

ORDINANCE No.

118664

Council Bill No 111799

AN ORDINANCE relating to the Seattle Building Code, changing references to the Seattle Engineering Department, adding an exemption from building permit requirements for certain telecommunications equipment, amending provisions related to renewal of certain building permits; amending provisions related to construction of elementary classrooms, buildings of mixed use and mixed construction type and boat moorage; amending certain exiting provisions, amending provisions related to special inspection, and correcting errors.

Council Bill NO. 111799

Law Department

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The City of Seattle--L

REPORT OF COM

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Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____
report that we have considered the same and respectfully recom

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7-21-97 Full Council Action:

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COMPTROLLER FILE No.

Introduced: JUN 30 1997	By: DRAGO
Referred: JUN 30 1997	To: Business, Economic & Community Development Committee
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Referred:	To:
Reported: JUL 21 1997	Second Reading:
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SMEAD 45 YSP 17703



Commit

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Law Department

INDEXED

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

Honorable President:

Your Committee on

to which was referred the within Council Bill No. _____
report that we have considered the same and respectfully recommend that the same:

BEW Hold July 16

BEW Do pass as amended 2-0

7-21-97 Full Council Action:

Circused: Podlowski

Committee Chair

SMEAD 45 YSP 17703

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ORDINANCE 118664

AN ORDINANCE relating to the Seattle Building Code, changing references to the Seattle Engineering Department, adding an exemption from building permit requirements for certain telecommunications equipment, amending provisions related to renewal of certain building permits; amending provisions related to construction of elementary classrooms, buildings of mixed use and mixed construction type and boat moorage; amending certain exiting provisions, amending provisions related to special inspection, and correcting errors.

Section 1. Section 104.2 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

104.2 Powers and Duties of the Building Official. The building official is authorized and directed to enforce this building code, except where authority as elsewhere provided in this building code is specifically vested in the Director of Public Health, the fire chief, ~~((or))~~ the Director of ~~((Engineering))~~ Transportation or the Director of Seattle Public Utilities. Compliance with the requirements of this building code shall be the obligation of the owner of the building, structure, or premises, the duly authorized agent of the owner, or other person responsible for the condition or work, and not of the City or any of its officers or employees.

Section 2. Section 106.2 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

106.2 Exempted Work. A building permit shall not be required for the following:

1. Minor repairs or alterations which, as determined by the building official, cost the owner \$2,500 or less in any 6-month period, provided that no structural changes are made and egress, light, air and ventilation are not reduced.
2. Miscellaneous minor work including the following: patio and concrete slabs on grade, painting a building, repointing a chimney unless structural changes are made, installing kitchen cabinets, paneling or other surface finishes over existing wall and ceiling systems applied in accordance with Sections 801-806 and insulating existing buildings where no structural changes are made.
3. One-story detached accessory buildings used for greenhouse, tool or storage shed, or similar uses, provided:
 - 3.1. The projected roof area does not exceed 120 square feet; and
 - 3.2. The building is not placed on a concrete foundation other than a slab on grade.
4. Fences not over 8 feet high which do not have masonry or concrete elements above 6 feet.
5. Cases, counters and partitions not over 5 feet 9 inches high.
6. Retaining walls and rockeries which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, provided:
 - 6.1 There is no surcharge or impoundment of Class I, II or III-A liquids.
 - 6.2 Construction is not in a critical area or an environmentally sensitive area, nor supports soils in areas of geologic hazard, steep slope or having landslide potential as identified in the environmentally sensitive and critical area regulations contained in Chapters 25.05 and 25.09 of the Seattle Municipal Code.
 - 6.3 Possible failure would likely cause no damage to adjoining property or structures.
7. Platforms, walks and driveways not more than 18 inches above grade and not over any basement or story below.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.
10. Prefabricated swimming pools, spas and similar equipment accessory to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.

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11. Replacement of roofing materials and siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows.
12. School, park or private playground equipment including playhouses and tree houses.
13. Removal and replacement of underground storage tanks that are subject to regulation by a state or federal agency.
14. Installation of the following types of antennas:
 - A. Satellite earth station antennas 6 1/4 feet (2 m) or less in diameter in zones other than residential zones.
 - B. Satellite earth station antennas 3 1/4 feet (1 m) or less in diameter in residential zones, and
 - C. Video programming service antennas 3 1/4 feet (1 m) or less in diameter or diagonal dimension, regardless of zone.

Exemption from the permit requirements of this building code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this building code or any other laws or ordinances of the City.

Section 3. Section 106.5 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

106.5 Application for Permit

106.5.1 Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Department of Construction and Land Use for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by plans, and other data as required in Section 106.5.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building including cost breakdown between additions and alterations.
6. Be signed by the owner of the property or building, or his/her authorized agent who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the building official, including, but not limited to, master use and shoreline permits and building identification plans.
8. Indicate the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with the Land Use Code, critical areas regulations and building code regulations in effect on the date that the application is submitted.

106.5.2 Plans and Specifications.

106.5.2.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit.

EXCEPTION: The building official may waive the submission of plans, calculations, diagrams and other data, if he/she finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this building code.

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

EXCEPTION: When authorized by the building official, plans and specifications need not be prepared by an engineer or architect licensed by the State of Washington for the following:

1. One- and two-family dwellings.

Antenna 1

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- 1 2. New buildings or structures, and additions, alterations or repairs of conventional light frame construction, having a total valuation of less than \$30,000.
- 2 3. Nonstructural alterations and repairs having a total valuation of less than \$30,000, excluding electrical and mechanical systems, fixtures, equipment, interior finish and millwork.
- 3 4. The building official may accept the design of a licensed professional engineer for assembly line products or designed specialty structural products.
- 4 5. Other work as specified in rules promulgated by the Director.

6 **106.5.2.3 Clarity of Plans.** Plans shall be drawn to a clearly indicated and commonly accepted scale upon substantial paper such as blueprint quality or standard drafting paper. Tissue paper, posterboard or cardboard will not be accepted. The plans shall be of microfilm quality and limited to a minimum size of 18 inches by 18 inches and a maximum size of 41 inches by 54 inches.

8 **EXCEPTION:** The plans for metal plate connected wood trusses may be not less than 8-1/2 inches by 11 inches for single family structures and no less than 11 inches by 17 inches for all other structures.

9 **106.5.2.4 Information Required on Plans.** Plans shall include the following, as applicable:

- 10 1. A plot plan showing the width of streets, alleys, yards and courts.
- 11 2. The location (and/or location within a building), floor area, story, height, type of construction and occupancy classification as defined by the building code and use as defined by the Land Use Codes of the proposed building and of every existing building on the property.
- 12 3. Where there are more than two buildings located on a property, a building identification plan identifying the location of each building on the property and identifying each building by a numbering system unrelated to address. Such plan shall not be required where a plan for the site is already on file and no new buildings are being added to the site.
- 13 4. Types of heating and air conditioning systems.
- 14 5. Architectural plans, including floor plans, elevations and door and finish schedules showing location of all doors, windows, mechanical equipment, shafts, pipes, vents and ducts.
- 15 6. Structural plans, including foundation plan and framing plans.
- 16 7. Cross-sections and construction details for both architectural and structural plans including wall sections, foundation, floor and roof details, connections of structural members and types of construction material.
- 17 8. Topographic plans, including original and final contours, location of all buildings and structures on and when required by the building official, adjacent to the site, and cubic yards of cut and fill.
- 18

A survey of the property prepared by a land surveyor licensed by the State of Washington shall be required for all new construction, and for additions or accessory buildings where the building official has reason to believe that there may be an intrusion into required open areas or over the property line.
- 19 9. Where any building or structure is to be erected or constructed on property abutting an unimproved or partially improved street or alley, such plans shall also include a profile showing the established or proposed grade of such street or alley, based upon information obtained from the Director of ((Engineering)) Transportation relating to the proposed finished elevations of the property and improvements thereon.

20 **106.5.2.5 Information on First Sheet.** The first or general note sheet of each set of plans shall specify the following, as applicable:

- 21 1. The building and street address of the work.
- 22 2. The name and address of the owner and person who prepared the plans.
- 23 3. Legal description of the property.

- 1 4. Type of occupancy of all parts of the building as defined in this building code including notation of fixed fire protection devices or systems.
- 2 5. Zoning classification of the property and existing and proposed uses of the structure as defined in the Land Use Code.
- 3 6. Indication of location within the fire district as defined in this building code, if applicable.
- 4 7. Type of construction as defined in this building code.
- 5 8. Number of stories and basements as defined in this building code.
- 6 9. Variances, conditional uses, special exceptions, including project numbers, approval and approval extension dates.
- 7 10. Where applicable, a description of the design selected and approved at a Section 307 hazardous occupancy pre-design conference, a Section 402 atrium pre-design conference, a Section 403 highrise building pre-design conference, a Section 1627 seismic design pre-design conference or a similar conference on a building subject to Fire Code Article 93.
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9 **106.5.2.6 Structural Notes.** Plans submitted for buildings with an occupant load of 50 or more, buildings of more than two stories, buildings of more than 4,500 square feet total floor area or buildings or other structures that are determined by the building official to embody hazards or complex structural concepts shall include applicable information including, but not limited to, the following:

- 11 1. Design loads: Snow load, live loads and live load reductions and lateral loads.
- 12 When required by the building official, the structural notes for plans engineered to Part III, Earthquake Design, of Chapter 16 shall include the factors of the base shear formula used in the design;
- 13 2. Foundations: Foundation investigations, allowable bearing pressure for spread footings, allowable load capacity of piles, pile driving formulas, lateral earth pressure;
- 14 3. Soil fill and back fill: Type, compaction and drainage;
- 15 4. Masonry: Type and strength of units, strength or proportions of mortar and grout, type and strength of reinforcement, method of testing, design strength;
- 16 5. Wood: Species or species groups, and grades of sawn lumber, glued-laminated lumber, plywood and assemblies, type of fasteners;
- 17 6. Concrete: Design strengths, mix designs, type and strength of reinforcing steel, welding of reinforcing steel, restrictions, if any;
- 18 7. Steel and aluminum: Specification types, grades and strengths, welding electrode types and strengths;
- 19 8. Assignment of responsibilities for inspection and testing during construction, and the degree of inspection and testing;
- 20 9. Computations, stress diagrams, shop and fabrication drawings and other data sufficient to show the adequacy of the plans shall be submitted when required by the building official.
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23 In lieu of detailed structural notes the building official may approve minor references on the plans to a specific section or part of this building code or other ordinances or laws.

24 **106.5.2.7 Fire-Resistive Notes.** The building official may require that plans for buildings more than two stories in height of other than Groups R, Division 3 and U Occupancies indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

26 The building official may require that, when required for fire-resistive construction, the method of installation of wall and ceiling coverings and the protection of structural parts be specified on the plans unless the listing which documents the rating specifies a method no more restrictive than the minimum standards of Chapter 25.

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Section 4. Section 106.9 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

106.9 Expiration and Renewal.

106.9.1 ((General)) Expiration. Permits and renewed permits shall expire eighteen months from the date of issuance.

EXCEPTIONS: 1. Initial permits for major construction projects that require more than eighteen months to complete, according to a construction schedule submitted by the applicant, may be issued for a period that provides reasonable time to complete the work but in no case longer than three years.

2. Permits which expire in less than eighteen months may be issued where the building official determines a shorter period is appropriate.

106.9.2 Renewal. Permits may be renewed and renewed permits may be further renewed by the building official provided the following conditions are met:

1. Application for renewal shall be made within the thirty-day period immediately preceding the date of expiration of the permit; and
2. If the permit has had an associated discretionary Land Use review,
 - (a) the Land Use application was approved for issuance five years or less before the date of the application for renewal; or
 - (b) ((F)) the work authorized by the permit has been started and is substantially underway. "Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical, finish work is being completed on a continuing basis.

~~((progressing at a rate approved by the building official. Progress justifying renewal of a permit, except as specified by Item 3, may include, but is not limited to, requesting of a required inspection, 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; and))~~
3. If an application for renewal is made either more than eighteen months after the date of mandatory compliance with a new or revised edition of the building code or after the effective date of an amendment to applicable provisions of the Land Use ~~((or Zoning))~~ Code(s) or the Regulations for Environmentally Critical Areas, the permit shall not be renewed unless:
 - 3.1 The building official determines ~~((by plans examination))~~ that the permit complies, or is modified to comply, with the code or codes in effect on the date of application renewal; or
 - 3.2 The work authorized by the permit is substantially underway and progressing at a rate approved by the building official. ~~((Progress justifying renewal of the permit shall be evidenced by notification by the permit holder that a construction step is ready for an inspection required by Section 108.5 of this code.))~~
"Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical and finish work is being completed on a continuing basis.

Permits may also be renewed where commencement or completion of the work authorized by the permit is delayed by litigation, appeals, strikes or other causes related to the work authorized by the permit, beyond the permit holder's control.

Note: In addition to satisfying the provisions of this section, an applicant seeking to renew a building permit for new or additional development in a landslide-prone area, as described in the Environmentally Critical Areas (ECA) Ordinance, (SMC 25.09), must satisfy Section 25.09.345 of the ECA Ordinance, Permit Renewals in Landslide-prone Areas.

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Section 5. Section 106.10 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

106.10 Temporary Permits

106.10.1 Tents and Similar Facilities. The building official may issue a nonrenewable permit to erect and maintain for a period not to exceed six months, a tent or other temporary structure to be used for religious services, conventions, circuses, carnivals, fairs, special sales or similar uses.

Such structures shall be removed before the expiration of the six month period specified on the permit and such removal shall be guaranteed by a cash deposit with the building official or by a surety bond, the amount of which, in either case, shall be fixed by the building official.

Note: The Land Use Code may impose additional restrictions on tents and temporary structures.

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

The construction of the structure shall be subject to reasonable safeguards for the persons and property as the building official shall prescribe. The nature and extent of fire-extinguishing equipment and decorations shall be subject to the requirements of the fire chief, and the sanitary facilities shall meet the requirements of the Director of Public Health.

106.10.2 Temporary Structures. Temporary structures such as reviewing stands and other miscellaneous structures conforming to the requirements of this building code, and sheds, canopies, or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the building official for a limited period of time and such building or structure shall be subject to the bonding, removal and safety provisions noted in Section 106.10.1. Temporary buildings or structures in the right-of-way shall be regulated by the Director of ~~(Engineering)~~ Transportation.

106.10.3 Temporary Office Trailers. The building official may issue a non-renewable building/use permit for eighteen months for the installation of a Commercial Coach or Modular Home as a temporary office or other uses as may be determined by the building official, subject to the following:

1. The Commercial Coach shall be identified by a State of Washington black sticker located by the door. The structure may be placed on a temporary foundation and shall be anchored to resist wind and seismic lateral forces.
2. The Modular Home shall be identified by a State of Washington gold sticker located by the door. It will be accepted as long as no heavy storage is anticipated for the temporary office use. The structure may be placed on a temporary foundation and shall be anchored to resist wind and seismic lateral forces.
3. A plot plan shall be submitted to verify compliance with the Land Use Code and to check exposure to other buildings.
4. The proposed use must be one permitted outright under the Land Use Code and comply with all other pertinent laws and ordinances.
5. Construction offices shall be regulated by Section 106.10.4.

The permit may be renewed after inspection by the building official if the trailer complies with this section.

106.10.4 Construction Buildings. The building official may issue a permit to erect and maintain construction offices, dry shacks and similar temporary buildings, including material and equipment storage, all for the purpose of constructing an improvement.

EXCEPTION: Construction offices and similar temporary buildings located on the same premises for which a construction permit has been issued, do not require an additional temporary permit.

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

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

The construction of the structure shall be subject to reasonable safeguards for persons and property as the building official shall prescribe; the nature and extent of fire-extinguishing equipment shall be subject to the requirements of the fire chief, and the sanitary facilities shall meet the requirements of the Director of Public Health.

