. Elevator permits, as required by the Seattle Building Code;
4. Permits for heating and ventilating systems and other miscellaneous heat-producing appliances, as required by the Seattle Mechanical Code;
5. Boiler and pressure vessel permits, as required by the Seattle Mechanical Code;
6. Gas piping permits, as required by the Seattle Mechanical Code;
7. Electrical permits, as required by the Seattle Electrical Code;
8. Demolition permits, as required by the Seattle Building Code;
9. Grading permits, as required by the Drainage and Grading Ordinance and/or Seattle Building Code;
10. Sign permits, as required by the Seattle Building Code;
11. Mechanical permits for air handling and piping systems, not installed as part of a heating or cooling system requiring a permit, including condenser, chilled water, hot water and steam piping;
12. Special Review District certificates of approval, as required by the Zoning Ordinance;
13. Landmark site certificates of approval, as required by the Landmarks Preservation Ordinance;
14. Landmark certificates of approval, as required by the Landmarks Preservation Ordinance;
15. Energy Code fees, as required by the Seattle Energy Code;
16. Land use permits, approvals and fees;
17. Historic District certificates of approval;
18. Miscellaneous and special fees.

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. 110264 § 1(b), 1981.)

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

Building Code	Subtitle I of Title 22
Electrical Code	Subtitle III of Title 22
Energy Code	Subtitle VII of Title 22
Grading Ordinance	Subtitle VIII of Title 22
Historic Districts	Chapters 25.24-25.28
Landmarks Preservation Ordinance	Chapter 25.12
Mechanical Code	Subtitle IV of Title 22
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 22.900.010 shall be issued nor shall approval 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. The following shall apply in the calculation of the permit fee to be charged:

1. For applications requiring plans examination, the Permit Fee Ordinance¹ in effect at the time the Building and/or Mechanical Code plans examination is started shall be used in the calculation of the permit fee.

2. All other applications shall be charged the fee provided by the Permit Fee Ordinance¹ in effect at the time the work is performed.

C. Any services provided by the Department for which an hourly charge is assessed shall be charged at a rate of Fifty Dollars (\$50.00) per hour with a minimum fee of Fifteen Dollars (\$15.00).

D. Where no definite method is prescribed in this chapter for calculating the amount of a permit fee, the Building Official shall assess charges at Fifty Dollars (\$50.00) per hour. This shall include but not be limited to activities such as records research, field inspection and plan examination.

(Ord. 110264 § 2, 1981.)

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

22.900.040 Administration and enforcement.

The Director of the Department of Construction and Land Use, herein referred to as 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 of this chapter that are applicable to fuel gas piping permits; and provided further that the Director of the Department of Community Development shall administer and enforce sections of this chapter that are applicable to certificates of approval.

(Ord. 110264 § 3, 1981.)

22.900.050 Supplementary permit fees.

Fees for making an amendment to an existing active permit in order to show items which were added, revised and/or inadvertently omitted from the original permit shall be charged in addition to fees charged for the original permit at Fifty Dollars (\$50.00) per hour for activities associated with the submitted amendment.

(Ord. 110264 § 4, 1981.)

22.900.060 Renewal fees.

A. The fee for the renewal of an electrical, furnace, or sign permit shall be Twenty-five Dollars (\$25.00).

B. The fee for the renewal of a building, grading, relocation, demolition or mechanical permit shall be Fifty Dollars (\$50.00), where no changes have been made or will be made in the original plans or specifications. Where such changes are made, fees shall be charged for inspection and/or plan examination at Fifty Dollars (\$50.00) per hour.

C. Renewal of permits for tenant alterations shall be Fifty Dollars (\$50.00) when there is no increase of the value of the work being done. When there is an increase in the value of the permit for tenant alterations, the fee shall be charged in accordance with subsection A1 of Section 22.900.140 on the amount of the increase in valuation.

(Ord. 110264 § 5(a), 1981.)

22.900.070 Reestablishment of permit—Fees.

A. No building, mechanical, electrical, grading, demolition or relocation permit shall be reestablished which has been expired for more than one year.

B. The fee to reestablish an expired grading, building, demolition, relocation, mechanical or electrical permit shall be Twenty-five Dollars (\$25.00) plus the applicable fee for work not completed under the expired permit, provided

that any work which was completed before the expiration date of the permit has been inspected and approved. The minimum fee to be charged for the reestablishment of an expired permit shall be Twenty-five Dollars (\$25.00) for an electrical, furnace, or sign permit and Seventy Dollars (\$70.00) for a grading, building, demolition, relocation, or mechanical permit. The maximum fee to be charged for reestablishment of an expired permit shall be Five Hundred Dollars (\$500.00). If work which was completed before the permit expiration date has not been inspected and approved, then the fee shall be assessed on the remaining work as though a new permit is being issued.

C. The fees to reestablish any permit shall be applicable where no changes will be made in the approved plans or specifications already on file; if any such changes will be made, application for a new permit shall be necessary. (Ord. 110264 § 5(b), 1981.)

