

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
DPD	Maureen Traxler/233-3892	Melissa Lawrie/684-5805

**Legislation Title:**

AN ORDINANCE relating to the Seattle Residential Code, amending Section 22.150.010, and adopting by reference Chapters 2 through 10, 12 through 24, Section P2904, 44, and Appendices F and G of the 2012 International Residential Code, and amending certain of those chapters; adopting a new Chapter 1 related to administration, permitting and enforcement; and repealing Sections 2-18 of Ordinance 123383.

**Summary of the Legislation:**

This legislation adopts the 2012 Seattle Residential Code, consisting of the 2012 International Residential Code and Seattle amendments.

**Background:**

This legislation is one of seven coordinated bills that regulate construction and use of buildings in Seattle. Six are prepared by the Department of Planning and Development (DPD): the Seattle Building, Residential, Mechanical, Fuel Gas, Energy and Existing Building codes. The seventh bill adopts the 2012 Plumbing Code, which is administered by Public Health – Seattle & King County. These codes are the current state and national standards for building construction. A related bill adopting the 2012 Seattle Fire Code is being heard by the City Council Public Safety, Civil Rights and Technology Committee.

New editions of these codes are adopted by the State every 3 years, and State law requires local jurisdictions to enforce them. Seattle adds local amendments to the State codes. A list of the most significant Seattle amendments is attached.

**X This legislation does not have any financial implications.**

**Other Implications:**

- a) **Does the legislation have indirect financial implications, or long-term implications?**  
No
- b) **What is the financial cost of not implementing the legislation?**  
There is no cost if the legislation is not implemented.
- c) **Does this legislation affect any departments besides the originating department?**  
Departments that will build or alter buildings or mechanical systems will be required to

meet updated construction standards. However, state law requires all cities and counties to adopt the state codes. The Seattle amendments are enhancements of the state codes.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

The alternative is to adopt the state codes only, without Seattle amendments.

**e) Is a public hearing required for this legislation?**

No.

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

**g) Does this legislation affect a piece of property?**

No.

**h) Other Issues:**

**List attachments to the fiscal note below:**

Attachment 1: Changes in 2012 Seattle Residential Code

## Attachment 1

### Changes in 2012 Seattle Residential Code

#### Highlights of changes

*Most of the changes in the International Residential Code, and in the Washington State and Seattle amendments are technical changes that will not have a major impact on construction. The most significant of the changes are listed here.*

- 101.3 More complete provisions for vesting of permit applications are added to chapter 1.
- 105.2 A provision is added establishing a threshold size at which permits are required for small cisterns and other water tanks.
- 105 Rules about expiration, renewal and reestablishment of permits are clarified.
- 105.5. & 105.6 Additional provisions for review of projects in flood hazard areas are added to comply with requirements of the federal flood insurance program.
- 202 Provisions are added to clarify that accessory dwelling units are within the scope of the IRC.
- R301.2.2.3.1 A new state amendment is added containing criteria for determining whether a mezzanine is counted in the number of stories in a building.
- R303, R1001, R1002, R1004 Emission standards for solid fuel burning devices are revised to be consistent with Department of Ecology rules. An existing state standard is replaced with reference to DOE rules.
- R315 Carbon Monoxide Alarms is modified to be consistent with changes in state law.
- R325 Provisions for adult family homes are modified to customize grab bar requirements and other requirements consistent with the licensing rules.
- R328 Specific provisions for mezzanines are added.
- R401.5 Provisions for protection of adjoining property during excavations are added, consistent with the Building and Grading codes.
- R403, R404 Several state amendments for footings, foundations and retaining walls are deleted or modified to be consistent with the 2012 IRC.
- R501 The IRC contains a new requirement for fire protection of floors that is intended to reduce the risk that a floor would collapse during a fire.
- R507 An alternate method for deck connection is added.
- M1507 Revised state amendments require ventilation systems for residences to be set to operate at least one hour in every 4 hour period. Previous codes have required one hour in every 12 hours.