Section 6. Section 202 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

SECTION 202 -- A

ACCESS FLOOR SYSTEM is an assembly consisting of panels mounted on pedestals to provide an under-floor space for the installations of mechanical, electrical, communication or similar systems or to serve as an air-supply or return-air plenum.

ACI is the American Concrete Institute, Box 19150, Redford Station, Detroit, Michigan 48219

ADDITION is an extension or increase in floor area or height of a building or structure.

AEROSOL is a product which is dispensed by a propellant from a metal can up to a maximum size of 33.8 fluid ounces (1000 mL) or a glass or plastic bottle up to a size of 4 fluid ounces (118.2 mL), other than a rim-vented container.

VIAQ: AGGREGATE, for the purpose of emission control design is crushed stone, stone, or other inert material or combinations thereof having hard, strong, durable pieces.

AGRICULTURAL BUILDING is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

VIAQ: AIR BARRIER is a continuous material or system of materials utilized for the purpose of minimizing the movement of air across a defined boundary, and capable of withstanding the maximum pressure developed across it, without failing by becoming significantly more leaky.

VIAQ: AIR, SUPPLY is that air delivered to the conditioned space and used for ventilation, heating, cooling, humidification or dehumidification.

AISC is the American Institute of Steel Construction, Inc., One East Wacker Drive, Suite 3100, Chicago, Illinois 60601-2001.

ALLEY is any public way or thoroughfare 16 feet (4877 mm) or less but not less than 10 feet (3048 mm) in width which has been dedicated or deeded to the public for public use.

ALTER or **ALTERATION** is any change, addition or modification in construction or occupancy.

AMUSEMENT BUILDING. See Section 408.2.

ANSI is the American National Standards Institute, 1430 Broadway, New York, New York 10018.

APARTMENT HOUSE is any building or portion thereof which contains three or more dwelling units and, for the purpose of this code, includes residential condominiums.

APPROVED, as to materials and types of construction, refers to approval by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved.

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APPROVED FABRICATOR is an established and qualified person, firm or corporation approved by the building official pursuant to Section 1701.7 of this code.

ARCHITECT. See "Project Architect or Engineer."

AREA. See "floor area."

ASSEMBLY BUILDING is a building or portion of a building used for the gathering together of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking or dining or awaiting transportation.

ASTM is the American Society for Testing and Materials, 1916 Race Street, Philadelphia, Pennsylvania 19103.

ATRIUM is an opening through two or more floor levels other than enclosed stairways, elevators, hoistways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Floor levels, as used in this definition, do not include balconies within assembly occupancies or mezzanines which comply with Section ((506, Exception-3)) 507.

AUTOMATIC, as applied to fire-protection devices, is a device or system providing an emergency function without the necessity of human intervention and activated as a result of a predetermined temperature rise, rate of rise of temperature or increase in the level of combustion products.

AWNING. See Section 3204.

AWNING SIGN. See Section 3204.

Section 7. Section 209 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

SECTION 209 --H

HABITABLE SPACE (ROOM) is space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

HANDLING is the deliberate transport of materials by any means to a point of storage or use.

HANDRAIL is a railing provided for grasping with the hand for support. See also Section 208, definition of "guardrail."

HAZARDOUS PRODUCTION MATERIAL (HPM) is a solid, liquid or gas that has a degree of hazard rating in health, flammability or reactivity of 3 or 4 and which is used directly in research, laboratory or production processes which have, as their end product, materials which are not hazardous.

HEALTH HAZARD is a classification of a chemical for which there is statistically significant evidence based on at least one ((reproducible)) study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazard" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which ((can have an acute effect)) act on the hematopoietic system, and agents which damage ((that have acute effects on)) the lungs, skin, eyes or mucous membranes.

HEIGHT OF BUILDING is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot (1524 mm) horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet (3048 mm) above lowest grade.

2. An elevation 10 feet (3048 mm) higher than the lowest grade when the sidewalk or ground surface described in Item 1 above is more than 10 feet (3048 mm) above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

HELIPORT is an area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

HELISTOP is the same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

HIGHLY TOXIC MATERIAL is a material which produces a lethal dose or a lethal concentration which falls within any of the following categories:

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1. A chemical that has a median lethal dose (LD₅₀) of 50 milligrams or less per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each.

2. A chemical that has a median lethal dose (LD₅₀) of 200 milligrams or less per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with the bare skin of albino rabbits weighing between 2 and 3 kilograms each.

3. A chemical that has a median lethal concentration (LC₅₀) in air of 200 parts per million by volume or less of gas or vapor, or 2 milligrams per liter or less of mist, fume or dust, when administered by continuous inhalation for one hour (or less if death occurs within one hour) to albino rats weighing between 200 and 300 grams each.

Mixtures of these materials with ordinary materials, such as water, may not warrant a classification of highly toxic. While this system is basically simple in application, any hazard evaluation which is required for the precise categorization of this type of material shall be performed by experienced, technically competent persons.

HORIZONTAL EXIT. See Section 1001.2.

HOTEL is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests.

HOT-WATER-HEATING BOILER is a boiler having a volume exceeding 120 gallons (454.2 L), or a heat input exceeding 200,000 Btu/h (149 540 kW), or an operating temperature exceeding 210°F. (99°C.) that provides hot water to be used externally to itself.

HPM STORAGE ROOM is a room used for the storage or dispensing of hazardous production materials (HPM) and which is classified as a Group H, Division 2, 3 or 7 Occupancy.

VIAQ: HVAC means heating, ventilating and air conditioning.

Section 8. Section 305.2 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

305.2 Construction, Height and Allowable Area.

305.2.1 General. Buildings or parts of buildings classed in Group E because of the use or character of the occupancy shall be limited to the types of construction set forth in Table 5-B and shall not exceed, in area or height, the limits specified in Sections 504, 505 and 506, except that the area may be increased by 50 percent when the maximum travel distance specified in Section 1003.4 is reduced by 50 percent.

305.2.2 Atmospheric separation requirements.

305.2.2.1 Definitions. For the purpose of this chapter and Section 1017, the following definitions are applicable:

COMMON ATMOSPHERE. A common atmosphere exists between rooms, spaces or areas within a building which are not separated by an approved smoke- and draft-stop barrier.

SEPARATE ATMOSPHERE. A separate atmosphere exists between rooms, spaces or areas that are separated by an approved smoke barrier.

SMOKE BARRIER. A smoke barrier consists of walls, partitions, floors and openings therein as will prevent the transmission of smoke or gases through the construction. See Section 905.

305.2.2.2 General provisions. The provisions of this section apply when a separate exit system is required in accordance with Section 1017.

Walls, partitions and floors forming all or part of an atmospheric separation shall be as required by Section 905.2.3. Glass lights of approved wired glass set in steel frames may be installed in such walls or partitions.

All automatic-closing fire assemblies installed in the atmospheric separation shall be activated by approved smoke detectors.

The specific requirements of this section are not intended to prevent the design or use of other systems, equipment or techniques which will effectively prevent the products of combustion from breaching the atmospheric separation.

305.2.3 Special provisions. Rooms in Divisions 1 and 2 Occupancies used for kindergarten, first- or second-grade pupils, and Division 3 Occupancies shall not be located above or below the first story.

EXCEPTIONS: 1. Basements or stories having floor levels located within 4 feet (1219 mm), measured vertically, from adjacent ground level at the point of exit, provided the basement or story has exits directly to the exterior at that level.

2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten, and first- (and second-) grade children or for day-care purposes may be located on the second story, provided there are at least two exits directly to the exterior for the exclusive use of such occupants or into separate exit systems as defined in Section 1017.

3. Division 3 Occupancies may be located above the first story in buildings of Type I construction and in Types II-F.R., II One-hour and III One-hour construction, subject to the limitation of Section 506 when:

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- 1 3.1 Division 3 Occupancies containing more than 12 children per story shall not be located above the fourth floor; and
- 2 3.2 The entire story in which the day-care facility is located is equipped with an approved manual fire alarm and
- 3 smoke-detection system. (See the Fire Code.) Actuation of an initiating device shall sound an audible alarm throughout
- 4 the entire story. When a building fire alarm system is required by other provisions of this code or the Fire Code, the alarm
- 5 system shall be connected to the building alarm system.
- 6 An approved alarm signal shall sound at an approved location in the day-care occupancy to indicate a fire alarm or
- 7 sprinkler flow condition in other portions of the building; and
- 8 3.3 The day-care facility, if more than 1,000 square feet (92.9 m²) in area, is divided into at least two compartments of
- 9 approximately the same size by a smoke barrier with door openings protected by smoke- and draft-control assemblies
- 10 having a fire-protection rating of not less than 20 minutes. Smoke barriers shall have a fire-resistive rating of not less
- 11 than one hour. In addition to the requirements of Section 302, occupancy separations between Division 3 Occupancies
- 12 and other occupancies shall be constructed as smoke barriers. Door openings in the smoke barrier shall be tight fitting
- 13 with gaskets installed as required by Section 1005, and shall be automatic closing by actuation of the automatic
- 14 sprinklers, fire alarm or smoke-detection system. Openings for ducts and other heating, ventilating and air-conditioning
- 15 openings shall be equipped with a minimum Class I, 250°F. (121°C.) smoke damper as defined and tested in accordance
- 16 with approved recognized standards. See Chapter 35, Part III. The damper shall close upon detection of smoke by an
- 17 approved smoke detector located within the duct, or upon the activation of the fire alarm system; and
- 18 3.4 Each compartment formed by the smoke barrier has not less than two exits, one of which is permitted to pass
- 19 through the adjoining compartment; and
- 20 3.5 At least one exit from the Division 3 Occupancy shall be into a separate exiting system as defined in Section 1017;
- 21 and
- 22 3.6 The building is equipped with an automatic sprinkler system throughout.
- 23 4. In buildings equipped with an automatic sprinkler system throughout using fast-response heads, rooms used for second-
- 24 grade children may be located on the second story. In existing buildings, fast-response heads are not required in attic spaces.
- 25 Stages and platforms shall be constructed in accordance with Chapter 4. For attic space partitions and draft
- 26 stops, see Section 708.
- 27 305.2.4 **Special hazards.** Laboratories, vocational shops and similar areas containing hazardous materials shall be
- 28 separated from each other and from other portions of the building by not less than a one-hour fire-resistive
- occupancy separation. When the quantities of hazardous materials in such uses do not exceed those listed in Table
- 3-D or 3-E, the requirements of Sections 307.5.2 and 307.8 shall apply. When the quantities of hazardous
- materials in such uses exceed those listed in Table 3-D or 3-E, the use shall be classified as the appropriate Group
- H Occupancy.
- See Section 1017.7 for exiting from laboratories in Group E Occupancies.
- Equipment in rooms or groups of rooms sharing a common atmosphere where flammable liquids, combustible
- dust or hazardous materials are used, stored, developed or handled shall conform to the requirements of the Fire
- Code.
- Section 9.** Section 311.1 of the Seattle Building Code, which section was
- adopted by Ordinance 117721, is amended as follows:
- 311.2 Construction, Height and Allowable Area.**
- 311.2.1 General.** Buildings or parts of buildings classed in Group S Occupancy because of the use or character of
- the occupancy shall be limited to the types of construction set forth in Table 5-B and shall not exceed, in area or
- height, the limits specified in Sections 504, 505 and 506.
- 311.2.2 Special provisions.**
- 311.2.2.1 Group R, Division 1 or Group S, Division 3 with Group A, Division 3; Group B; Group M ((or)) R,**
- Division 1 or Group S, Division 3 or 4 Occupancy above.** Other provisions of this code notwithstanding, a
- basement, ((or)) first or second story of a building may be considered as a separate and distinct building for the
- purpose of area limitations, limitation of number of stories and type of construction, when all of the following
- conditions are met:
1. The basement, ((or)) first and second ((story-is)) stories are of Type I construction and ((is)) are separated
- from the building above with a three-hour occupancy separation. See Section 302.3.
2. The building above the three-hour occupancy separation contains only Group A, Division 3; Group B; or
- Group M or R, Division 1 Occupancies, or a Group S, Division 3 or 4 Occupancy used exclusively for the parking
- and storage of private or pleasure-type motor vehicles.
3. The building below the three-hour occupancy separation is a Group R, Division 1 Occupancy or a Group S,
- Division 3 Occupancy used exclusively for the parking and storage of private or pleasure-type motor vehicles.
- EXCEPTIONS:** 1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building.
2. Group A, Division 3 and Group B office, drinking and dining establishments and Group M retail occupancies in addition
- to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the
- three-hour occupancy separation is protected throughout by an automatic sprinkler system.

4. The maximum building height in feet shall not exceed the limits set forth in Table 5-B for the least type of construction involved.

5. Where a second story is located below the three-hour occupancy separation, the building shall comply with the following:

5.1 The three-hour occupancy separation shall be no more than 15 feet above the highest grade and no more than 25 feet above the lowest grade; and

5.2 When the building above the three-hour occupancy separation contains more than three stories of Type III or Type V construction, all portions of the buildings above and below the occupancy separation shall be protected throughout with an automatic sprinkler system that complies with U.B.C. Standard 9-1; and

5.3 Occupied areas, including roof decks, shall be not more than 75 feet above the lowest level of fire department vehicle access.

Code Alternate CA311.2a: When the upper building is of Type V-One hour construction, the height may be measured from the ~~((finish floor of the floor-ceiling assembly directly above the first story of the Type I-F.R. building))~~ three-hour occupancy separation, provided the building~~((s))~~ above and below the separation~~((s))~~ is protected throughout by an automatic sprinkler system designed to U.B.C. Standard ~~((No.))~~ 9-1 (NFPA 13).

Code Alternate CA311.2b: Exterior walls on floors in the Type I building may have opening protection as required for the building above the three-hour occupancy separation, provided the following criteria are met:

1. The floor contains a Group S, Division 3 parking garage; and
2. The floor is protected by an automatic sprinkler system conforming to U.B.C. Standard ~~((No.))~~ 9-1.

311.2.2.2 Group S, Division 3 Occupancy with Group S, Division 4 Occupancy above. Other provisions of this code notwithstanding, a Group S, Division 3 Occupancy, located in the basement or first story below a Group S, Division 4 Occupancy, as defined in Section 311.9, may be classified as a separate and distinct building for the purpose of determining the type of construction when all of the following conditions are met:

1. The allowable area of the structure shall be such that the sum of the ratios of the actual area divided by the allowable area for each separate occupancy shall not exceed one.
2. The Group S, Division 3 Occupancy is of Type I or II construction and is at least equal to the fire resistance of the Group S, Division 4 Occupancy.
3. The height and the number of the tiers above the basement shall be limited as specified in Table 3-H or Section 311.9.5.
4. The floor-ceiling assembly separating the Group S, Division 3 and Group S, Division 4 Occupancy shall be protected as required for the floor-ceiling assembly of the Group S, Division 3 Occupancy. Openings between the Group S, Division 3 and Group S, Division 4 Occupancy, except exit openings, need not be protected.
5. The Group S, Division 3 Occupancy is used exclusively for the parking or storage of private or pleasure-type motor vehicles, but may contain (i) mechanical equipment rooms incidental to the operation of the building and (ii) an office, and waiting and toilet rooms having a total area of not more than 1,000 square feet (93 m²).

311.2.3 Specific use provisions.

311.2.3.1 Group S, Divisions 3 and 5 Occupancies. In areas where motor vehicles, boats or aircraft are stored, and in motor vehicle fuel-dispensing stations and repair garages, floor surfaces shall be of noncombustible, nonabsorbent materials. Floors shall drain to an approved oil separator or trap discharging to sewers in accordance with the Plumbing Code.