22.900.080 Address change fee.

The fee to correct the address on an application or, if applicable, on an issued permit shall be Twelve Dollars and Twenty-five Cents (\$12.25); provided that if an inspection has been attempted, then the reinspection fee shall also be charged. (Ord. 110264 § 5(c), 1981.)

22.900.090 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 when required from the Building Official.

C. To obtain a reinspection an applicant shall pay a reinspection fee of Twenty-five Dollars (\$25.00) 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; provided that in the case of boilers, reinspection fees may be billed to the permittee. (Ord. 110264 § 6, 1981.)

22.900.100 Work done without permit—Additional fee.

A. It shall be unlawful to proceed with any work for which the required permit has not been issued or to proceed with any portion of any construction, installation, alteration or repair when the permit fee herein required 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/she 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 lawful 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 written authorization from the Building Official to proceed with such work has been received.

C. Where work for which a permit and a fee are required is commenced or performed prior to making formal application and receiving the Building Official's permission to proceed at applicant's own risk, there shall be charged an additional fee equal to five times the specified required fee, except for work necessary in emergency situations as determined by the Building Official. The payment of such additional fee shall not relieve any person from complying with the requirements of the applicable codes in the execution of the work nor from any other penalties. (Ord. 110264 § 7, 1981.)

22.900.110 Refund of fees.

A. Should any construction, installation, alteration or repairs not be done for which a permit or application fee has been paid, or should an application be withdrawn or canceled, the Building Official or his authorized representative, upon proper written application for refund, and upon surrender of the permit for cancellation where appropriate, and upon being satisfied after a survey of the premises that such work will not be performed shall cancel the permit and/or application by written statement.

B. The amount of the refund shall be determined by deducting Thirty-one Dollars (\$31.00) for the cost of administration of the permit or application except for non-plan electrical permit or application, in which case

the basic fee is nonrefundable, and Fifty Dollars (\$50.00) per hour for all work done by the Department on the permit or application including, but not limited to, the cost related to activities such as land use review, use permit work, plans examination, field inspections, records research, and preliminary application processing; provided that if the permit is ready for issuance or has been issued and no inspection has been made, then the Energy Code fee¹ and seventy-five percent of the remaining permit fee shall not be refunded. No refunds shall be made on expired or canceled permits or applications, or for hourly charges.

C. No refund shall be made in an amount less than Fifteen Dollars (\$15.00). (Ord. 110264 § 8, 1981.)

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

22.900.120 Penalty for violations.

A. Conduct made unlawful by this chapter constitutes a crime subject to the provisions of Chapters 12A.02 - 12A.04 of the Seattle Municipal 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 no more than ninety days, or by both such fine and imprisonment; 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, 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. 110264 § 9, 1981.)

22.900.130 Use permit fees.

A. A separate fee shall not be charged for a use permit to establish or change use as defined in the Zoning Ordinance (Title 24, Subtitle I, Seattle Municipal Code) if the use permit is issued simultaneously with a building permit provided, however, that the minimum fee for a combined use and building permit shall be Eighty-one Dollars (\$81.00). A minimum charge of Eight-one Dollars (\$81.00) shall be assessed for a use permit issued with no building permit. In

addition to the minimum charge, where records research, interpretations and/or field inspection is required, these activities shall be charged at Fifty Dollars (\$50.00) per hour after the first hour. When a separate use permit is requested and plan examination is required, the plans examination fee shall be twelve percent of the estimated building permit fee as determined by the director, collectible in advance.

B. If, within one year from the submittal of a use permit application request in advance of the building permit, a building permit application is submitted for the same project, with no substantial change in the previously checked plans, a credit of one-half the original use permit fee charged will be allowed against the building permit fee. (Ord. 110264 § 10, 1981.)

22.900.140 Building permit fees—Tables A and B.

A. New Construction, Additions, Alterations and Repairs to Existing Buildings. New construction, additions, alterations and repairs to existing buildings shall be charged on a valuation basis as set forth in Table A, except as follows:

I. a. 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 Thirty-one Dollars (\$31.00) plus One Dollar and Forty Cents (\$1.40) for each one hundred square feet of floor area, provided that the permits must be applied for within three years of the date the first permit for initial nonstructural tenant alterations is issued and must be limited to improvements to previously unoccupied space.

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

The fee to renew a permit for tenant alterations is previously occupied space or after three years from the date the first tenant alteration permit is issued shall be Fifty Dollars (\$50.00).

b. The fee for temporary structures such as trailers, mobile homes, prefabricated houses, etc., shall be One Hundred One Dollars (\$101.00) for the first permit and One Hundred Seventy-one Dollars (\$171.00) for renewals. This fee shall not apply to any site where a valid building permit is in force. The fee for tents and

similar facilities shall be One Hundred One Dollars (\$101.00) plus a Three Hundred Eighty Dollars (\$380.00) deposit. The Three Hundred Eighty Dollars (\$380.00) deposit shall be held to assure site cleanup after removal of the tent or similar facility. Any cost to the city for site cleanup shall be deducted from the deposit before the deposit is refunded.

c. The fee for a swimming pool which is accessory to an R-3 Occupancy as established in the Seattle Building Code and based on a standard plan which has been filed with the Director of the Department of Construction and Land Use shall be Seventy-six Dollars (\$76.00); and the fee shall be One Hundred Twenty-seven Dollars (\$127.00) for other swimming pools.

d. The fee for the construction of a parking lot on grade which services more than five private or passenger vehicles, whether or not said parking lot is on the same lot as a principal building, shall be Ninety-five Dollars (\$95.00) for any lot of four thousand square feet or less of gross lot area, and One Hundred Fifteen Dollars (\$115.00) for any lot larger than four thousand square feet of gross lot area plus a charge of One Dollar and Eighty Cents (\$1.80) 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 subsection A of Section 22.900.140, and that the fees for grading, excavation and filling incidental to such parking lots, shall be charged additionally as specified in Section 22.900.150.

