

2009 Seattle Codes

Building, Existing Building, Residential,
Mechanical, Fuel Gas

Model Codes

- ▶ Based on “International” model codes published by International Code Council
 - Adopted in many jurisdictions across the US & in other countries
- ▶ Updated editions are published every 3 years
 - Most of the code provisions don’t change between editions

State codes

- ▶ State Building Code Act:
 - State of Washington adopts I Codes for statewide implementation with state amendments
 - Requires local jurisdictions to enforce
 - Local jurisdictions have some authority to amend
 - State approval required for local amendments that affect small residential buildings (SFR; 1–4 units less than 3 stories)
 - Seattle will submit SBC & SRC provisions for existing buildings; findings of fact included in legislation

Seattle codes

- ▶ Proposed 2009 Seattle codes include the Washington state amendments
- ▶ Most Seattle amendments in the 2009 codes are existing amendments carried forward into new edition of model code
- ▶ Detailed list included with fiscal notes

Public process

- ▶ Drafts of codes were made available for general public comment during winter of 2009–2010
- ▶ Construction Codes Advisory Board (CCAB)
 - 13–member Board appointed by Mayor, confirmed by City Council
 - Two 2–1/2 hour meetings per month June 2009–March 2010

2009 Seattle Building Code

- ▶ Carbon monoxide detectors are required in residential occupancies (state requirement)
 - Applies to new and existing residences, exceptions for SFR owner-occupied before July 1, 2010
- ▶ Areas of refuge for persons with impaired mobility will not be required in sprinklered buildings
- ▶ Several new provisions for high-rise buildings:
 - In buildings more than 120 feet in height, at least one elevator will have enhanced features to aid firefighters — “fire service access elevator”
 - Buildings more than 420 feet in height will either have one additional exit stairway or “occupant evacuation elevators” that are available for building occupants when there is a fire alarm in the building before the elevators are recalled
 - Seattle will allow elevator lobbies as an alternative to hoistway pressurization

2009 Seattle Existing Building Code

- ▶ Alternative to complying with Building Code for remodel projects
- ▶ 2009 is second edition adopted in Seattle; newest member of model code family; least-used in Seattle
- ▶ Most 2009 amendments are clarifications and refinements of 2006

2009 Seattle Residential Code

- ▶ Applies to detached SFR, duplexes, townhouses ≤ 3 stories
- ▶ Local amendments only allowed with approval of State Building Code Council
- ▶ New 2009 provisions:
 - Fire-resistance rating of exterior wall required at 5 feet instead of 3 feet from property line
 - Carbon monoxide detectors are added, as in Bldg Code
 - Small bed-and-breakfasts are allowed to use IRC instead of IBC (sprinklers not required)

2009 Seattle Mechanical Code

- ▶ New 2009 provisions:
 - IMC ventilation provisions are substantially revised, resulting in slightly lower outdoor air rates for most occupancies. Changes are based on research conducted since the ventilation provisions were last revised.
 - Provisions of the State Ventilation and Indoor Air Code (VIAQ) are incorporated into state code, the VIAQ is being repealed.
 - The maximum length for clothes dryer exhaust is increased from 25 to 35 feet

2009 Seattle Fuel Gas Code

- ▶ FGC only applies to systems and equipment using fuel gas
- ▶ Few changes since 2006 edition:
 - An existing Seattle amendment that limited venting of gas pressure regulators to the outdoors is removed