EXCEPTION: Floors may be surfaced or waterproofed with asphaltic paving materials in areas where motor vehicles or aircraft are stored or operated.

311.2.3.2 Marine or motor vehicle fuel-dispensing stations. Marine or motor vehicle fuel-dispensing stations, including canopies and supports over pumps, shall be of noncombustible, fire-retardant-treated wood or of one-hour fire-resistive construction.

- EXCEPTIONS:** 1. Roofs of one-story fuel-dispensing stations may be of heavy-timber construction.
2. Canopies conforming to Section 2603.13 may be erected over pumps.

Canopies under which fuels are dispensed shall have a clear, unobstructed height of not less than 13 feet 6 inches (4114 mm) to the lowest projecting element in the vehicle drive-through area.

A one-hour occupancy separation need not be provided between fuel-dispensing pumps covered with a canopy that is open on three or more sides, and a Group M Occupancy retail store having an area of less than 2,500 square feet (225 m²) when the following conditions exist:

1. The Group M Occupancy is provided with two exits separated as required by Section 1003 and not located in the same exterior wall.

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2. Pump islands are not located within 20 feet (6096 mm) of the Group M Occupancy retail store.

311.2.3.3 Parking garage headroom. Parking garages shall have an unobstructed headroom clearance of not less than 6 feet 6 inches (1981 mm) above the finish floor to any ceiling, beam, pipe or similar obstruction, except for wall-mounted shelves, storage surfaces, racks or cabinets. See Section 1107 for requirements for accessible parking.

311.2.3.4 Group S, Division 2 Occupancy roof framing. In Division 2 Occupancies, the roof-framing system may be of unprotected construction.

311.2.3.5 Vehicle barriers. In parking garages where any parking area is located more than 5 feet (1524 mm) above the adjacent grade, vehicle barriers shall be provided.

EXCEPTION: Parking garages of Group U, Division 1 Occupancies.

Vehicle barriers shall have a minimum vertical dimension of 12 inches (305 mm) and shall be centered at 18 inches (457 mm) above the parking surface. See Table 16-B for load criterion.

311.2.3.6 Mini-storage warehouses. In mini-storage warehouse buildings, individual storage lockers shall be separated from each other with one-hour fire-resistive construction, and openings in the separation shall have one-hour protection.

EXCEPTION: The separation between individual storage lockers may be non-rated in rooms 500 square feet (46 m²) or less in area and in sprinklered rooms of any size.

For storage accessory to Group R, Division 1 Occupancies, see Section 310.2.2. For automatic sprinkler system requirements for storage rooms in basements and basement-like stories, see Section 904.2.2.

Section 10. Section 313.8 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

313.8 Smoke Detectors and Sprinkler Systems.

313.8.1 Smoke detectors.

313.8.1.1 General. Rooms within licensed care facilities that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

313.8.1.2 Additions, alterations or repairs. When the valuation of an addition, alteration or repair to a Group LC Occupancy exceeds ((\$1,000)) \$2,500 and a permit is required, or when one or more sleeping rooms is added or created in an existing Group LC Occupancy, smoke detectors shall be installed in accordance with Sections 313.8.1.3 and 313.8.1.4 of this section.

EXCEPTION: Repairs to the exterior surfaces are exempt from the requirements of this section.

313.8.1.3 Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 313.8.1.2.

313.8.1.4 Location. A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the licensed care facility has more than one story or in facilities with basements, a detector shall be installed on each story and in the basement. Where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. Where the ceiling height of a room open to a hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the licensed care facility in which they are located.

313.8.2 Sprinkler and standpipe systems.

313.8.2.1 Sprinkler systems. An automatic sprinkler system shall be installed throughout every licensed care facility three or more stories in height or licensed for more than 16 clients. Licensed care facilities with 16 or fewer clients, licensed to provide care for more than two clients who have an evacuation capability of II or III, shall be provided with an automatic sprinkler system throughout the facility.

EXCEPTION: An automatic sprinkler system need not be installed in any licensed care facility licensed for six or fewer clients regardless of the level of evacuation capability.

Where a sprinkler system is required, a system complying with U.B.C. Standard 9-1 shall be installed.

EXCEPTIONS: 1. An automatic sprinkler system complying with U.B.C. Standard 9-3 may be installed in buildings of four stories or less.

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2. Where a Group LC Occupancy is being established by change of occupancy in an existing building not protected by a sprinkler system as is required above for buildings of new construction, an automatic sprinkler system complying with N.F.P.A. Standard 13-D may be installed provided the care facility is licensed for not more than 16 clients.

Residential or quick-response heads shall be used in all sprinkler systems.

313.8.2.2 Standpipe systems. Standpipe systems shall be provided where required by Section 904.5.

Section 11. Table 3-B of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

TABLE 3-B—REQUIRED SEPARATION IN BUILDINGS OF MIXED OCCUPANCY¹ (HOURS)

	A-1	A-2	A-2.1	A-3	A-4	B	E	F-1	F-2	H-1	H-2	H-3	H-4,5	H-6,7,2	I	M	R-1	R-3	S-1	S-2	S-3	S-5	U-1,3
A-1		N	N	N	N	3	N	3	3	4	4	4	4	4	3	3	1	1	3	3	4 ⁵	3	1
A-2			N	N	N	1	N	1	1	4	4	4	4	4	3	1	1	1	1	1	3 ⁵	1	1
A-2.1				N	N	1	N	1	1	4	4	4	4	4	3	1	1	1	1	1	3 ⁵	1	1
A-3					N	N	N	N	N	4	4	4	4	3	2	N	1	1	N	1	3 ⁵	1	1
A-4						1	N	1	1	4	4	4	4	4	3	1	1	1	1	1	3 ⁵	1	1
B							1	N ⁶	N	2	1	1	1	1	2	N	1	1	N	1	1	1	1
E								1	1	4	4	4	4	3	1	1	1	1	1	1	3 ⁵	1	1
F-1									1	2	1	1	1	3	N ⁶	1	1	N	1	1	1	1	1
F-2										2	1	1	1	2	1	1	1	N	1	1	1	1	1
H-1																							
H-2										1	1	2	4	2	4	4	4	2	2	2	2	2	1
H-3										1	1	4	1	3	3	1	1	1	1	1	1	1	1
H-4,5													1	4	1	3	3	1	1	1	1	1	1
H-6,7,2														4	1	4	4	1	1	1	1	1	3
I															2	1	1	2	4	4 ⁵	3	1	1
M																1	1	1 ⁴	1 ⁴	1	1	1	1
R-1																	N	3	1	3 ⁵	1	1	1
R-3																			1	1	1	1	1
S-1																				1	1	1	1
S-2																					1	1	N
S-3																						1	1
S-4																							
S-5																							N

N—No requirements for fire resistance.

¹For detailed requirements and exceptions, see Section 302.4.

²For special provisions on highly toxic materials, see the Fire Code.

³For agricultural buildings, see also Appendix Chapter 3.

⁴See Section ((310.2.4)) 309.2.2 for exception.

⁵Group S, Division 3 Occupancies used exclusively for parking or storage of pleasure-type motor vehicles and provided no repair or refueling is done may have the occupancy separation reduced one hour.

⁶For Group F, Division 1 woodworking establishments with more than 2,500 square feet, the occupancy separation shall be one hour.

⁷A one-hour separation is required between Group S, Division 4 boat moorage and Group B Occupancies.

Section 12. Section 404.5 of the Seattle Building Code, which section was adopted by Ordinance 117712, is amended as follows:

404.5 Occupancy.

404.5.1 General. Covered mall buildings shall be classified as Group B or M Occupancies and may contain accessory uses consisting of Group A, B, E or R, Division 1 Occupancies. The area of individual accessory uses within a covered mall building shall not exceed three times the basic area permitted by Table 5-B of this code for

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the type of construction and the occupancy involved. The aggregate area of all accessory uses within a covered mall building shall not exceed 25 percent of the gross leasable area.

An attached garage for the parking or storage of private or pleasure-type motor vehicles having a capacity of not more than nine persons and open parking garages may be considered as separate buildings when they are separated from the covered mall building by an occupancy separation having a fire-endurance time period of at least two hours.

404.5.2 Mixed occupancy. Individual tenant spaces within a covered mall building which comprise a distinct "occupancy," as described in Chapter 3 of this code, shall be separated from any other occupancy as specified in Section 302.4 of this code.

EXCEPTION: A main entrance which opens onto a mall need not be separated.

Section 13. Section 408.2 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

408.2 Definition. For the purposes of this code the following definition applies:

AMUSEMENT BUILDING is a building or portion thereof, ~~((temporary or permanent))~~ used for entertainment or educational purposes and which contains a system which transports passengers or provides a walkway through a course so arranged that the required exits are not apparent due to theatrical distractions, are disguised or not readily available due to the method of transportation through the building or structure.

Permanent amusement building is any amusement building not otherwise classified as portable or temporary.

Portable amusement structure is an amusement building designed and constructed to be portable, to be erected and used on a short term basis at each location.

Temporary amusement building is an amusement building used for that purpose for a period of 6 weeks or less in any given twelve months.

Section 14. Section 412.10 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

412.10 Connection to Local Side Sewer System. Every floating home in a floating home moorage which is required under Section 412.8 to be connected to a public sewer shall be connected to the local side sewer system and no owner or operator of such a floating home moorage shall permit to be moored at such moorage under his/her control any floating home which is not connected to the local side sewer system. It is unlawful for any person to use, occupy or let any floating home for human habitation within the limits specified in Section 412.8 unless the same is connected to the sewer system.

A reconnection permit shall be required for any floating home which is relocated from its original site of connection to a local side sewer system and such reconnection shall be subject to the approval of the Director of ~~((Engineering))~~ Seattle Public Utilities as to compliance with this chapter.

Section 15. Section 412.18 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

412.18 Approval Of Moorage Site Plan Required. Every floating home moorage shall continuously conform to a moorage site plan which has been approved by the building official. Such approval shall be obtained as follows: Three copies of the site plan, drawn to scale and completely dimensioned, and setting forth the address and legal description of the property on which the moorage is located and the name and address of the owner or operator of the moorage, shall be filed with the building official.

The moorage site plan shall show:

1. The dimensions of the floating home moorage site;
2. The location of abutting public waterways;
3. The location and dimensions of private waterways and land access to the moorage;
4. The location and identification of individual floating home sites;

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5. The location and dimensions of off-street parking spaces;
6. The location and dimensions of walkways and any accessory structures or facilities;
7. The water service system;
8. The local side sewer system; and
9. The electrical service and lighting system.

Such site plan shall be examined by the building official, the fire chief, the director of public health, the ~~((superintendent of water))~~ director of Seattle public utilities, and by the director of ~~((engineering))~~ transportation, to each of whom the building official shall refer such plan. Upon approval of a floating home moorage site plan by the fire chief, the director of public health, the superintendent of water and the director of engineering as to compliance with laws and ordinances under their respective jurisdictions, and upon being satisfied that the plan conforms to the requirements of this code and other applicable ordinances and is otherwise lawful, the building official shall approve such plan. One copy of the approved site plan shall be retained in the office of the building official, one copy in the office of the director of public health, and one copy, which shall be maintained on the premises of the floating home moorage, shall be returned to the owner or operator.

Section 16. Section 503.4 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

503.4 Special Provisions and Exceptions to Table 5-A.

503.4.1 General. The provisions of this section are exceptions to, or special provisions of, the construction requirements of Table 5-A, Chapters 3 and 6.

503.4.2 One-story Groups B, F, M, S and U Occupancies. In Groups B, F, M, S and U Occupancies, a fire-resistive time period will not be required for an exterior wall of a one-story, Type II-N building, provided the floor area of the building does not exceed 1,000 square feet (93 m²) and such wall is located not less than 5 feet (1524 mm) from a property line.

503.4.3 Fire-retardant-treated wood framing. In Types III and IV construction, approved fire-retardant-treated wood framing may be used within the assembly of exterior walls when Table 5-A allows a fire-resistive rating of two hours or less provided the required fire resistance is maintained and the exposed outer and inner faces of such walls are noncombustible.

503.4.4 Wood columns and arches. In Types III and IV construction, wood columns and arches conforming to heavy-timber sizes may be used externally when exterior walls are permitted to be unprotected, noncombustible construction or when one-hour fire-resistive noncombustible exterior walls are permitted.

503.4.5 Group H Occupancies—minimum distance to property lines. Regardless of any other provisions, Group H Occupancies shall be set back a minimum distance from property lines as set forth in Items 1 through 4 below. Distances shall be measured from the walls enclosing the occupancy to all property lines, including those on a public way.

1. Group H, Division 1 Occupancies. Not less than 75 feet (22 860 mm) and not less than required by Table 3-F.
2. Group H, Division 2 Occupancies. Not less than 30 feet (9144 mm) when the area of the occupancy exceeds 1,000 square feet (93 m²) and it is not required to be located in a detached building.
3. Group H, Divisions 2 and 3 Occupancies. Not less than 50 feet (15 240 mm) when a detached building is required. See Table 3-((F)) G.
4. Group H, Divisions 2 and 3 Occupancies containing materials with explosive characteristics. Not less than the distances required by Table 3-~~T~~.

503.4.6 Group H, Division 1, 2 or 3 Occupancies—detached buildings. When a detached building is required by Table 3-G, there are no requirements for wall and opening protection based on location on property.

503.4.7 Group H, Division 4 Occupancies. Group H, Division 4 Occupancies having a floor area not exceeding 2,500 square feet (232 m²) may have exterior bearing walls of not less than two-hour fire-resistive construction when less than 5 feet (1524 mm) from a property line, and not less than one hour when ~~((not))~~ less than 20 feet (6096 mm) to a property line.

503.4.8 Group U, Division 1 Occupancies. In Group U, Division 1 Occupancies, exterior walls that are required to be of one-hour fire-resistive construction due to location on property may be protected only on ~~((the exterior))~~ one side with materials approved for one-hour fire-resistive construction. See Section 503.

503.4.9 Exterior wall assemblies. Exterior wall assemblies complying with Section 2602.5.2 may be used in all types of construction.

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Section 17. Table 5-A of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

TABLE 5-A—EXTERIOR WALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FOR ALL CONSTRUCTION TYPES^{1,2,3,4}
For exceptions, see Section 503.4.