2. The Building Official shall determine the value of construction, which shall be the estimated current value of all labor and materials whether actually paid for or not, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, and any other permanent work or permanent equipment, but not including furnishings. The most current Building Valuation Data from the International Conference of Building Officials (ICBO) as published in "Building Standards" will be used to assist in determining the value of construction for which a permit is sought. The gross area, used in conjunction with the ICBO building valuation data to determine the valuation of a

building project, shall mean 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 eighteen inches inside the edge of the roof, including gutters. The fee for uncovered structures such as roof parking areas, piers, platforms, commercial decks and similar uncovered usable structures shall be computed on one-half the gross area.

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

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

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

6. The issuance of a certificate of occupancy, either for purposes of posting on the premises in a building where no certificate of occupancy has previously been issued or where a change of occupancy is requested, requires a building permit and shall be assessed the minimum building permit fee. In addition to the minimum building permit fee, where records research, plan examination or inspection is required, Fifty Dollars (\$50.00) per hour shall also be charged.

7. In addition, for those building permits subject to the Seattle Energy Code, an Energy Code fee as set forth in subsection E of this section and Table B shall also be charged. If only a portion of the building project for which a building permit is being applied for is subject to the Energy Code, e.g., an office space within an unheated warehouse, then the Building Official may assess the Energy Code fee on only that portion(s) of the project subject to the Energy Code.

8. Buildings subject to the special provisions for high-rise buildings Section 1807 of the Seattle Building Code shall be required to pay twenty-five percent of the estimated building permit fee no later than the time of the

required pre-design conference. The twenty-five percent will be applied toward the total permit fee and the date of payment will establish that date as the place in line for plans examination.

At the time of application for the building permit the next fifty percent of the total permit fee will be collected.

Table A

Building Permit Fees

(Including Plan Review Fee)⁽¹⁾

Total Valuation	Fee
\$ 0 to \$ 5,000.00	\$ 50.00 for the first \$1,000.00 plus \$1.10 for each additional \$100.00 or fraction thereof.
\$ 5,001.00 to \$ 25,000.00	\$ 94.00 for the first \$5,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof.
\$ 25,001.00 to \$ 50,000.00	\$ 244.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof.
\$ 50,001.00 to \$ 100,000.00	\$ 406.50 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
\$ 100,001.00 to \$1,000,000.00	\$ 656.60 for the first \$100,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$5,000,000.00	\$ 4,256.50 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 and up	\$16,256.50 for the first \$5,000,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof.

Note to Table A

1. Seventy-five percent of the fee calculated using Table A shall be collected at the time of application.

B. Plan Examination Fees.

1. The fee for all application-related work done by the Department, up to and including examination of plans and specifications for proposed construction to determine the extent of their compliance with the Building Code, shall be seventy-five percent of the building permit fee prescribed by this section 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.

2. When plans which have been examined and corrected are altered and resubmitted, an additional fee for the reexamination of such plans shall be assessed at the rate of Fifty Dollars (\$50.00) per hour. Where a duplicate set of approved plans is submitted for examination and approval at any time after a permit has been issued on the original approved plans, a fee shall be charged at the rate of Fifty Dollars (\$50.00) per hour for such examination and approval. Where a 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.

C. Demolitions and Relocations (See also the Housing Preservation Ordinance for Housing Demolition License fees.)¹

1. There shall be a charge of Fifty Dollars (\$50.00) for each demolition permit for all buildings as defined in the Seattle Building Code including those demolitions covered by the Housing Preservation Ordinance; provided the permit is for demolition only. The demolition permit shall be for all buildings per address that are to be demolished. If the applicant proposes to demolish as part of a building and/or use permit a separate demolition fee is required. If the applicant proposes to demolish prior to obtaining the building and/or use permit, a separate demolition permit is required and a fee charged.

2. 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 on the value of the work required to be done before the building receives approval to be relocated plus a Twenty-five Dollar (\$25.00) charge for inspection of demolition site. The demolition fee of Fifty Dollars (\$50.00) shall be charged in addition to the

relocation fee for a building relocated within the city limits. To relocate a building 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 Fifty Dollars (\$50.00) per hour for all mileage and time outside the city limits.

D. Parks and Playgrounds. There shall be a minimum building permit fee for parks and playgrounds of Fifty-six Dollars (\$56.00), 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 subsection A of this section and Table A and that fees for grading, excavation and filling incidental to such parks shall be charged additionally as specified in Section 11.900.150.

