

FISCAL NOTE FOR NON-CAPITAL PROJECTS

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

Legislation Title:

AN ORDINANCE relating to the Seattle Existing Building Code, amending Chapter 22.110 of the Seattle Municipal Code and adopting by reference Chapters 2 through 5, 7 through 11, 13 through 16, A1, and A3 through A6 of the 2012 International Existing Building Code; amending certain of those chapters, and adopting a new Chapter 1 related to administration, permitting and enforcement; and repealing Sections 2-12 of Ordinance 123379.

Summary of the Legislation:

This legislation adopts the 2012 Seattle Existing Building Code, consisting of the 2012 International Existing Building 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?**
- g) No.
- h) **Does this legislation affect a piece of property?**
No.
- i) **Other Issues:**

List attachments to the fiscal note below:

Attachment 1: Changes in 2012 Seattle Existing Building Code

Attachment 1

Changes in 2012 Seattle Existing Building Code

Highlights of changes

Significant changes in format are proposed for the 2012 Seattle Existing Building Code (SEBC), but there are few, if any, technical changes that will have a major impact on construction. In the past, most alterations and additions to existing buildings complied with Chapter 34 of the Seattle Building Code (SBC). The 2012 code will refer all existing building projects to the SEBC which includes all the provisions that have been in the SBC plus two alternative compliance methods. The 2009 SEBC also contains the three compliance methods but was infrequently used because most applicants chose to use SBC Chapter 34.

The most significant changes between the 2012 SEBC, and the 2009 SBC with 2009 SEBC are listed here.

- 101.9 Appendix chapters that cover seismic strengthening of unreinforced masonry buildings, buildings of lightweight wood, and concrete buildings are adopted.
- Chapter 3 Many new sections are added to chapter 3, so they will apply to all three compliance methods. Most of these sections are existing sections that are in 2009 SBC Chapter 34.
- 303.1.4 Energy efficiency upgrades are required for buildings undergoing substantial alteration.
- 304 The provisions for structural design are revised so that all compliance methods are required to use the structural design provisions from SBC Chapter 34.
- 805.3.1 Exceptions are added to make the SEBC no more stringent than the SBC.
- 1512 Construction materials are required to be protected from moisture during building construction.