OCCUPANCY GROUP ⁴	CONSTRUCTION TYPE	EXTERIOR WALLS		OPENINGS ⁵
		Bearing	Nonbearing	
		Distances are measured to property lines (see Section 503).		
		= 304.8 for mm		
A-1	I-F.R. II-F.R.	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet
	II One-hour II-N III One-hour III-N IV-H.T. V One-hour V-N	Group A, Division 1 Occupancies are not allowed in these construction types.		
A-2 A-2.1 ⁸ A-3 A-4	I-F.R. II-F.R. III One-hour IV-H.T.	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet
A-2 A-2.1, 2, 8	II One-hour	Two-hour N/C less than 10 feet One-hour N/C elsewhere	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	II-N III-N V-N	Group A, Divisions 2 and 2.1 Occupancies are not allowed in these construction types.		
	V One-hour	Two-hour less than 10 feet One-hour elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
A-3	II One-hour	Two-hour N/C less than 5 feet One-hour N/C elsewhere	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	II-N	Two-hour N/C less than 5 feet One-hour N/C less than 16 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	III-N	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet
	V One-hour	Two-hour less than 5 feet One-hour elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	V-N	Two-hour less than 5 feet One-hour less than 16 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
A-4	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Protected less than 10 feet
	II-N	One-hour N/C less than 10 feet NR, N/C elsewhere	Same as bearing	Protected less than 10 feet
	III-N	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 10 feet
	V One-hour	One-hour	Same as bearing	Protected less than 10 feet
	V-N	One-hour less than 10 feet NR elsewhere	Same as bearing	Protected less than 10 feet
B, F-1, M, S-1, S-3 ¹⁷	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C less than 5 feet Two-hour N/C elsewhere	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet
B F-1 M S-1, S-3	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	II-N ³	One-hour N/C less than 10 feet NR, N/C elsewhere	Same as bearing ((except NR, N/C 40 feet or greater))	Not permitted less than 5 feet Protected less than 10 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	V-N	One-hour less than 10 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet

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OCCUPANCY GROUP ⁴		CONSTRUCTION		EXTERIOR WALLS		OPENINGS ⁵
TYPE		Bearing	Nonbearing			
		Distances are measured to property lines (see Section 503).				
		• 304.8 for mm				
E-1 E-2 ⁹ E-3 ⁹	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet		
	II One-hour	Two-hour N/C less than 5 feet One-hour N/C elsewhere	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet		
	II-N	Two-hour N/C less than 5 feet One-hour N/C less than 10 feet NR, N/C elsewhere	Same as bearing ((except NR, N/C 40 feet or greater))	Not permitted less than 5 feet Protected less than 10 feet		
	V One-hour	Two-hour less than 5 feet One-hour elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet		
	V-N	Two-hour less than 5 feet One-hour less than 10 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet		
F-2 S-2	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C less than 3 feet Two-hour N/C elsewhere	Four-hour N/C less than 3 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 3 feet Protected less than 16 feet		
	II One-hour	One-hour N/C	Same as bearing NR, N/C 40 feet or greater	Not permitted less than 5 feet		
	II-N ³	One-hour N/C less than 5 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet		
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet		
	V-N	One-hour less than 5 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet		
H-1 ^{2,3,10,11}	I-F.R. II-F.R.	Four-hour N/C	NR N/C	Not restricted ³		
	II One-hour	One-hour N/C	NR N/C	Not restricted ³		
	II-N	NR N/C	Same as bearing	Not restricted ³		
	III One-hour III-N IV-H.T. V One-hour V-N	Group H, Division 1 Occupancies are not allowed in buildings of these construction types.				
H-2 ^{2,3,10,12} H-3 ^{2,3,10,13} H-4 ^{3,10,14} H-6 H-7	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 10 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet		
	II One-hour	Four-hour N/C less than 5 feet Two-hour N/C less than 10 feet One-hour N/C elsewhere	Four-hour N/C less than 5 feet Two-hour N/C less than 10 feet One-hour N/C less than 16 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet		
	II-N	Four-hour N/C less than 5 feet Two-hour N/C less than 10 feet One-hour N/C less than 16 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 16 feet		
	V One-hour	Four-hour less than 5 feet Two-hour less than 10 feet One-hour elsewhere	One-hour less than 10 feet NR elsewhere	Not permitted less than 5 feet Protected less than 16 feet		
	V-N	Four-hour less than 5 feet Two-hour less than 10 feet One-hour less than 16 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 16 feet		
H-5 ^{2,11}	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C	Four-hour N/C less than 40 feet One-hour N/C less than 60 feet NR, N/C elsewhere	Protected less than 60 feet		
	II One-hour	One-hour N/C	Same as bearing, except NR, N/C 60 feet or greater	Protected less than 60 feet		
	II-N	One-hour N/C less than 60 feet NR, N/C elsewhere	Same as bearing	Protected less than 60 feet		
	V One-hour	One-hour	Same as bearing	Protected less than 60 feet		

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OCCUPANCY GROUP ⁴	CONSTRUCTION TYPE	EXTERIOR WALLS		OPENINGS ⁵
		Bearing	Nonbearing	
		Distances are measured to property lines (see Section 503).		
		= 304.8 for mm		
H-5 ^{2,11}	V-N	One-hour less than 60 feet NR elsewhere	Same as bearing	Protected less than 60 feet
I-1.1 I-1.2 I-2 I-3	I-F.R. II-F.R.	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 16 feet
I-1.1 I-1.2 I-3 ^{2,15}	II One-hour V One-hour	Two-hour N/C less than 5 feet One-hour N/C elsewhere Two-hour less than 5 feet One-hour elsewhere	Same as bearing except NR, N/C 40 feet or greater Same as bearing	Not permitted less than 5 feet Protected less than 10 feet Not permitted less than 5 feet Protected less than 10 feet
I-1.1 I-1.2 I-2 I-3	II-N III-N V-N	These occupancies are not allowed in buildings of these construction types. ^{6,15}		
I-3	IV-H.T.	Group I, Division 3 Occupancies are not allowed in buildings of this construction type.		
I-1.1 I-1.2 I-2 I-3 ¹⁵	III One-hour	Four-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 16 feet
I-1.1 I-1.2 I-2	IV-H.T.	Four-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 16 feet
I-2	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
R-1	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C less than 3 feet Two-hour N/C elsewhere	Four-hour N/C less than 3 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 3 feet Protected less than 16 feet
	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet
	II-N	One-hour N/C less than 5 feet NR, N/C elsewhere	Same as bearing (except NR, N/C 40 feet or greater)	Not permitted less than 5 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet
	V-N	One-hour less than 5 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet
R-3	I-F.R. II-F.R. III One-hour III-N IV-H.T.	Four-hour N/C	Four-hour N/C less than 3 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 3 feet Protected less than 16 feet
	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 3 feet
	II-N	One-hour N/C less than 3 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 3 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 3 feet
	V-N	One-hour less than 3 feet NR elsewhere	Same as bearing	Not permitted less than 3 feet
S-4	I-F.R. II-F.R. II One-hour II-N ³	One-hour N/C less than 10 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	III One-hour III-N IV-H.T. V One-hour V-N	Group S, Division 4 open parking garages are not permitted in these types of construction.		
	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 16 feet
S-5	III-N ³	One-hour N/C less than 16 feet NR, N/C elsewhere	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 16 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet Protected less than 16 feet
	V-N ³	One-hour less than 16 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 16 feet

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OCCUPANCY GROUP ⁴	CONSTRUCTION	EXTERIOR WALLS		OPENINGS ⁵
	TYPE	Bearing	Nonbearing	
		Distances are measured to property lines (see Section 503).		
		- 304.8 for mm		
U-1 ³	I-F.R. II-F.R. III One-hour III-N IV-HT	Four-hour N/C	Four-hour N/C less than 3 feet Two-hour N/C less than 16 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 3 feet Protected less than 16 feet
	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 3 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 3 feet
	II-N ²	One-hour N/C less than 3 feet ^{3,16} NR, N/C elsewhere	Same as bearing	Not permitted less than 3 feet
	V-N	One-hour less than 3 feet ^{3,16} NR elsewhere	Same as bearing	Not permitted less than 3 feet
U-2	All	Not regulated		

N/C — Noncombustible.
F.R. — Fire resistive.

NR — Nonrated.

H.T. — Heavy timber.

¹See Section 503 for types of walls affected and requirements covering percentage of openings permitted in exterior walls. For walls facing streets, yards and public ways, see also Section 601.5.

²For additional restrictions see Chapters 3 and 6.

³For special provisions and exceptions, see also Section 503.4.

⁴See Table 3-A for a description of each occupancy type.

⁵Openings requiring protection in exterior walls shall be protected by a fire assembly having at least a three-fourths-hour fire-protection rating.

⁶See Section 308.2.1, Exception 3.

⁷See Sections 602 and 603 for allowances of fire-retardant-treated wood in walls which otherwise are required to be noncombustible.

⁸See Section 303.2.2.1 for limitations on Group A-2.1 Occupancies with an occupant load in excess of 1000.

⁹See Section 305.3 for exceptions for Types II-One hour, II-N and V construction.

¹⁰For special provisions for Group H Occupancies, see Sections 307.2.11 and 307.3. When a detached building is required for group H, Division 1, 2 or 3 Occupancies, there are no requirements for wall and opening protection based on location.

¹¹Group H, Divisions 1 and 5 Occupancies are prohibited in the Downtown Fire District. See Section 511.

¹²Group H, Division 2 Occupancies with floor area greater than 500 square feet (46 m²) are prohibited in the Downtown Fire District. See Section 511.

¹³Group H, Division 3 Occupancies with floor area greater than 1,500 square feet (139 m²) are prohibited in the Downtown Fire District. See Section 511.

¹⁴Group H, Division 4 Occupancies having a floor area not exceeding 2,500 square feet (232 m²) may have exterior walls of not less than two-hour fire-resistive construction when less than 5 feet (1524 mm) from a property line and of not less than one-hour fire-resistive construction when 5 feet (1524 mm) or more but less than 16 feet (4877 mm) from a property line. See Section 307.2.11.

¹⁵See Section 308.2.2.2 for special provisions for Group I-3 Occupancies.

¹⁶The requirement for one-hour fire-resistive construction may be limited to the installation of materials approved for such on the outside only. (See Sections 302 and 503).

¹⁷For code alternate for Group S-3 Occupancies in mixed-use buildings, see Section 311.2.2.1

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Section 18. Table 5-B of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

TABLE 5-B—BASIC ALLOWABLE BUILDING HEIGHTS AND BASIC ALLOWABLE FLOOR AREA FOR BUILDINGS ONE STORY IN HEIGHT¹

		TYPES OF CONSTRUCTION									
		I		II		III		IV		V	
		F.R.	F.R.	One-hour	N	One-hour	N	H.T.	One-hour	N	
		Maximum Height (feet)									
		UL	160 (48 768 mm)	66 (19 812 mm)	55 (16 764 mm)	65 (19 812 mm)	55 (16 764 mm)	65 (19 812 mm)	50 (15 240 mm)	40 (12 192 mm)	
Use Group		0.0029 for m ²									
A-1	H A	UL UL	4 29,900	Not Permitted							
A-2, 2.1 ²	H A	UL UL	4 29,900	2 13,500	NP NP	2 13,500	NP NP	2 13,500	2 10,500	NP NP	
A-3, 4 ²	H A	UL UL	12 29,900	2 13,500	1 9,100	2 13,500	1 9,100	2 13,500	2 10,500	1 ((6,400)) 6,000	
B, F-1, M, S- 1, S-3, S-5	H A	UL UL	12 39,900	4 18,000	2 12,000	4 18,000	2 12,000	4 18,000	4 14,000	2 8,000	
E-1, 2, 3 ⁴	H A	UL UL	4 45,200	2 20,200	1 13,500	2 20,200	1 13,500	2 20,200	2 15,700	1 9,100	
F-2, S- 2 ³	H A	UL UL	12 59,900	4 27,000	2 18,000	4 27,000	2 18,000	4 27,000	4 21,000	2 12,000	
H-1 ⁵	H A	1 15,000	1 12,400	1 5,600	1 3,700	Not Permitted					
H-2 ⁵	H A	UL 15,000	2 12,400	1 5,600	1 3,700	1 5,600	1 3,700	1 5,600	1 4,400	1 2,500	
H-3, 4, 5 ⁵	H A	UL UL	5 24,800	2 11,200	1 7,500	2 11,200	1 7,500	2 11,200	2 8,800	1 5,100	
H-6, 7 ¹⁰	H A	3 UL	3 39,900	3 18,000	2 12,000	3 18,000	2 12,000	3 18,000	3 14,000	1 8,000	
I-1.1, 1.2 ⁶	H A	UL UL	3 15,100	1 6,800	NP NP	1 6,800	NP NP	1 6,800	1 5,200	NP NP	
I-2	H A	UL UL	3 15,100	2 6,800	NP NP	2 6,800	NP NP	2 6,800	2 5,200	NP NP	
I-3	H A	UL UL	2 15,100	Not Permitted ⁷							
R-1	H A	UL UL	12 29,900	4 13,500	2 ⁹ 9,100 ⁹	4 13,500	2 ⁹ 9,100 ⁹	((5)) 4 13,500	4 10,500	2 ⁹ 6,000 ⁹	
R-3	H A	UL A	4 Unlimited	4 Unlimited	4 Unlimited	4 Unlimited	3 Unlimited	4 Unlimited	4 Unlimited	3 Unlimited	
S-4	H A	See Table 3-H									
U ⁸	H A	See Chapter 3									

A—Building area in square feet.

H—Building height in number of stories.

H.T.—Heavy timber.

NP—Not permitted.

N—No requirements for fire resistance.

F.R.—Fire resistive.

UL—Unlimited.

¹For multistory buildings, see Section 504.2.

²For limitations and exceptions, see Section 303.2.

³For open parking garages, see Section 311.9.

⁴See Section 305.2.3.

⁵See Sections 307 ~~((and 442))~~.

⁶See Section 308.2.1 for exception to the allowable area and number of stories in hospitals, nursing homes and health-care centers.

⁷See Section ~~((312.2.2))~~ 308.2.2.

⁸For agricultural buildings, see also Appendix Chapter 3.

⁹For limitations and exceptions, see Section 310.2.

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¹⁰Subject to the approval of the building official, buildings containing Group H, Division 7 Occupancies may have increased height when fire and life safety systems are enhanced. A pre-design conference per Section 307.1.7 shall be required.

Section 19. Table 6-A of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

TABLE 6-A. TYPES OF CONSTRUCTION—FIRE-RESISTIVE REQUIREMENTS (In Hours)
For details, see occupancy section in Chapter 3, type of construction sections in this chapter and sections referenced in this table.

BUILDING ELEMENT	TYPE I	TYPE II				TYPE III				TYPE IV	TYPE V	
	Fire-resistive	Fire-resistive	1-Hr.	N	1-Hr.	N	1-Hr.	N	H.T.	1-Hr.	N	N
1. Bearing walls—exterior	((4 Sec. 602.3.1)) See Table 5-A	((4 Sec. 603.3.1)) See Table 5-A	((4)) See Table 5-A	((N)) See Table 5-A	((4 Sec. 604.3.1)) See Table 5-A	((4 Sec. 604.3.1)) See Table 5-A	((4 Sec. 605.3.1)) See Table 5-A	((4)) See Table 5-A	((N)) See Table 5-A			
2. Bearing walls—interior	3	2	1	N	1	N	1	N	1	1	N	
3. Nonbearing walls—exterior	((4 Sec. 602.3.1)) See Table 5-A	((4 Sec. 603.3.1)) See Table 5-A	((4 Sec. 603.3.1)) See Table 5-A	((N)) See Table 5-A	((4 Sec. 604.3.1)) See Table 5-A	((4 Sec. 604.3.1)) See Table 5-A	((4 Sec. 605.3.1)) See Table 5-A	((4)) See Table 5-A	((N)) See Table 5-A			
4. Structural frame ¹	3	2	1	N	1 or H.T.	N	1 or H.T.	N	1 or H.T.	1 or H.T.	N	
5. Partitions—permanent	1 ²	1 ²	1 ²	N	1	N	1 or H.T.	1	N			
6. Shaft enclosures ³	2	2	1	1	1	1	1	1	1	1	1	
7. Floors and floor-ceilings ⁴	2	2	1	N	1	N	H.T. or 1	1	Sec. 606.1	N		
8. Roofs and roof-ceilings	2 Sec. 602.5	1 Sec. 603.5	1 Sec. 603.5	N	1 Sec. 604.1	N	H.T. or 1	1 Sec. 606.1	N			
9. Exterior doors and windows	Sec. 602.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 603.3.2	Sec. 604.3.2	Sec. 604.3.2	Sec. 605.3.2	Sec. 606.3	Sec. 606.3			
10. Stairway construction	Sec. 602.4	Sec. 603.4	Sec. 603.4	Sec. 603.4	Sec. 604.4	Sec. 604.4	Sec. 605.4	Sec. 606.4	Sec. 606.4			

N—No general requirements for fire resistance. H.T.—Heavy timber.

¹Structural frame elements in an exterior wall that is located where openings are not permitted or where protection of openings is required, shall be protected against external fire exposure as required for exterior bearing walls or the structural frame, whichever is greater.

²Fire-retardant-treated wood (see Section 207) may be used in the assembly, provided fire-resistance requirements are maintained. See Sections 602 and 603.