E. Energy Code Fees.

1. An Energy Code fee shall be charged in addition to the building permit fees for those permits subject to the Seattle Energy Code.² The Energy Code fee shall be a percentage of the applicable building permit fee(s) as set forth in Table B with a minimum of Twenty-five Dollars (\$25.00).

2. For the purpose of determining the Energy Code fee, the following definitions shall apply for Building Classification:

a. "Low-rise residential" means a building not exceeding fifty feet or four stories in height as defined in the Seattle Building Code³ and containing solely one or more dwelling units.

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

Table B

Energy Code Fees for New Construction and for Alterations or Repairs

Building Classification	Design Approach	% of Building Permit Fee to be Charged for Energy Code Fee
Low-rise residential buildings	Component performance approach	14.0
	Systems analysis approach	**to be charged at a rate of Fifty Dollars (\$50.00) per hour for plans examination and field inspection with a minimum of Two Hundred Fifty Dollars (\$250.00)
	Prescriptive approach	14.0
Commercial buildings	Component performance approach	21.0
	Systems analysis approach	**to be charged at a rate of Fifty Dollars (\$50.00) per hour for plans examination and field inspection with a minimum of Two Hundred Fifty Dollars (\$250.00)
	Prescriptive approach	18.0

(Ord. 110264 § 11, 1981.)

1. Editor's Note: The Housing Preservation Ordinance is codified in Chapter 22.210 of this Code.
2. Editor's Note: The Energy Code is codified in Subtitle VII of Title 22 of this Code.
3. Editor's Note: The Building Code is codified in Subtitle I of Title 22 of this Code.

22.900.150 Grading permit fees.

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

Grading Permit

Zero through 500 Cu. Yds.	Over 500 to 2,500 Cu. Yds.	Over 2,500 Cu. Yds.
\$76.00	\$165.00	\$209.00 Plus \$2.80/1,000 cu. yds. over 2,500 cu. yds.

(Ord. 110264 § 12, 1981.)

22.900.160 Sign permit fees.

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

B. Seventy-five percent of the sign permit fee shall be collected at the time of application. Thirty Dollars (\$30.00) of the fee shall be nonrefundable, to cover cost of administration of the permit.

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

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

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

F. The fee for temporary sign installations shall be Forty-two Dollars and Fifty Cents (\$42.50).

(Ord. 110264 § 13, 1981.)

22.900.170 Certificate of approval fee.

There shall be a charge for a certificate of approval as required by all applicable ordinances for the construction or alteration of property in a designated Special Review District, Landmark, Landmark District, or Historic District¹ in the sum of Ten Dollars (\$10.00) for construction costs of One Thousand Five Hundred Dollars (\$1,500.00) or less, plus Ten Dollars (\$10.00) for each additional Five Thousand Dollars (\$5,000.00) of construction costs up to a maximum fee of Two Hundred Fifty Dollars (\$250.00). Such fee shall be collected by the Director, Department of Community Development, and shall be deposited in the Community Development Operating Fund.

(Ord. 110264 § 14, 1981.)

1. Editor's Note: Special Review District provisions are codified in Chapter 24.68 of this Code; Landmark Districts are codified in Chapters 25.16 through 25.28 of this Code.

22.900.180 Elevator permit fees — Tables C and D.

A. 1. New Installations and Alterations. Permit fees for new installations and relocations of passenger or freight elevators, automobile parking elevators, escalators, moving walks, dumbwaiters, and private residence elevators

shall be charged as set forth in Table C. (Reference Section 5106, Seattle Building Code.)¹

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

Table C
Elevator Permit Fees

Type of Conveyance	Fee
New Installations and Relocations	
Hydraulic elevators	\$177.00 plus \$17.00 per hoistway opening
Cabled geared and gearless elevators	\$342.00 plus \$26.50 per hoistway opening
Residential elevators	\$133.00
Dumbwaiters, manual doors	\$ 66.00 plus \$8.00 per hoistway opening
Dumbwaiters, power doors	\$ 66.00 plus \$17.00 per hoistway opening
Escalators and moving walks	\$506.00 plus the following: (width in inches + run in feet + vertical rise in feet x \$1.55)
Alterations and Repairs (Reference Section 5106(b), Seattle Building Code) ¹	\$ 66.00 plus \$11.00 for each \$1,000.00 of construction value or fraction thereof.

Notes to Table C

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly. (Reference Section 5106(a), Seattle Building Code.)¹

2. Installation fees include charges for electrical equipment installed in connection with any conveyance and such equipment shall not be subject to a separate electrical permit and fee.

3. Each of these fees shall include a non-refundable portion of Thirty-one Dollars (\$31.00).

B. 1. 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 D.

2. If the payment for the annual permit fee is not paid within thirty days of the date of the bill for such annual permit, there shall be charged a penalty fee of one percent per month with a minimum payment of Eleven Dollars (\$11.00).