³For special provisions, see Sections 304.6, 306.6 and 711.

⁴Ventilation openings may be provided in unenclosed balconies according to Section 710.2.

Section 20. Section 709.4 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

709.4 Parapets.

709.4.1 General. Parapets shall be provided on all exterior walls of buildings.

EXCEPTION: A parapet need not be provided on an exterior wall when any of the following conditions exist:

1. The wall is not required to be of fire-resistive construction.
2. The wall, due to location on property line, may have unprotected openings.
3. The building has an area of not more than 1,000 square feet (93 m²) on any floor.

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4. Walls which terminate at roofs of not less than two-hour fire-resistive construction or roofs constructed entirely of noncombustible materials.

5. One-hour fire-resistive exterior walls may terminate at the underside of the roof sheathing, deck or slab, provided:

5.1 Where the roof-ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction for a width of 5 feet (1524 mm) measured from the interior side of the wall for Groups ((M)) U and R Occupancies and 10 feet (3048 mm) for all other occupancies.

5.2 Where roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction.

5.3 Openings in the roof shall not be located within 5 feet (1524 mm) of the one-hour fire-resistive exterior wall for Groups ((M)) U and R Occupancies and 10 feet (3048 mm) for all other occupancies.

5.4 The entire building shall be provided with not less than a Class B roof covering.

709.4.2 Construction. Parapets shall have the same degree of fire resistance required for the wall upon which they are erected, and on any side adjacent to a roof surface, shall have noncombustible faces for the uppermost 18 inches (457 mm), including counterflashing and coping materials. The height of the parapet shall not be less than 30 inches (762 mm) above the point where the roof surface and the wall intersect. Where the roof slopes toward a parapet at slopes greater than 2 units vertical in 12 units horizontal (16.7% slope), the parapet shall extend to the same height as any portion of the roof that is within the distance where protection of wall openings would be required, but in no case shall the height be less than 30 inches (762 mm).

Section 21. Section 710.2 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

710.2 Ceiling Membrane Protection. When a ceiling forms the protective membrane for a fire-resistive floor-ceiling or roof-ceiling assembly, the ceiling shall be without openings in order to protect structural elements.

EXCEPTIONS: 1. Openings for noncombustible sprinkler pipe and openings for steel or other approved electrical outlet boxes not greater than 16 square inches (10 320 mm²) in area may be installed, provided the aggregate area of such openings through the ceiling is not more than 100 square inches (64 500 mm²) for any 100 square feet (9.3 m²) of ceiling area.

2. Duct openings protected with approved ceiling fire dampers.

3. In other than corridors that are required to have fire-resistive ceilings, duct openings may be unprotected when tests, conducted in accordance with U.B.C. Standard 7-1, have shown that opening protection is not required to maintain the fire resistance of the assembly.

4. Other ceiling openings and penetrations may be installed where such openings and penetrations and the assemblies in which they are utilized are tested in accordance with the provisions of U.B.C. Standard 7-1 or are otherwise approved by the building official.

5. Openings enclosed in fire-resistance-rated shaft enclosures.

6. Access doors may be installed in such ceilings when they are approved horizontal access door assemblies listed for such purpose.

7. Vents may be installed in soffits of exterior balconies required to have fire-resistive value equivalent to the floor. If provided, vent openings shall be covered with corrosion-resistant metal mesh.

8. When Section 705 requires that eaves be finished on the underside with fire-resistive materials, vents may be installed, provided the vent openings are covered with corrosion-resistant metal mesh.

Where the weight of lay-in ceiling panels used as part of fire-resistive floor-ceiling or roof-ceiling assemblies is not adequate to resist an upward force of 1 pound per square foot (47.9 Pa), wire holdowns or other approved devices shall be installed above the panels to prevent vertical displacement under such upward force.

~~((Code Alternate CA 710.2: When approved by the building official, the following assemblies satisfy the requirements of Exception 4 of Section 710.2:~~

Framing Type	Solid Sawn		MPCT ¹ & PWJ ¹	
	P	I ²	P	I ²
Protection Required ²				
Opening Type				
Can light	✓		✓	
Fan box/Metal duct		✓	✓	✓

¹ MPCT = Metal plate connected trusses

PWJ = Plywood web joists

² P = Protected

I = Insulated for sound

³ If sound insulation is not required, protect combustibles for 10' from opening with insulation or gypsum wallboard.

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FORMS OF PROTECTION:

Can Lights

Solid Sawn: Ends Solid block with nominal 2" framing or gypsum wallboard.

Soffit Cover with gypsum wallboard when opening protection between floors is required or protect like MPCT/PWJ below.

MPCT & PWJ: Ends & Soffit Box with gypsum wallboard or tent with 1 1/2" high density mineral fiber insulation securely fastened.

Ducts

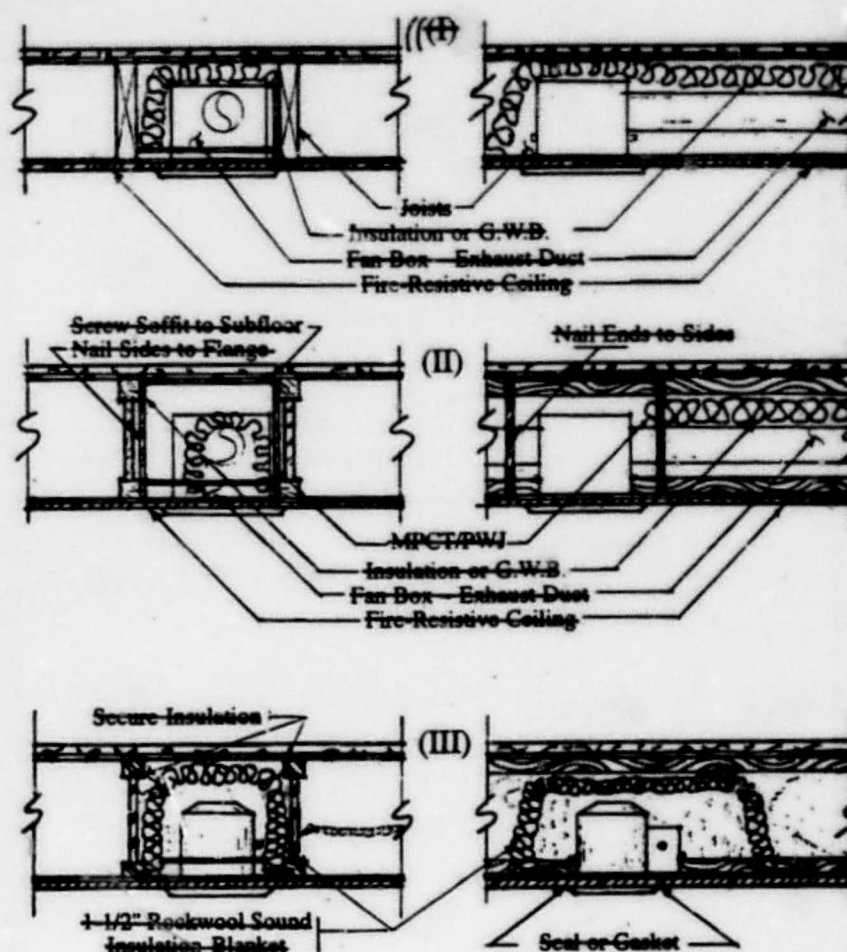
Solid Sawn: Not required. Draftstop where blocking is required. Enclose with gypsum wallboard at corridors and shafts.

MPCT & PWJ: Same as for can lights above.

PROTECTION NOTES:

1. Area of opening limited to 100 square inches or 100 square feet aggregate with no opening greater than 8" in diameter.
2. HVAC systems installed under permit shall be installed according to plan.
3. Fixtures and equipment shall be installed according to their listing.
4. Ventilation ducts in attics shall be wrapped with mineral fiber insulation or combustibles within 18" shall be protected with gypsum wallboard.

5. For fixtures to be protected with insulation, they must be steel and IC rated.))



CAN LIGHTS

Boxed protection as shown in Item Number II above is also acceptable. For this option, fixtures shall be steel, type IC rated, with no penetrations between the inside of the fixture and ceiling cavity and sealed or gasketed to prevent air leakage at the ceiling membrane.))

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Code Alternate CA 710.2: When approved by the building official, the following assemblies satisfy the requirements of Exception 4 of Section 710.2:

PROTECTION REQUIRED:

Opening Type	Framing Type	
	Solid Sawn	MPCT & PWJ ¹
Can Light	In floor joists, solid block each side of light with 2 inch framing or 5/8 inch gypsum wallboard.	Box the light (four sides and top) with 5/8 inch gypsum wallboard, 1-1/2 inch high-density mineral fiber, or 3-1/2 inch fiberglass, securely fastened. See Illustration B.
	In dropped soffits, prerock bottom of floor joists above with 5/8 inch gypsum wallboard.	
HVAC ²	Solid block beside opening with 2 inch framing or 5/8 inch gypsum wallboard and,	Box the fan or diffuser (four sides and top) with 5/8 inch gypsum wallboard, 1-1/2 inch high-density mineral fiber, or 3-1/2 inch fiberglass, securely fastened, and
	Drape 1-1/2 inch high-density mineral fiber insulation or 3-1/2 inch fiberglass over top of duct and down sides to contact the ceiling. Secure in place. See Illustration A.	Wrap duct completely with 1-1/2 inch high-density mineral fiber or 3-1/2 inch fiberglass, secured in place, or line joist cavity with 5/8 inch fire-taped gypsum wallboard. See Illustration C.
	Protect duct for 10 feet from opening in ceiling.	In sprinklered buildings, protection is required for 10 feet from opening only.

¹ MPCT = Metal plate connected trusses

PWJ = Plywood web joists

² Fan box or diffuser grille and associated metal duct.

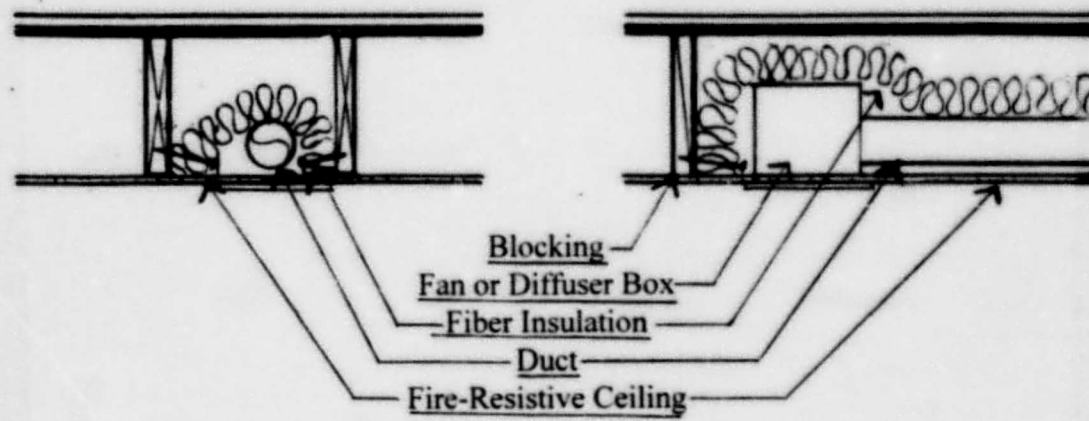
ADDITIONAL REQUIREMENTS.

- The area of openings shall be limited to 100 square inches in 100 square feet aggregate with no opening greater than 8" in diameter.
- HVAC systems installed under permit shall be installed according to plan.
- Fixtures and equipment shall be installed according to their listing.
- Ventilation ducts in attics shall be wrapped with mineral fiber insulation and secured in place with metal hangers.
- Fixtures protected with insulation shall be steel and IC rated.

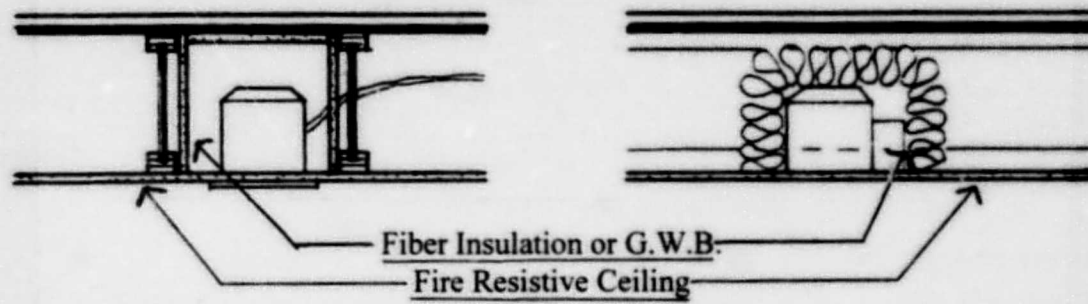
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CA 710.2 Illustrations

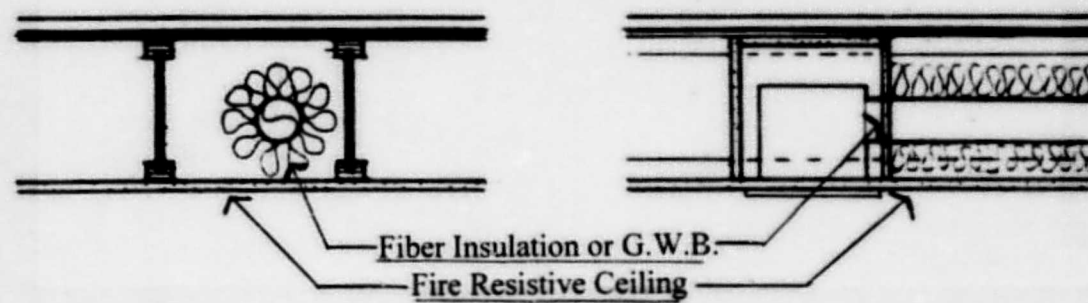
A: HVAC with Solid Sawn



B: Can Light with MPCT/PWJ



C: HVAC with MPCT/PWJ



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Section 22. Section 904.2.1 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

904.2 Automatic Fire-extinguishing Systems.

904.2.1 Where required. An automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section.

For provisions on special hazards and hazardous materials, see the Fire Code.

For requirements for sprinkler systems in woodworking shops and other occupancies which use or generate finely divided combustible material, see Section 306.8.

((For requirements for sprinkler systems in the Fire District, see Section 511.))

Section 23. Section 1003.1 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

1003.1 Number of Exits. Every building or usable portion thereof shall have at least one exit, not less than two exits where required by Table 10-A and additional exits as required by this section.

For purposes of this section, basements and occupied roofs shall be provided with exits as required for stories.

Floors complying with the provisions for mezzanines as specified in Section 507, Item 4, Exception 3, shall be provided with exits as specified therein.

Occupants on floors without grade-level exits shall have access to not less than two separate exits from the floor. See Section 1001.2 for definition of grade-level exit.

EXCEPTIONS: 1. Second stories having an occupant load less than 10 may be provided with only one exit.

2. Two or more dwelling units on the second story or in a basement may have access to only one common exit when the total occupant load served by that exit does not exceed 10.

3. Except as provided in Table 10-A, only one exit need be provided within and from an individual dwelling unit or a Group R, Division 3 congregate residence.

4. Floors and basements used exclusively for service of the building may have one exit. For the purposes of this exception, storage rooms, laundry rooms, maintenance offices and similar uses shall not be considered as providing service to the building.

5. Storage rooms, laundry rooms and maintenance offices in basements not exceeding 900 square feet (27.87 m²) in floor area and a travel distance of less than 50 feet (15 240 mm) may be provided with only one exit.

6. Elevator lobbies may have one exit provided the use of such exit does not require keys, tools, special knowledge or effort.

7. Group B Occupancy office buildings not exceeding two stories in height and not exceeding 3,500 square feet (325 m²) per floor.

8. Occupied roofs with an occupant load of 10 or less may have one exit.

Code Alternate CA1003.1a: Any dwelling unit which has an exit directly to the street or yard at ground level or by way of an exterior stairway or an enclosed stairway with fire-resistance rating of one hour or more serving that dwelling unit only and not communicating with any floor below the floor of exit discharge or other area not a part of the dwelling unit served may have a single exit.

Code Alternate CA1003.1b: Not more than five stories of Group R, Division 1 apartment occupancy in buildings not over six stories may be served by a single exit under the following conditions:

1. There are no more than four dwelling units on any floor.

2. The building shall be of not less than one-hour fire-resistive construction and shall also be protected throughout by an automatic sprinkler system. The sprinkler system shall conform to U.B.C. Standard 9-1. Residential type sprinkler heads shall be used in all habitable spaces in each dwelling unit.

3. There shall be no more than two single exit stairway conditions on the same property.

4. A ((smokeproof stairway enclosure, a)) stairway pressurized in accordance with Section 711.7.3, or an exterior stairway shall be provided. Doors in pressurized stairways shall swing into the stairway regardless of the

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1 occupant load served, provided that doors from the stairway to the building exterior may swing in the direction of
2 exit travel.

3 5. A corridor shall separate each dwelling unit entry/exit door from the door to an enclosed stairway on
4 each floor. Dwelling unit doors shall not open directly into an enclosed stairway. Dwelling unit doors may open
5 directly into an exterior stairway.

6 6. There shall be no more than 20 feet (6096 mm) of travel distance to the exit stairway from the
7 entry/exit door of any dwelling unit.

8 7. The exit shall not terminate in an exit court where the court depth exceeds the court width unless it is
9 possible to exit in either direction to the public way.

10 8. Elevators shall be pressurized in accordance with Section 711.7.3 or shall open into elevator lobbies.
11 Elevator lobbies shall be separated from the remainder of the building and from the exit stairway with construction
12 as required for corridors in Section 1005.7. Doors shall be automatic closing actuated by smoke detector. Where
13 approved by the building official, natural ventilation may be substituted for pressurization where the ventilation
14 would prevent the accumulation of smoke or toxic gases.

15 9. Other occupancies may be permitted in the same building provided they comply with all the
16 requirements of this code. Except for parking garages accessory to the Group R Occupancy, other occupancies
17 shall not communicate with the Group R occupancy portion of the building or with the single-exit stairway.

18 For special requirements see the following sections: Group A, Section 1016; Group E, Section 1017; Group H,
19 Section 1018; Group I, Section 1019; Rooms Containing Fuel-fired Equipment and Cellulose Nitrate Handling
20 Rooms, Section 1020; Reviewing Stands, Grandstands and Bleachers, Section 1021; Laboratories, Sections
21 304.2.2 and 305.2.4; and Open Parking Garages, Section 311.9.

22 Every floor or portion thereof having an occupant load of 501 to 1,000 shall not have less than three exits.

23 Every floor or portion thereof having an occupant load of 1,001 or more shall not have less than four exits.

24 The number of exits required from any floor of a building shall be determined by using the occupant load of that
25 floor.

26 The maximum number of exits required for any floor shall be maintained until egress is provided from the
27 structure. (See Section 1010.)

28 **Section 24.** Section 1004.9 of the Seattle Building Code, which section was
adopted by Ordinance 117721, is amended as follows:

1004.9 Floor Level at Doors. Regardless of the occupant load, there shall be a floor or landing on each side of a
door. When access for persons with disabilities is required by Chapter 11 of the Washington State Building Code,
the floor or landing shall not be more than 1/2 inch (13 mm) lower than the threshold of the doorway. When such
access is not required, such dimension shall not exceed 1 inch (25 mm). Landings shall be level except for exterior
landings, which may have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2% slope).

EXCEPTIONS: 1. In Group R, Division 3, and Group U Occupancies and within individual units of Group R, Division 1
Occupancies:

1.1 A door may open at the top step of a ((n-interior)) flight of stairs, provided the door does not swing over the top step.

1.2 A door may open at a landing that is not more than 8 inches (203 mm) lower than the floor level, provided the door
does not swing over the landing.

1.3 Screen doors and storm doors may swing over stairs, steps or landings.

2. Doors serving building equipment rooms which are not normally occupied.

WSBC: 3. At exterior sliding doors within accessible dwelling units, the floor or landing may be no more than 3/4 inch (19
mm) lower than the threshold of the doorway, including the sliding door tracks, provided that an additional accessible entrance
door is provided into the dwelling unit.

Section 25. Section 1005.10 of the Seattle Building Code, which section was
adopted by Ordinance 117721, is amended as follows:

1005.10 Elevators. Elevators opening into a corridor serving a Group R, Division 1 or Group I Occupancy having
an occupant load of 10 or more, or a corridor serving other occupancies having an occupant load of 30 or more

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shall be provided with an elevator lobby at each floor containing such a corridor. The lobby shall completely separate the elevators from the corridor by construction conforming to Section 1005.7 and all openings into the lobby wall contiguous with the corridor shall be protected as required by Section 1005.8.

- EXCEPTIONS:** 1. In office buildings classed as Group B Occupancies, separations need not be provided from a street floor lobby, provided the entire street floor is protected with an automatic sprinkler system.
2. Elevators not required to meet the shaft enclosure requirements of Section 711.
3. When additional doors are provided in accordance with Section 3016.9.
4. Where elevator shafts are pressurized in accordance with Section 711.7.3, elevator lobbies need not be provided.

Elevator lobbies shall comply with Section 3002.

In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required exit without passing through the elevator lobby.

Section 26. Section 1009.4 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

1009.4 Extent of Enclosure. Stairway and ramp enclosures shall include landings and parts of floors connecting stairway flights and shall also include a corridor or exit passageway on the ground floor leading from the stairway to the exterior of the building. Openings into the corridor or exit passageway shall comply with the requirements of Section 1009.3.

- EXCEPTIONS:** 1. Enclosed corridors or exit passageways are not required from unenclosed stairways or ramps.
2. In office buildings, a maximum of 50 percent of the exits may discharge through a street-floor lobby, provided the required exit width is free, unobstructed and provides direct and obvious access to the exterior, and the entire street floor and any floor which is open to it are protected with an automatic sprinkler system, and Code Alternate ((CA1009.4)) CA1009.4 is not used concurrently. The street floor lobby shall be limited to the following criteria:
2.1. Group B occupancies, Group M retail occupancies, and restaurants of either Group A, Division 2.1 or 3 occupancy may open into the street floor lobby. Cooking areas of restaurants requiring Type I commercial kitchen hoods as provided by Section ((2002(a))) 508.1 of the Seattle Mechanical Code shall be separated from the lobby with construction for enclosures as specified in Section 1009.2 and Exception 4 of Section 302.4 is not used concurrently.
2.2. The street floor lobby may be open above to one adjacent floor.
2.3. The street floor lobby shall not be open to a floor below.
2.4. Atria and escalators open to more than one adjacent floor shall be separated from the street floor lobby as required by Section 1009.2.

Code Alternate CA1009.4: A maximum of 50 percent of the required exit enclosures may terminate in a parking garage level provided the following criteria are met:

1. The parking garage level contains exterior exit doors within 4 feet (1219 mm) of grade.
2. The exit pathway from the enclosures to the exterior is free, unobstructed and provides a direct and obvious access to the exterior door. The required exit width shall be maintained. The exit pathway shall be equipped with illumination as required by Section 1012.
3. The level used for an exit pathway from an exit enclosure and all levels of the parking garage open to such level are protected by an automatic sprinkler system.

Section 27. Section 1009.7 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

1009.7 Pressurized Enclosure. In a building having a floor used for human occupancy which is located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, the entire required enclosure shall be pressurized in accordance with Section 905 of this code and this section. Pressurization shall occur automatically upon activation of an approved fire alarm system.

EXCEPTION: When the building is not equipped with a fire alarm system, pressurization shall be upon activation of a spot-type smoke detector listed for releasing service installed within 5 feet (1524 mm) of each vestibule entry.

The upper portion of such enclosures shall be provided with controlled relief vent capable of discharging a minimum of 2,500 cubic feet per minute (1180 L/s) of air at the design pressure difference.

Such enclosures shall be provided with a pressurized entrance vestibule.

Exception: Pressurized vestibules are not required for enclosures which comply with CA905.

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1 **Section 28.** Section 1206.2 of the Seattle Building Code, which section was
2 adopted by Ordinance 117721, is amended as follows:

3 **1206.2 Airborne Sound Insulation.** All such separating walls and floor-ceiling assemblies shall provide an
4 airborne sound insulation equal to that required to meet a sound transmission class (STC) of ~~((40))~~ 50 (45 if field
tested).

5 **EXCEPTION:** Dwelling unit or guest room entrance doors from interior corridors and interconnecting doors between
separate units shall have perimeter seals and such door assemblies shall have a sound transmission class (STC) rating of not
less than 28.

6 Electrical outlet boxes shall not be placed back-to-back and shall be offset by not less than 12 inches (305 mm)
~~((inches))~~ from outlets in the opposite wall surface and back and sides of boxes shall be sealed with one-eighth-
inch resilient sealant and backed by a minimum of 2-inch thick material fiber insulation or approved equivalent.

7 Metal ventilating and conditioned air ducts which pass between dwelling units shall be ~~((lined where necessary))~~
8 fabricated and installed to ((reduce)) maintain required sound transmission ~~((between dwelling units))~~ ratings.

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Section 29. Table 16-A of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

TABLE 16-A—UNIFORM AND CONCENTRATED LOADS

USE OR OCCUPANCY		UNIFORM LOAD ¹ (pounds per square foot) × 0.0479 for kN/m ²	CONCENTRATED LOAD (pounds) × 0.00448 for kN
Category	Description		
1. Access floor systems	Office use	50	2,000 ²
	Computer use	100	2,000 ²
2. Armories		150	0
3. Assembly areas ³ and auditoriums and balconies therewith	Fixed seating areas	50	0
	Movable seating and other areas	100	0
	Stage areas and enclosed platforms	125	0
4. Marquees ¹⁰		60 ⁴	0
5. Exit facilities ⁵		100	0 ⁶
6. Garages ¹¹	General storage and/or repair	100	7
	Private or pleasure-type motor vehicle storage	50	7
7. Hospitals	Wards and rooms	40	1,000 ²
8. Libraries	Reading rooms	60	1,000 ²
	Stack rooms	125	1,500 ²
9. Manufacturing	Light	75	2,000 ²
	Heavy	125	3,000 ²
10. Offices		50	2,000 ²
11. Printing plants	Press rooms	150	2,500 ²
	Composing and linotype rooms	100	2,000 ²
12. Residential ⁸	Basic floor area	40	0 ⁶
13. Restrooms ⁹			
14. Reviewing stands, grandstands, bleachers, and folding and telescoping seating		100	0
15. Decks	Same as area served or for the type of occupancy accommodated		
	15.1. Private decks accessory to a dwelling unit.	40 ⁴	
	15.2. Common use decks generally not accessible to the public.	60 ⁴	
	15.3. All other decks.	100 ⁴	
16. Schools	Classrooms	40	1,000 ²
17. Sidewalks and driveways	Public access	250	7
18. Storage	Light	125	
	Heavy	250	
19. Stores	Retail	75	2,000 ²
	Wholesale	100	3,000 ²
20. Pedestrian bridges and walkways		100	

FOOTNOTES TO TABLE 16-A

¹See Section 1606 for live load reductions.

²See Section 1604.3, first paragraph, for area of load application.

³Assembly areas include such occupancies as dance halls, drill rooms, gymnasiums, playgrounds, plazas, terraces and similar occupancies which are generally accessible to the public.

⁴When snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift buildup or a greater snow design as determined by the building official. See Section 1605.4. For special-purpose roofs, see Section 1605.5.

⁵Exit facilities shall include such uses as corridors serving an occupant load of 10 or more persons, exterior exit balconies, stairways, fire escapes and similar uses.

⁶Individual stair treads shall be designed to support a 300-pound (1.33 kN) concentrated load placed in a position which would cause maximum stress. Stair stringers may be designed for the uniform load set forth in the table.

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⁷See Section 1604.3, second paragraph, for concentrated loads. See Table 16-B for vehicle barriers.

⁸Residential occupancies include private dwellings, apartments, congregate residences and hotel and lodging house guest rooms.

⁹Restroom loads shall not be less than the load for the occupancy with which they are associated, but need not exceed 50 pounds per square foot (2.4 kN/m²).

¹⁰This loading condition need only be considered for marquees that are less than 10 feet above the ground at all points, ~~((more))~~ less than 10 feet below an adjacent roof, or are located less than 10 feet from operable openings above or adjacent to the level of the marquee and which have a slope of less than 30 degrees from horizontal on their upper surface. For other marquees, roof loads as specified in Section 1605 shall be applied.

¹¹See Section 311.2.3.5 for vehicle barriers.

Section 30. Section 1701 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

SECTION 1701 — SPECIAL INSPECTIONS

1701.1 General. In addition to the inspections required by Section 108, the owner or the engineer or architect of record acting as the owner's agent shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed under Section 1701.5.

EXCEPTION: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

1701.2 Special Inspector. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.

Unless otherwise approved by the building official, all special inspectors shall be registered by the building official or by the Washington Association of Building Officials.

~~((1701.3 Duties and Responsibilities of the Special Inspector. The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.~~

~~The special inspector shall furnish inspection reports to the building official, the engineer or architect of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building official.~~

~~The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of this code.))~~

1701.3 Responsibility for Performance.

1701.3.1. Responsibility of Architect/Engineer/Owner.

1701.3.1.1 Nomination of Special Inspectors and Agencies. The licensed architect, structural engineer of record or owner is responsible for nominating to the building official registered special inspectors and approved inspection or testing agencies to conduct special inspections and tests required by Section 1701.5.

1701.3.1.2 Preconstruction Conference. When required by the building official, the owner's architect/engineer shall arrange a conference with the project contractor, the design team, the special inspection agency and the building official prior to commencing work on any portion of construction requiring special inspection. The intent of the conference is to identify and clarify the special inspection requirements of the project.

1701.3.1.3 Notification. The owner, or an authorized agent, is responsible for notifying the special inspector when construction activity is scheduled which requires special inspection. Where the owner designates another person to notify the special inspector, the owner retains the responsibility to assure that the special inspections are conducted and required reports submitted to the building official.

1701.3.1.4 Access to Work. It is the duty of the person requesting any special inspections required by this code to provide access to and means for proper inspection of the work.

1701.3.1.5 Posting Special Inspection Record. The building official may require that work requiring special inspection not be commenced until the permit holder or his/her agent posts an inspection log in a conspicuous place on the premises. The record shall be posted in a position which allows the special inspector to conveniently enter his/her identification, the date and type of inspection performed. This record shall be maintained there by the permit holder until final approval has been granted by the building official.

1701.3.2. Responsibility of the Building Official. The employment of a registered special inspector on any work shall not be deemed to relieve the building official of responsibility for the inspection or of the periodic and called inspections listed in Section 108.

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1701.3.3. Responsibility of the Special Inspector.

1701.3.3.1 General. The special inspector is responsible for conducting all special inspections for which he/she was employed and notified and for carrying out the duties of a special inspector as specified in Section 1701.3.3.

1701.3.3.2 Specific Duties. Registered special inspectors are regularly authorized deputies of the building official and are subject to all duties imposed by the building official, in addition to the following:

1. The registered special inspector shall be present during the execution of all assigned work. The registered special inspector shall report to the job sufficiently in advance of construction to become familiar with the plans and to inspect all materials to be used or concealed within the work; and shall inspect the construction, erection, placing, or other use of materials; and shall observe whether there is compliance with the approved design as to all of the foregoing. During the execution of all assigned work, the registered special inspector shall not undertake or engage in any other task or occupation which interferes with the proper performance of his/her inspection duties.