Table D
Elevator Certificate of Inspection Fees

Type of Conveyance	Fee for Each Conveyance
Power-operated passenger or freight elevators	\$83.00
Automobile parking elevators	\$83.00
Sidewalk elevators	\$61.00
Hand-powered elevators	\$61.00
Dumbwaiters, powered	\$61.00
Escalators and moving walks	\$83.00

Note to Table D

1. Each separately powered unit shall be considered a separate conveyance; applications and permits shall be issued accordingly. (Ord. 110264 § 15, 1981.)

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

22.900.190 Permit fees for mechanical equipment and mechanical systems—Tables E, F and G.

A. Mechanical Equipment and Systems, Other Than Boilers and Pressure Vessels. Permit fees for the installation, replacement or major alteration of heating, ventilating and air-handling systems, domestic oil storage tanks, fuel gas piping, incinerators or other miscellaneous heat-producing appliances shall be charged as set forth in Table E. A mechanical permit shall be issued for all mechanical equipment after approval by the Building Official and all applicable fees are paid; provided that a mechanical permit shall be considered part of a building permit when mechanical plans are submitted at the same time as structural and architectural plans for the same building project.

B. Boilers and Pressure Vessels.

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

2. The annual operating certificate fee for boilers and pressure vessels shall be charged in accordance with Table F with annual certificate minimum fees as listed.

3. 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.

C. Mechanical Permits Subject to Energy Code. For mechanical, boiler and pressure vessel

permits subject to the Energy Code,¹ an Energy Code fee as set forth in Table G shall be charged. The fee shall be a percentage of the applicable fee charged under Table E or F. See subsection E of Section 11.900.140 for definition of terms. If only a portion of the building project for which a mechanical/building permit is being applied for is subject to the Energy Code, e.g., process boilers that are separate from the heating, ventilating, and air-conditioning equipment, then the Building Official may assess the Energy Code fee for only that portion(s) of the project subject to the Energy Code.

D. Boiler and Pressure Vessel Plan Approval. The fee for the examination and approval of boiler and pressure vessel plans shall be charged at the same rate as the installation fee, provided that the minimum fee shall be Twenty-five Dollars (\$25.00).

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

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

1. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for such equipment or at the rate of Fifty Dollars (\$50.00) per hour with a minimum fee of Fifty Dollars (\$50.00) for any one inspection.

2. Fees for inspection requested for other than shop and field assembly inspection shall be charged at a rate of Fifty Dollars

(\$50.00) per hour with a minimum fee of Fifty Dollars (\$50.00) for any one inspection.

3. No fee shall be charged for the emergency inspection of a boiler or pressure vessel which has burst, burned or suffered other accidental

damage, provided such boiler or pressure vessel is covered by a current valid certificate of inspection. Fees for repair inspections to such boiler or pressure vessels shall be charged at Fifty Dollars (\$50.00) per hour.

Table E

**Permit Fees for Heating, Ventilating and Air Handling Systems,
R-3 (As Established in Seattle Building Code) Heating Oil Storage
Tanks, Fuel Gas Piping, Incinerators and Other Miscellaneous
Heat-Producing Appliances Other than Boilers**

Type of Installation	Fee
Forced-air, gravity-type, or floor furnace, gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or factory-built fireplace stove, including ducts and burners attached thereto	\$31.00 each unit.
New gas or oil burners and newly installed used gas or oil burners ¹	
Appliance vents Class A, B, BW or L when installed separately	
Oil storage tanks, R-3	
Mechanical air-handling systems, including ducts attached thereto, and mechanical exhaust hoods, including ducts attached thereto:	
a. If not associated with an active building permit for new construction. Alteration or repair work on an existing building	100% of fee calculated from Table A based upon value of mechanical equipment and installation with a minimum of \$25.00.
b. If associated with an active building permit, but mechanical plans are submitted separately.	1/3 of fee calculated from Table A based upon value of mechanical equipment and installation with a minimum of \$15.00.
Appliances or equipment or other work not classed in other categories, or for which no other fee is listed	\$50.00 per hour or minimum of \$25.00.

Type of Installation	Fee
Fuel gas piping ²	\$25.00 for one through four outlets, and \$5.00 for each additional outlet, of which \$15.00 basic fee shall be nonrefundable.

Notes to Table E

1. See Table F for rates for burners installed in boilers.
2. Fees for fuel gas piping shall be collected by the Director of Public Health. Basic fees for gas piping installations shall be Fifteen Dollars (\$15.00) 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.

Table F
Permit Fees for Boilers and Pressure Vessels¹

Type of Installation	Size	Fee	
Boilers (directly heated by combustion products or electricity) ²	Power boiler	\$.120 per sq. ft. of heating surface, or \$.146 per KW input rating. Minimum fee \$38.00; maximum fee \$139.00; minimum fee annual certificate \$25.00	
	Small power boiler	\$38.00; annual certificate fee: \$25.00	
	Miniature boiler	\$38.00 ³ ; annual certificate fee: \$25.00	
	Low-pressure boiler	\$.09 per sq. ft. of heating surface, or \$.14 per KW input rating. Minimum fee \$38.00; maximum fee \$127.00; minimum annual certificate fee: \$25.00	
Controls and limit devices for automatic boilers	Automatic power boiler	New Instl. \$76.00 (each fuel)	Annual Cert. \$25.50
	Automatic power boiler	\$50.00 (new)	\$12.00
(Charged in addition to those fees listed above)	Automatic low-pressure boiler	\$76.00 (each fuel)	\$25.50
	Monitoring systems for an automatic plant	\$67.00	\$56.00

Type of Installation	Size	Fee	
Unfired Pressure Vessels (2) (3) (4)		New Instal.	Annual Cert.
	15 sq. ft.	\$ 25.00	\$13.00
	16—24 sq. ft.	\$ 37.00	\$25.50
	25—39 sq. ft.	\$ 50.00	\$38.00
	40—54 sq. ft.	\$ 62.00	\$51.00
	55—69 sq. ft.	\$ 73.00	\$63.50
	70—79 sq. ft.	\$ 86.00	\$81.00
	80 sq. ft. and over	\$100.00	\$95.50
	\$ 25.50 minimum fee for each premises; minimum fee for each premises for annual certificate is \$ 19.00		
Oil or gas burners (not an integral part of a packaged boiler or heating unit assembly) ⁶	2,500,000 Btuh or less max. input	\$38.00 for each fuel	
	Over 2,500,000 Btuh max. input	\$54.50 for each fuel	

Notes to Table F:

1. Penalty for late payment of annual permit fee: If the payment for the annual permit fee is not paid within thirty days of the date of the bill for such annual permit, there shall be charged a penalty fee of one percent per month with a minimum penalty fee of Eleven Dollars (\$11.00).

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

3. Where more than one miniature boiler is installed on the same premises, the minimum charge as listed in Table F and Eight Dollars and Twenty-five Cents (\$8.25) for each additional boiler.

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

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

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

Table G

**Energy Code Fees for Mechanical, Boiler and Pressure Vessel
Pressure Vessel Systems¹**

Building Classification	Design Approach	% of Mechanical Permit Fee to be Charged for Energy Code Fee
Low-rise residential buildings	Component performance approach	14.0
	Systems analysis approach	To be charged at a rate of Fifty Dollars (\$50.00) per hour for plans examination and field inspection with a minimum of Two Hundred and Fifty Dollars (\$250.00)
	Prescriptive approach	14.0
Commercial buildings	Component performance approach	21.0
	Systems analysis approach	To be charged at a rate of Fifty Dollars (\$50.00) per hour for plans examination and field inspection with a minimum of Two Hundred and Fifty Dollars (\$250.00)
	Prescriptive approach	18.0

Note to Table G

1. When plans are not required for boilers, furnaces or pressure vessels the Energy Code¹ fee shall be Six Dollars and Seventy-five Cents (\$6.75) per permit.
(Ord. 110264 § 16, 1981.)

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

22.900.200 Electrical permit fees—Tables H and I.

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

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

2. In addition, for those electrical permits subject to the Energy Code, an Energy Code fee as set forth in subsection C of this Section 22.900.200 shall be charged.

3. When plans which have been examined and corrected are altered and resubmitted, an additional fee for the reexamination of such plans shall be assessed at the rate of Fifty Dollars (\$50.00) per hour for such examination.

4. 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 Fifty Dollars (\$50.00) per hour for such examination and approval.

Table H**Electrical Permit Fees**

(When Plans are Required)

Value of Construction	Fee
\$ 0 to \$ 1,000.00	\$ 56.00 (Minimum Fee)
\$ 1,001.00 to \$ 5,000.00	\$ 56.00 plus 3.5% of excess over \$1,000.00
\$ 5,001.00 to \$10,000.00	\$196.00 plus 2.4% of excess over \$5,000.00
\$10,001.00 to \$25,000.00	\$316.00 plus 1.2% of excess over \$10,000.00
\$25,001.00 and up	\$496.00 plus .9% of excess over \$25,000.00

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

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

2. In addition, for those electrical permits subject to the Energy Code, an Energy Code fee, as set forth in subsection C of this Section 22.900.200, shall be charged.

C. Electrical Permits Subject to the Energy Code.

1. An Energy Code fee of eight percent of the applicable electrical permit fee(s) with a minimum of Six Dollars and Fifty Cents (\$6.50) shall be charged for electrical work subject to the Energy Code.

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

Table I
ELECTRICAL PERMIT FEES

(when plans are not required)

A basic fee of Twenty-five Dollars (\$25.00) plus the following shall be charged:

Type of Installation	Size	Fee		
Services (Installation relocation and temporary installation; size based on conductor ampacity)	1-125 A			\$ 23.00
	126-200 A			38.00
	201-300 A			53.00
	301-400 A			76.00
	401-500 A			91.00
	501-599 A			111.00
Branch circuits and feeders (General use, appliances, motors; new circuits, extension and alterations)		120 V Only	240 V and 3-Phase	48 OV
	15- 20 A	\$3.50	\$ 4.50	\$ 5.50
	30- 40 A	4.50	6.50	8.25
	50- 70 A	6.75	12.25	15.50
	90-100 A		15.50	19.50
	125-225 A		23.00	28.75
	250-400 A		38.00	47.50
	450-600 A		59.00	75.50
Sign circuits	Each			\$ 8.00
Residential temporary electrical service	Over 125 A			\$28.00
Low-voltage control panels and circuits (fire warning, communication, emergency control systems)	All	\$38.00 plus \$3.00 per floor over four floors		
Miscellaneous circuits (not covered elsewhere in this table)	All			\$15.50
Replacement or reinstallation of commercial lighting fixtures	Each			\$.40
Inspections for which no other fee is listed (Ord. 110264 § 17, 1981.)	Each			\$50.00/hr., minimum of \$25.00

22.900.210 Land use fees—Tables J and K.

The following land use-related fees are hereby established:

A. Interpretation. An interpretation shall be charged a fee of Fifty Dollars (\$50.00) per hour except as provided below. The fee shall be collected immediately prior to publication of the decision of the Director. An interpretation to determine whether a parcel of land is a legal building site shall be charged a fee of Fifty Dollars (\$50.00) per request. The fee shall be collected at the time the request is made.

B. Certificate of Land Use and Local Assessment. A certificate of land use and local assessment shall be charged a fee of Thirty-five Dollars (\$35.00) per request. The fee shall be collected at the time the request is made.

C. Lot Boundary Adjustment, Binding Site Plan Determinations. A lot boundary adjustment and binding site plan determinations shall be charged a fee to Two Hundred Dollars (\$200.00). The fee shall be collected at the time the application is filed.

D. Short Subdivision. A short subdivision shall be charged a fee of Five Hundred Dollars (\$500.00) for up to and including four lots, with an additional One Hundred Dollars (\$100.00) for each additional lot. The fee shall be collected at the time of application.

E. Variances, Conditional Uses and Special Exceptions. Variances, conditional uses and special exceptions for single-family uses shall be charged Three Hundred Dollars (\$300.00) each which shall be collected at the time of application. Variances, conditional uses and special exceptions for non-single-family uses shall be charged Five Hundred Dollars (\$500.00) each which shall be collected at the time of application.

F. Rezones. Rezones shall be charged Five Hundred Dollars (\$500.00) plus Fifty Dollars (\$50.00) per hour for all work associated with the application and Sixty Dollars (\$60.00) per acre. The basic fee and acreage fee shall be collected at the time of application and the hourly fee shall be collected at the time the recommendation of the Director is available for public review.

G. Environmental Reviews. The fee for a Declaration of Nonsignificance shall be charged at ten percent of Table J. The fee for an Environmental Impact Statement shall be charged in accordance with Table J. Supplemental Environmental Impact Statement reviews shall be

charged at the rate of Fifty Dollars (\$50.00) per hour for all work associated with that review to be collected prior to publication of a decision on the application.

H. Shoreline Substantial Development Permits and Revisions, Conditional Uses and Variances. Shoreline substantial development permits and shoreline substantial development permits that include Shoreline conditional uses or shoreline variances shall be charged in accordance with Table K. This fee shall be collected at the time of application. Shoreline revisions shall be charged at the rate of Fifty Dollars (\$50.00) per hour, collected prior to a final decision on the application. When there is no substantial development permit, shoreline variances and shoreline conditional uses shall be charged at the same rate as other variances and conditional uses (see subsection C above), and the fee shall be collected at the time of application.

I. Subdivisions. Subdivision applications shall be charged a fee of One Thousand Dollars (\$1,000.00) plus Fifty Dollars (\$50.00) per hour for all work associated with the application. The basic fee shall be collected at the time of application and the hourly charge shall be collected at the time the final recommendation of the Director is completed.

J. Planned Unit Developments, Shoreline Planned Unit Developments, Major Institutions, Planned Residential Developments and Special Case Planned Developments. Applications for planned unit developments, shoreline planned unit developments, major institutions, planned residential developments and special case planned developments shall be charged a fee of One Thousand Dollars (\$1,000.00) plus Fifty Dollars (\$50.00) per hour for all work associated with the application. The basic fee shall be collected at the time of application and the hourly charge shall be collected at the time the final recommendation of the Director is completed. Certificate of compliance or other final land use authorization for these developments shall be charged at the rate of Fifty Dollars (\$50.00) per hour for all work associated with these applications to be collected prior to issuance of the certificate of authorization to proceed with construction and use permits.

K. Administrative Reviews (Such as Design Departure). Application for administrative reviews shall be charged at the rate of Fifty Dollars (\$50.00) per hour for all work associated with the review. A deposit of Two Hundred

Fifty Dollars (\$250.00) shall be made at the time of application and final payment made at the time a decision is made on the application.

Table J

EIS FEE SCHEDULE

Project Valuation	Fee
\$0.00 to 10,000,000.00	\$ 2,500.00 for the first \$1,000,000.00 plus \$1.00/\$1,000.00 or fraction thereof for all over 1,000,000.00
\$ 10,000,001.00 to 20,000,000.00	\$11,500.00 for the first \$10,000,000.00 plus \$.85/\$1,000.00 or fraction thereof for all over 10,000,000.00
\$ 20,000,001.00 to 30,000,000.00	\$20,000.00 for the first \$20,000,000.00 plus \$.75/\$1,000.00 or fraction thereof for all over 20,000,000.00
\$ 30,000,001.00 to 40,000,000.00	\$27,500.00 for the first \$30,000,000.00 plus \$.65/\$1,000.00 or fraction thereof for all over 30,000,000.00
\$ 40,000,001.00 to 50,000,000.00	\$34,000.00 for the first \$40,000,000.00 plus \$.55/\$1,000.00 or fraction thereof for all over 40,000,000.00
\$ 50,000,001.00 to 75,000,000.00	\$39,500.00 for the first \$50,000,000.00 plus \$.35/\$1,000.00 or fraction thereof for all over 50,000,000.00
\$75,000,001.00 to 100,000,000.00	\$48,250.00 for the first \$75,000,000.00 plus \$.25/\$1,000.00 or fraction thereof for all over 75,000,000.00
\$100,000,001.00 and over	\$54,500.00

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Table K
SMA FEE

Project Valuation			Fee	
\$0	to	50,000.00	\$ 250.00	for the first \$20,000.00 plus \$7.00/\$1,000.00 or fraction thereof for all over 20,000.00
\$ 50,001.00	to	100,000.00	\$ 460.00	for the first \$50,000.00 plus \$5.75/\$1,000.00 or fraction thereof for all over 50,000.00
\$ 100,001.00	to	250,000.00	\$ 747.50	for the first \$100,000.00 plus \$4.00/\$1,000.00 or fraction thereof for all over 100,000.00
\$ 250,001.00	to	500,000.00	\$ 1,347.50	for the first \$250,000.00 plus \$2.25/\$1,000.00 or fraction thereof for all over 250,000.00
\$ 500,001.00	to	1,000,000.00	\$ 1,910.00	for the first \$500,000.00 plus \$1.50/\$1,000.00 or fraction thereof for all over 500,000.00
\$ 1,000,001.00	to	5,000,000.00	\$ 2,660.00	for the first \$1,000,000.00 plus \$1.00/\$1,000.00 or fraction thereof for all over 1,000,000.00
\$ 5,000,001.00	to	25,000,000.00	\$ 6,660.00	for the first \$5,000,000.00 plus \$.50/\$1,000.00 or fraction thereof for all over 5,000,000.00
\$ 25,000,001.00	to	50,000,000.00	\$16,660.00	for the first \$25,000,000.00 plus \$.25/\$1,000.00 or fraction thereof for all over 25,000,000.00
\$ 50,000,001.00 and over (Ord. 110264 § 18, 1981.)			\$22,910.00	

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22.900.220 Miscellaneous and special fees.

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

1. Examination, testing, or inspection of particular plans, construction, equipment, or material which may be related to, but not directly covered by, a specific building permit or approval process;

2. Reproduction and/or search of records and documents;

3. Furnishing or certification of affidavits, reports, data, or similar documentation;

4. Product Approvals. The Department of Construction and Land Use shall charge a flat fee of Two Hundred Fifty Dollars (\$250.00) at the time of application for a product approval. The fee is not refundable unless the request for a product approval is withdrawn before any work has been done by the Department on the application. If the request is withdrawn prior to any work being done, then Two Hundred Twenty Dollars (\$220.00) may be refunded. The fee for the renewal of a product approval shall be the same as for a new product approval.

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

(Ord. 110264 § 19, 1981.)

**22.900.230 Fees imposed January 1, 1982—
Ratification and confirmation.**

The fees imposed by this chapter shall take effect January 1, 1982. Any act pursuant to the authority and prior to the effective date of this chapter is hereby ratified and confirmed.¹

(Ord. 110264 § 22, 1981.)

1. Editor's Note: Ordinance 110264 was passed by the City Council on November 30, 1981.

Chapter 22.910**MAINTENANCE OF HEALTHFUL
TEMPERATURES**

Repealed by Ordinance 110152.

Title 24**ZONING AND SUBDIVISIONS****Subtitle I Zoning Regulations****Chapter 24.08****DEFINITIONS****Sections:**

24.08.050 "D."

24.08.090 "H."

24.08.130 "L."

24.08.200 "S."

24.08.220 "U."

24.08.230 "V."

24.08.050 "D."

12. "Drive-in bank" means a bank or financial institution having five or more drive-in lanes served by windows and/or machines through which a customer is permitted or encouraged to carry on banking business while seated in a motor vehicle, whether or not such drive-in banking activity is accessory to a bank or financial institution permitted outright as a principal use.

(Ord. 109810 § 1, 1981; Ord. 109126 § 2, 1980; Ord. 107075 § 2, 1978; Ord. 106862 § 2, 1977; Ord. 106775 § 1, 1977; Ord. 102290 § 1, 1973; Ord. 101285 § 1, 1972; Ord. 99872 § 1, 1972; Ord. 98606 § 2, 1970; Ord. 98426 § 1, 1969; Ord. 96539 § 1, 1968; Ord. 96278 § 1, 1967; Ord. 88516 § 1, 1959; Ord. 86300 § 3.05, 1957.)

24.08.090 "H."

10. "Heat-recovery incinerator" means an accessory facility designed for the conversion of at least one ton per day of solid waste into useful energy, together with storage and