2. The registered special inspector shall not approve the placing of foundation concrete or pile caps prior to the approval of the soil condition or pile driving reports by the engineer who performed the special inspection for the pile installation.

3. The registered special inspector shall be employed only by an approved inspection or testing agency as defined in Section 1701.8.

4. The registered special inspector shall not inspect work performed, or material supplied, by any contractor, subcontractor, or material vendor with whom the inspector is employed.

5. If any registered special inspector is negligent in the performance of his/her duties, the work may be stopped.

1701.3.3.3. Notification. The approved testing agency shall notify the building official and the architect, engineer or owner of his/her commencement of inspection of a job and shall specify the type of inspection for which he/she has been engaged. This notification shall be made prior to commencement of inspection.

The approved testing agency shall notify the building official prior to commencement of each day's inspection thereafter.

1701.3.3.4. Reports.

1701.3.3.4.1. Daily Reports. The registered special inspector shall immediately report all irregularities, substitution of materials and violations to the contractor for correction, then if uncorrected, to the architect or engineer of record and to the building official.

At the conclusion of each inspection, the registered special inspector shall submit a report to the architect, engineer and owner relative to the portion of the work inspected, stating whether the work requiring special inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of this code and related standards. The report shall be signed by the special inspector. One copy of the report shall be submitted to the building official by the approved inspection or testing agency no later than one week from the date of the inspection and shall be filed in the records of the agency's office. One copy of the report shall be left at the job site by the special inspector. The special inspector shall also provide, as directed by the building official or by the architect, engineer or owner, such other information as may be required during his/her assigned employment.

1701.3.3.4.2. Final Report. The inspection/testing agency shall submit a final signed report listing the scope of required inspection and stating whether all work requiring special inspection was, to the best of the agency's knowledge, inspected and reported as specified on permit documents.

1701.4 Standards of Quality. The standards listed below labeled a "U.B.C. standard" are also listed in Chapter 35, Part II, and are part of this code.

1. Concrete.

U.B.C. Standard 19-3, Ready-mixed Concrete

2. Connections.

Chapter 22, Division IV, High-strength Bolting

3. Fireproofing.

U.B.C. Standard 7-6, Thickness and Density Determination for Spray-applied Fireproofing

1701.5 Types of Work. Except as provided in Section 1701.1, the types of work listed below shall be inspected by a special inspector.

1. Concrete. During the taking of test specimens and placing of reinforced concrete. See Item 12 for shotcrete.

EXCEPTIONS: 1. Concrete for foundations conforming to minimum requirements of Table 18-1-D or for Group R, Division 3 or Group (M) U, Division 1 Occupancies, provided the building official finds that a special hazard does not exist.

2. For foundation concrete, other than cast-in-place drilled piles or caissons, where the structural design is based on an f'_c no greater than 2,500 pounds per square inch (psi) (17.2 MPa) and where the building official finds the work is of a minor nature and no special hazard exists.

3. Nonstructural slabs on grade, including prestressed slabs on grade when effective prestress in concrete is less than 150 psi (1.03 MPa).

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4. Site work concrete fully supported on earth and concrete where no special hazard exists.
5. Inspection during the mixing of concrete shall not be required when the proportions of ingredients are established in accordance with Table 19-A-7 or when a mix has been granted continuous approval by the building official.
2. **Bolts installed in concrete.** Prior to and during the placement of concrete around bolts when stress increases permitted by Footnote 5 of Table 19-E or Section 1925 are utilized.
3. **Special moment-resisting concrete frame.** As required by Section 1921.9 of this code.
4. **Reinforcing steel and prestressing steel tendons.**
- 4.1 During all stressing and grouting of tendons in prestressed concrete.
- 4.2 During placing of reinforcing steel and prestressing tendons for all concrete required to have special inspection by Item 1.
- EXCEPTION:** The special inspector need not be present continuously during placing of reinforcing steel and prestressing tendons, provided the special inspector has inspected for conformance with the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.
5. **Structural steel.**
- 5.1 **General.** Fabrication and erection of structural steel members and assemblies.
- EXCEPTION:** The inspector need not be present during the entire fabrication and erection process provided:
1. Inspection of welding and bolting is in accordance with Items 5.3 and 6 below.
 2. That upon completion of fabrication and erection of all members, sizes and grades of steel can be easily identified.
- 5.2. **Erection.** Verify grade of steel, size and location of members and assemblies during erection.
- 5.3 **Structural welding.**
- 5.3.1 **General.** During the welding of any member or connection which is designed to resist loads and forces required by this code.
- EXCEPTIONS:** 1. Welding done in an approved AISC-certified fabricator's shop or equivalent.
2. The special inspector need not be continuously present during welding of the following items, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding:
- 2.1 Single-pass fillet welds not exceeding 5/16 inch (7.9 mm) in size.
 - 2.2 Floor and roof deck welding.
 - 2.3 Welded studs when used for structural diaphragm or composite systems.
 - 2.4 Welded sheet steel for cold-formed steel framing members such as studs and joists.
 - 2.5 Welding of stairs and railing systems.
- 5.3.2 **Special moment-resisting steel frames.** During the welding of special moment-resisting steel frames. In addition to Item 5.1 requirements above, nondestructive testing as required by Section 1703 of this code.
- 5.3.3 **Welding of reinforcing steel.** During the welding of reinforcing steel.
- EXCEPTION:** The special inspector need not be continuously present during the welding of ASTM A 706 reinforcing steel not larger than No. 5 bars used for embedments, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.
6. **High-strength bolting.** As required by Chapter 22, Division IV. Such inspections may be performed on a periodic basis in accordance with the requirements of Section 1701.6.
7. **Structural masonry.**
- 7.1 For masonry, other than fully grouted open-end hollow-unit masonry, during preparation and taking of any required prisms or test specimens, placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operations.
- EXCEPTION:** For hollow-unit masonry where the f'_m is no more than 1,500 psi (10.34 MPa) for concrete units or 2,600 psi (17.93 MPa) for clay units or when one half the allowable masonry stresses are used in design, special inspection may be performed as required for fully grouted open-end hollow-unit masonry specified in Item 7.2 below.
- 7.2 For fully grouted open-end hollow-unit masonry during preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.
8. **Reinforced gypsum concrete.** When cast-in-place Class B gypsum concrete is being mixed and placed.
9. **Insulating concrete fill.** During the application of insulating concrete fill when used as part of a structural system.
- EXCEPTION:** The special inspections may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.
10. **Spray-applied fireproofing.** As required by U.B.C. Standard 7-6.
11. **Piling, drilled piers and caissons.** During driving and testing of piles and construction of cast-in-place drilled piles or caissons. See Items 1 and 4 for concrete and reinforcing steel inspection.

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12. **Shotcrete.** During the taking of test specimens and placing of all shotcrete and as required by Section 1922.10 and 1922.11.

EXCEPTION: Shotcrete work fully supported on earth, minor repairs and when, in the opinion of the building official, no special hazard exists.

13. **Special grading, excavation and filling.** During earth-work excavations, grading and filling operations inspection to satisfy requirements of Chapter 18 and Appendix Chapter 33 of this code.

14. **Smoke-control systems other than those designed according to Code Alternate CA905.**

14.1 During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.

14.2 Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements, and detection and control verification.

15. **Special cases.** Work which, in the opinion of the building official, involves unusual hazards or conditions.

1701.6 Continuous and Periodic Special Inspection.

1701.6.1 Continuous special inspection. Continuous special inspection means that the special inspector is on the site at all times observing the work requiring special inspection.

1701.6.2 Periodic special inspection. Some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic scheduled inspection is performed as outlined in the project plans and specifications and approved by the building official.

1701.7 Approved Fabricators.

1701.7.1 General. Special inspections required by this section and elsewhere in this code are not required where the work is done on the premises of a fabricator registered and approved by the building official to perform such work without special inspection. ~~((The certificate of registration shall be subject to revocation by the building official if it is found that any work done pursuant to the approval is in violation of this code. The approved fabricator shall submit a certificate of compliance that the work was performed in accordance with the approved plans and specifications to the building official and to the engineer or architect of record. The approved fabricator's qualifications shall be contingent on compliance with the following:~~

1. ~~The fabricator has developed and submitted a detailed fabrication procedural manual reflecting key quality control procedures which will provide a basis for inspection control of workmanship and the fabricator plant.~~

2. ~~Verification of the fabricator's quality control capabilities, plant and personnel as outlined in the fabrication procedural manual shall be by an approved inspection or quality control agency.~~

3. ~~Periodic plant inspections shall be conducted by an approved inspection or quality control agency to monitor the effectiveness of the quality control program.~~

4. ~~It shall be the responsibility of the inspection or quality control agency to notify the approving authority in writing of any change to the procedural manual. Any fabricator approval may be revoked for just cause. Reapproval of the fabricator shall be contingent on compliance with quality control procedures during the past year.))~~

1701.7.2 Application for Registration. Application for registration as an approved fabricator may be made to the building official by plants engaged in the manufacture of:

1. Prestressed or precast concrete structural products, and premixed concrete.

2. Unit masonry products.

3. Engineered wood products.

4. Prefabricated or assembly-line produced metal products.

5. Other prefabricated products as the building official may, from time to time, designate.

1701.7.3 Requirements for Registration. The building official may examine manufacturing plants which submit applications for registration and shall issue certificates of registration when the plants have complied with the following requirements:

1. Develop and submit a detailed fabrication procedural manual reflecting key quality control procedures which will provide a basis for inspection control of the fabricating process.

2. Have the fabricator's quality control capabilities, operation of equipment and personnel as outlined in the fabrication procedural manual verified by an approved inspection or quality control agency.

3. Agree to have periodic plant inspections conducted by an approved inspection or quality control agency to monitor the effectiveness of the quality control program and to allow unannounced audits of the plant by the building official.

4. Agree to require the inspection or quality control agency to notify the building official in writing of any changes to the procedural manual.

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1 5. Agree to submit a Certificate of Compliance when required by the building official that work was performed
2 in accordance with the approved plans and specifications to the building official and to the engineer or architect of
3 record.

4 6. Pay a registration fee as determined by the building official in accordance with provisions of the Fee Subtitle.

5 1701.7.4 Renewal of Registration. Registration of approved fabricators shall be valid for one year from the date
6 of issuance and shall be subject to renewal annually. Registration may be renewed upon application, contingent
7 on compliance with quality control procedures during the past year and payment of a fee in accordance with
8 provisions of the Fee Subtitle. The building official may revoke registration for cause.

9 1701.8 Approved Inspection and Testing Agencies.

10 1701.8.1 Approval by the Building Official. Whenever tests or certification of any material or fabricated
11 assembly are required by this code, the tests or certification shall be made by an agency approved by the building
12 official to conduct the tests or provide the certification.

13 Special inspectors and inspection and testing agencies shall not conduct any inspections or tests until the
14 building official has approved the inspection or test in writing. The special inspectors or inspection/testing agency
15 approved by the building official may not be changed without obtaining prior approval of the responsible
16 architect/engineer/owner and the building official.

17 A registered civil or structural engineer or registered architect may employ special inspectors when approved by
18 the building official.

19 The building official shall establish rules and regulations setting forth conditions and provisions for approval of
20 agencies and for the conduct of any agency so approved.

21 The building official may suspend or revoke approval of an agency upon evidence of failure of the agency to
22 properly conduct any test, certify any material, or to perform any inspection in a manner required by this code.

23 1701.8.2. Employment of Special Inspectors. It is the responsibility of an approved agency to employ only
24 registered special inspectors on work required to be so inspected by this code and the agency shall report, as
25 directed by the building official, all special inspections performed by the agency.

26 1701.9 Registration of Special Inspectors.

27 1701.9.1. Application for Registration. Criteria for registration of special inspectors shall be established by the
28 building official.

1701.9.2 Issuance of Certificate of Registration. When the building official is satisfied that the applicant is
qualified, a Certificate of Registration or a Limited Certificate of Registration shall be issued which specifies the
types of inspection the applicant has been authorized to perform. Valid registration from the Washington
Association of Building Officials may substitute for registration by the building official.

1701.9.3 Renewal of Special Inspector's Registration. A Certificate of Registration or Limited Certificate of
Registration shall be valid for a period of time to be determined by the building official. Upon application for
renewal of a Certificate of Registration, the applicant may be re-examined to ascertain his/her fitness to perform
the inspection of the type or types for which the application was made.

1701.10 Revocation of Registration or Approval to Inspect. The building official may revoke, suspend or
refuse to renew registration or approval of inspection agencies, special inspectors and non-registered special
inspectors, including inspectors registered by the Washington Association of Building Officials. This may be
done upon evidence submitted to DCLU of incompetence, of willful or negligent failure to observe or report
violations of the Seattle Building Code or of any other failure to perform properly and effectively the duties of this
document or other duties assumed by an inspection agency or non-registered special inspector.

The inspection agency or special inspector shall be notified in writing of the building official's decision to
revoke, suspend or refuse to renew the Certificate or approval to perform inspections. The agency or inspector
may request in writing a hearing before the building official for reconsideration of the decision. The request shall
be filed with the building official by five o'clock of the fifteenth working day following service of the notice. The
hearing shall be held no later than 15 working days from receipt of a written request. After the hearing, the
building official shall issue a final decision, in writing, sustaining, modifying or withdrawing the initial decision.

1701.11 Special Inspection Requests. It is the duty of the person doing the work requiring special inspection to
notify the special inspector that the work is ready for inspection. The building official may require that every
request for special inspection be filed at least one working day before the special inspection is desired. The
request may be in writing or by telephone at the option of the building official.

1701.12 Additional Special Inspectors. The building official may require additional special inspectors when the
building official determines they are needed due to the magnitude or complexity of the job.

1701.13 Fees. Fees for examination and registration of special inspectors shall be as determined by the building
official in accordance with the Fee Subtitle.

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Section 31. Section 3201 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

Section 3201 — GENERAL

Any encroachment of a building or structure on, over or under sidewalks, streets and other public property is subject to approval by the Director of ~~((Engineering))~~ Transportation and/or the building official. Such encroachments shall comply with this code or other codes as determined by the Director of ~~((Engineering))~~ Transportation or the building official.

No door in any position shall project over public property.

Structures or appendages regulated by this code shall be constructed of materials as specified in Section 705 except marquees which shall be constructed of materials as specified in Section 3203 and awnings which shall be constructed of materials as specified in Section 3204.

The projection of any structure or appendage shall be the distance measured horizontally from the property line to the outermost point of the projection.

No provisions of this chapter shall be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

Section 32. Section 3203.4 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

3203.4 Drainage. Marquees shall be provided with conductors for water which shall drain back to the building line and be connected to a sewer or, if approved by the Director of ~~((Engineering))~~ Seattle Public Utilities, to a dry well or under a sidewalk to a gutter.

Section 33. Section 3205.2 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

3205.2 Enforcement

3205.2.1 Authority. The building official is hereby authorized and directed to enforce all of the provisions of this chapter, Chapter 23.55 of the Land Use Code ~~((and the Zoning Code))~~ relating to signs erected and maintained on private property. The Director of ~~((Engineering))~~ Transportation and the building official shall enforce the provisions of this chapter and Chapter 23.55 of the Land Use Code ~~((and the Zoning Code, Title 24,))~~ as they relate to signs over public places as defined in Section 15.02.040 of the Seattle Municipal Code.

Signs erected without permit as required by Section 3205.4 which do not conform to the provisions of this chapter and Chapter 23.55 of the Land Use Code, shall be removed upon notification in writing by the building official.

3205.2.2 Other Requirements. All signs shall comply with any additional regulations as to type, height, clearance, size, copy, design and location imposed by the Land Use Code, and Title 15, Seattle Municipal Code, Street and Sidewalk Use, as amended, and other ordinances of the City. Signs which are unregulated by the Land Use Code may be subject to requirements of this chapter.

Section 34. Section 3302 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

Section 3302 — DEMOLITIONS

The demolition of any building or structure shall conform to the following provisions:

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

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2. All utilities shall be disconnected prior to demolition or during the demolition process in accordance with requirements of the governing utility including, but not limited to, the Seattle ~~((Engineering))~~ Transportation Department, ~~((Water Department))~~ Seattle Public Utilities, Fire Department, City Light, ~~((Washington Natural Gas Company))~~ Puget Sound Energy, and U.S. West Communications.

3. Removal of combustible waste and welding and cutting shall be performed in accordance with the Fire Code.

4. During demolition, streets and sidewalks shall be left clean at the end of each day's operation.

5. Provision shall be made to stabilize ground conditions to eliminate dust and erosion.

6. All concrete or masonry floors, foundations, footings, basement walls and retaining walls not to be reused shall be removed to 18 inches below final grade. All concrete floors left in place shall be broken so as to allow water to drain through unless the floors are to be used.

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

8. The site shall be left level and free of debris upon completion of the demolition, and all holes shall be filled or protected with secure fences. Holes may be filled with concrete, rocks or other non-decaying material no larger than 12 inches in diameter. Wood and other organic material may not be buried on the site.

Leaving the site level means:

8.1 The grade conforms to that existing on all sides;

8.2 Surface water will drain off;

8.3 Surface is smooth; and

8.4 Broken sections of the foundation or other material are not exposed.

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

10. The building official may require a structural engineer's analysis of proposed demolitions or any portions of a structure remaining after demolition.

11. When demolition occurs, all underground tanks on the site shall either be removed or filled, as required in Section 7902 of the Fire Code.

Section 35. Section 3403.9 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

3403.9 Radon-Resistive Construction Requirements. The radon-resistive construction requirements found in Chapter ~~((3))~~ 12 shall apply to all Group R buildings to which either an addition or substantial alteration is made where the basement, foundation or crawl space is altered or expanded.

Section 36. Section 3403.10 of the Seattle Building Code, which section was last amended by Ordinance 117865, is amended as follows:

3403.10. Unreinforced Masonry Chimneys. Existing exterior unreinforced masonry chimneys shall not be extended except with approved metal chimneys in accordance with Section ~~((914))~~ 814 of the Mechanical Code.

Whenever an unreinforced masonry chimney is altered or when the building in which such a chimney is located undergoes substantial alteration, the chimney shall be tied at each floor or ceiling and the portion of the chimney above the roof shall be braced.

Section 37. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by the Municipal Code Section 1.04.020.

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1 Passed by the City Council the 21st day of July, 1997, and signed by me
2 in open session in authentication of its passage this 21st day of July,
3 1997.

4 *[Signature]*
President of the City Council

5 Approved by me this 25th day of July, 1997.

6 *[Signature]*
7 Norman B. Rice, Mayor

8 Filed by me this 25 day of July, 1997.

9 *[Signature]*
10 City Clerk

11 (SEAL)

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Seattle
Department of Construction and Land Use

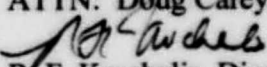


R. F. Krochalis, Director
Norman B. Rice, Mayor

MEMORANDUM

TO: Jan Drago, President, City Council

VIA: Judy Bunnell, Director
Office of Management and Planning
ATTN: Doug Carey

FROM: 
R. F. Krochalis, Director

Contact Staff: Maureen Traxler
Code Development Analyst Supervisor

DATE: June 9, 1997

RE: Proposed Amendments to the 1994 Seattle Building Code

Attached for your consideration is an ordinance containing amendments to the 1994 Seattle Building Code. Most of the amendments are editorial, either correcting errors or instituting changes that have occurred since the Code was adopted. Other amendments are more substantial. The most significant amendments are found in Sections 106.9 (permit renewal), 305.2 (location of second-grade classrooms), 311.2.2 (buildings of mixed use and mixed construction type), and 1701 (special inspection).

A list explaining the details of all the proposed changes is attached. The most substantive changes are also described below.

Section 106.9: This amendment revises the provisions related to renewal of building permits that are associated with Master Use Permits (MUPs). According to the Land Use Code, when a MUP is associated with a building permit, the MUP is automatically renewed with the building permit. The code requirement that substantial progress be made before a building permit is renewed has not been rigorously enforced unless there has been a change in the code. Staff has not felt it was appropriate to require applicants to apply for a new permit when they would merely resubmit their original materials, and those materials would be reviewed according to the same standards.

The result has been that MUPs that are associated with building permits can last longer than many citizens feel is appropriate. The amendment places stricter conditions for

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renewal of building permits that include an element that has had discretionary Land Use review. Other building permits will be renewed unless the request for renewal is made more than 18 months after a code change took effect.

Section 305.2. This amendment allows schools to locate second-grade classrooms on the second floor in buildings that are protected by automatic sprinkler systems throughout. It also restores a UBC provision that allows day care, kindergarten and first-grade classrooms to be located on a second story when there is an exit directly to the exterior for the exclusive use of those classrooms.

The rationale for this amendment is that the sprinkler system would provide adequate protection for the second-graders if they needed to exit the building during a fire. The State of Minnesota and the National Fire Protection Association Life Safety Code have similar provisions. The Minnesota law allows K-2 students up to the third floor. The limited land available in the City of Seattle for school expansion makes this amendment important for the Seattle School District.

Section 311.2. The Building Code allows exceptions to usual height limits for buildings of mixed use and mixed construction type when there is a three-hour horizontal fire separation above the first story. The Building Code defines a building level a "story" when it is more than 12 feet above grade for 50% of the perimeter. These provisions are often difficult and costly to apply in conjunction with Land Use Code provisions that require commercial uses at street level with at least 13-foot ceilings in certain zones. The Building Code restricts the location of parking to the floors below the fire separation, but the Land Use Code requires commercial uses in that location.

The proposed amendment would allow a second story below the fire separation under certain conditions, and would allow parking above the separation. The proposed amendment only allows the second story on sloped sites due to concerns about the total height of the building.

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DESCRIPTION OF AMENDMENTS TO 1994 SEATTLE BUILDING CODE

Section 104.2. This is the first of several editorial changes in the ordinance which correspond with the reorganization of the Seattle Engineering and Water departments.

Section 106.2. This amendment implements regulations adopted by the Federal Communications Commission which preempt local jurisdictions from regulating certain small telecommunications equipment. The proposed amendment exempts more antennae than the City is preempted from regulating. The FCC regulations preempt jurisdictions from regulating satellite antennae up to 1.5 meters in diameter in residential zones, and up to 2 meters in other zones. The proposed amendment exempts all antennae up to 2 meters in diameter because we believe the Building Code-related issues, which mostly relate to the structural integrity of the antenna attachments, is the same regardless of zone.

Section 106.5 and 106.10. Seattle Engineering Department reorganization.

106.9: This amendment revises the provisions related to renewal of building permits that are associated with Master Use Permits (MUPs). According to the Land Use Code, when a MUP is associated with a building permit, the MUP is automatically renewed with the building permit. The code requirement that substantial progress be made before a building permit is renewed has not been rigorously enforced unless there has been a change in the code. Staff has not felt it was appropriate to require applicants to apply for a new permit when they would merely resubmit their original materials, and those materials would be reviewed according to the same standards.

The result has been that MUPs that are associated with building permits can last longer than many citizens feel is appropriate. The amendment places stricter conditions for renewal of building permits that include an element that has had discretionary Land Use review. Other building permits will be renewed unless there the request for renewal is made more than 18 months after a code change took effect.

Section 202. This amendment corrects an erroneous cross reference in the definition of "atrium".

Section 209. This amendment restores the UBC definition of "health hazard". An obsolete amendment from the 1991 State Building Code was inadvertently brought forward into the 1994 Seattle Building Code.

Section 305.2. This amendment allows schools to locate second-grade classrooms on the second floor in buildings that are protected by automatic sprinkler systems throughout. It also restores a UBC provision that allows day care, kindergarten and first-grade classrooms to be located on a second story when there is an exit directly to the exterior for the exclusive use of those classrooms.

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Section 311.2. The Building Code allows exceptions to usual height limits for buildings of mixed use and mixed construction type when there is a three-hour horizontal fire separation above the first story. The Building Code defines a building level a "story" when it is more than 12 feet above grade for 50% of the perimeter. These provisions are often difficult and costly to apply in conjunction with Land Use Code provisions that require commercial uses at street level with at least 13-foot ceilings in certain zones. The Building Code restricts the location of parking to the floors below the fire separation, but the Land Use Code requires commercial uses in that location.

The proposed amendment would allow a second story below the fire separation under certain conditions, and would allow parking above the separation. The proposed amendment only allows the second story on sloped sites due to concerns about the total height of the building.

Section 313.8. This amendment raises the threshold at which smoke detectors will be required in alterations to Group LC Occupancies (licensed care), and making it consistent with Group R Occupancies (residential).

Table 3-B. A footnote is added which reflects existing practice of requiring a one-hour occupancy separation between boat moorage and Group B Occupancies (offices and small restaurants).

Section 404.5. This amendment corrects a UBC error, and will allow covered mall buildings to be classified as Group B Occupancies.

Section 408.2. An amendment to the definition of "amusement building" that is found in the 1991 Seattle Building Code is restored.

Sections 412.10 and 412.18. Seattle Engineering Department reorganization.

Section 503.4. When one-hour construction is required ^{on} one side of exterior walls of Group U Occupancies (small private garages), the amendment to Section 503.4.8 would allow the applicant to choose to protect either the exterior or interior. Also, two UBC errors are corrected.

Table 5-A. Provisions from the 1991 Seattle Building Code are restored to the requirements for non-bearing walls of Type II-N construction in certain occupancies.

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Footnote 5 is clarified so that fire assemblies are required only where openings must be protected.

Table 5-B. This amendment corrects a UBC error that limited the height allowed for Group R-1 Occupancies in Type IV construction. Cross references in footnotes are corrected.

Table 6-A. There is a conflict between Tables 6-A and 5-A in the existing code. Both tables have provisions requiring protection of exterior walls. The proposed amendment clarifies that the requirements of Table 5-A, which are generally less restrictive, should be applied.

Section 709.4. This amendment corrects a UBC error in the designation of Group U Occupancies.

Section 904.2. An obsolete cross reference to special requirements for sprinkler systems in the Fire District is deleted from Subsection 904.2.1.

Section 1003.1. Two changes are made to paragraph 4 of CA1003.1b (single-exit residential buildings). The alternative of providing a smokeproof stairway enclosure is deleted since the section on smokeproof enclosures was deleted from the UBC. The result will be that single-exit buildings must have either a pressurized stairway or an exterior stairway.

The other change is to clarify the cross reference to the appropriate paragraph of Section 711.7, which provides the standards for shaft pressurization in low-rise buildings. The changes clarifies that the cross reference is only to the language about the method of pressurization, and not the scoping language.

Section 1004.9. The proposed amendment would allow a door in a dwelling unit to open at the top step of an exterior stairway, as well as interior, without a landing. The word "interior" was added to the 1988 UBC. DCLU did not find any problems or complaints about the section before it was changed, and so DCLU is proposing to restore the prior language. The door still may not swing over the top step.

Section 1005.10. The cross reference is to the low-rise shaft pressurization section is clarified, as in Section 1003.1.

Section 1009.4. Erroneous cross references are corrected.

Section 1009.7. The UBC requirement for pressurized stairway vestibules is eliminated for stairways in high-rise buildings that have pressurized stairway enclosures.

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Section 1206.2. An error in the sound transmission class rating required for walls and floors is corrected. The rating required by the 1991 Seattle Building Code is restored. The language which describes when metal ducts must have sound protection is clarified.

Table 16-A. An error in footnote 10 is corrected, and a cross reference to the appropriate roof load provisions for marquees is added.

Section 1701. Although there are a lot of changes in this section, the changes are related to two issues. First, when the City adopted the 1994 Code, we did not bring forward many paragraphs from the 1991 Code. In some part, that was a conscious choice because WABO (the Washington Association of Building Officials) had taken over almost all of the work of registering special inspectors and inspection agencies. However, DCLU continues to register some specialized inspectors that are not covered by the WABO program. Most of the changes to this section restore and refine the 1991 provisions.

Second, the amendments give DCLU clearer authority to withdraw approval from individual WABO-registered inspectors and agencies when there are grounds to believe they are not meeting performance standards.

Section 3201, 3203.4, 3205.2 and 3302. Seattle Engineering Department reorganization.

Section 3403.9. The cross reference to the section containing the radon-resistance requirements is corrected.

Section 3403.10. The cross reference to the chimney requirements in the Mechanical Code is corrected.

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11. Replacement of roofing materials and siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows.
 12. School, park or private playground equipment including playhouses and tree houses.
 13. Removal and replacement of underground storage tanks that are subject to regulation by a state or federal agency.
 14. Earth station antennas and video programming services antennas 6.56 feet (2 m) or less in diameter.
- Exemption from the permit requirements of this building code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this building code or any other laws or ordinances of the City.

Section 3. Section 106.5 of the Seattle Building Code, which section was adopted by Ordinance 117721, is amended as follows:

106.5 Application for Permit

106.5.1 Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Department of Construction and Land Use for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by plans, and other data as required in Section 106.5.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building including cost breakdown between additions and alterations.
6. Be signed by the owner of the property or building, or his/her authorized agent who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the building official, including, but not limited to, master use and shoreline permits and building identification plans.
8. Indicate the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with the Land Use Code, critical areas regulations and building code regulations in effect on the date that the application is submitted.

106.5.2 Plans and Specifications.

106.5.2.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit.

EXCEPTION: The building official may waive the submission of plans, calculations, diagrams and other data, if he/she finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this building code.

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

EXCEPTION: When authorized by the building official, plans and specifications need not be prepared by an engineer or architect licensed by the State of Washington for the following:

1. One- and two-family dwellings.

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City of Seattle

Norman B. Rice, Mayor
Executive Department - Office of Management and Planning
Judy Bunnell, Director

97-157

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SEATTLE CITY ATTORNEY

OK *YAK*
6/23/97

June 16, 1997

The Honorable Mark Sidran
City Attorney
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT:

Department of Construction and Land Use

SUBJECT

AN ORDINANCE relating to the Seattle Building Code, changing references to the Seattle Engineering Department, adding an exemption from building permit requirements for certain telecommunications equipment, amending provisions related to renewal of certain building permits; amending provisions related to construction of elementary classrooms, buildings of mixed use and mixed construction type and boat moorage; amending certain existing provisions, amending provisions related to special inspection, and correcting errors.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Pascal St. Gerard at 684-8085.

Sincerely,

Norman B. Rice
Mayor

by

JUB
JUDY BUNNELL
Director

h:\legis\lawltr\gerard21

Enclosure Seattle Municipal Building, 600 Fourth Avenue, Seattle, WA 98104-1826
Tel: (206) 684-8080, TDD (206) 684-8118, FAX: (206) 233-0085

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SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Jose Araya

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

C. S. 20 28

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STATE OF WASHINGTON - KING COUNTY

83402
City of Seattle, City Clerk

—SS.

No. ORD IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:ORD 118664

was published on
08/04/97

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

08/04/97 Subscribed and sworn to before me on

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- Be signed by the owner of the property or building, or his/her authorized agent who may be required to submit evidence to indicate such authority.
- Give such other data and information as may be required by the building official, including, but not limited to, master use and division permits and building identification plans.
- Indicate the name of the owner and contractor and the name, address and phone number of a contact person.

Section 5. Section 106.10 of the Seattle Building Code, which section reads: