

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL 118180

AN ORDINANCE relating to Seattle Municipal Code Section 22.100.010; amending Sections 103, 106, 907, 908, 911, 1029, 1606, 1805, 3016 and 3107 of the 2012 Seattle Building Code, to clarify regulations and adopt amendments consistent with Washington State regulations.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Chapter 1 of the 2012 Seattle Building Code, which Chapter was last amended by Ordinance 124273, is amended as follows:

* * *

SECTION 103

ENFORCEMENT, VIOLATIONS AND PENALTIES

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103.10 Administrative review by the building official. Prior to issuance of the building permit, ((A))applicants may request administrative review by the building official of decisions or actions pertaining to the administration and enforcement of this code. Requests shall be addressed to the building official.

103.11 Administrative review by the Construction Codes Advisory Board. After administrative review by the building official, and prior to issuance of the building permit, ((A))applicants may request review of decisions or actions pertaining to the application and interpretation of this code by the Construction Codes Advisory Board, except for stop work orders, notices of violations, revocations of permits, and enforcement of Section 3107. The review will be performed by three or more members of the Construction Codes Advisory Board, chosen by the Board Chair. The Chair shall consider the subject of the review and members'

1 expertise when selecting members to conduct a review. The decision of the review panel is
2 advisory only; the final decision is made by the building official.

3 * * *

4 **SECTION 106**
5 **BUILDING PERMITS**

6 * * *

7 **106.2 Work exempt from permit.** A building permit is not required for the work listed below.
8 Exemption from the permit requirements of this code does not authorize any work to be done in
9 any manner in violation of the provisions of this code or any other laws or ordinances of the
10 City.

- 11 1. Minor repairs or alterations that, as determined by the building official, cost the owner
12 \$6,000 or less in any six month period. Such repairs and alterations shall not include the
13 removal, reduction, alteration, or relocation of any loadbearing support. Egress, light,
14 ventilation, and fire-resistance shall not be reduced without a permit.
- 15 2. Minor work including the following, provided no changes are made to the building
16 envelope: patio and concrete slabs on grade, painting or cleaning a building, repointing a
17 chimney, installing kitchen cabinets, paneling or other surface finishes over existing wall
18 and ceiling systems applied in accordance with Chapter 8, insulating existing buildings,
19 abatement of hazardous materials, demolition of nonstructural interior tenant
20 improvements in retail and office uses, and in-kind or similar replacement of or repair of
21 deteriorated members of a structure.
- 22 3. One-story detached accessory buildings used for greenhouse, tool or storage shed,
23 playhouse, or similar uses, if:
 - 24 3.1 The projected roof area does not exceed 120 square feet; and
 - 25 3.2 The building is not placed on a concrete foundation other than a slab on grade.

- 1 4. Fences not over 8 feet high that do not have masonry or concrete elements above 6 feet.
- 2 5. Arbors and other open-framed landscape structures not exceeding 120 square feet in
- 3 projected area.
- 4 6. Display cases, cabinets, counters and partitions not over 5 feet 9 inches high.
- 5 7. Retaining walls and rockeries which are not over 4 feet in height measured from the
- 6 bottom of the footing to the top of the wall, if:
 - 7 7.1 There is no surcharge or impoundment of Class I, II or III-A liquids.
 - 8 7.2 Construction does not support soils in a steep slope area, potential landslide area or
 - 9 known slide area as identified in the Seattle Environmentally Critical Areas
 - 10 Ordinance Section 25.09.020 of the Seattle Municipal Code.
 - 11 7.3 Possible failure would likely cause no damage to adjoining property or structures.
- 12 8. Platforms, walks and driveways not more than 18 inches above grade and not over any
- 13 basement or story below.
- 14 9. Temporary motion picture, television and theater stage sets and scenery.
- 15 10. Window awnings supported by an exterior wall of Group R-3, and Group U occupancies
- 16 when projecting not more than 54 inches.
- 17 11. Prefabricated swimming pools, spas and similar equipment accessory to a Group R-3
- 18 occupancy in which the pool walls are entirely above the adjacent grade and if the
- 19 capacity does not exceed 5,000 gallons.
- 20 12. Replacement of siding. This shall not include structural changes, replacement of
- 21 sheathing or alterations to doors and windows. See Energy Code Sections R101.4.3, and
- 22 C101.4.3 for requirements for existing buildings.
- 23 13. Roof recover.
- 24 14. Roof replacement (~~((Replacement of roofing materials))~~) under either of the following
- 25 conditions:
- 26
- 27
- 28

1 14.1. In one- and two-family dwellings and townhouses if no changes are made to the
2 building envelope other than adding or replacing insulation, and the insulation value
3 is equivalent to or better than the existing structure; or

4 14.2. Where less than 500 square feet of roof sheathing or insulation is exposed within
5 any 6 month period. Permits are required for structural changes and replacement of
6 sheathing of any size. See Energy Code Sections R101.4.3 and C101.4.3 for
7 insulation requirements for existing buildings.

8 ~~((14))~~ 15. School, park or private playground equipment including tree houses.

9 ~~((15))~~ 16. Removal and/or replacement of underground storage tanks that are subject to
10 regulation by a state or federal agency.

11 Note: A Fire Department permit is required for removal, replacement and
12 decommissioning of underground storage tanks.

13 ~~((16))~~ 17. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or
14 diagonal measurement.

15 ~~((17))~~ 18. Water tanks not located in Environmentally Critical Areas that are supported
16 directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio
17 of height to diameter or width is not greater than 2:1.

18 * * *

19 **106.13 Permits for temporary structures.**

20 **106.13.1 Tents and similar facilities used for 18 months or less.** The building official may
21 issue a permit to erect and maintain (~~((for a period not to exceed six months,))~~) a tent or other
22 similar temporary structure to be used for religious services, conventions, circuses, carnivals,
23 fairs, special sales or similar uses for a period not to exceed eighteen months.

24 **Exceptions:**

- 1 1. Authority to issue permits is vested with the Fire Department for temporary tents and
2 canopies meeting all of the following conditions:
 - 3 1.1. The permit is for less than four weeks;
 - 4 1.2. The temporary structure will be located 200 feet or more from shorelines;
 - 5 1.3. No stage, platform, bleacher or similar structure greater than 4 feet in height
6 will be installed inside any temporary structure;
 - 7 1.4. No temporary structure will be attached to a building or other permanent
8 structure for support;
 - 9 1.5. The temporary structure is not proposed to be used during severe weather, and
10 1.6. The temporary structure is not of unusual shape, unusual location or large area
11 or height.

12 **Note:** The Land Use and Fire codes may impose additional restrictions or conditions on
13 tents and temporary structures.

14 **106.13.1.1 Renewal.** Permits issued pursuant to Section 106.13.1 are not renewable.

15 **106.13.1.2 Subsequent permits.** If the occupant load of the structure is 100 or more and
16 is issued for less than 4 weeks, no more than one permit per tent vendor for each event
17 shall be issued in any three-month period.

18 **106.13.1.3 Removal.** Such structures shall be removed before the expiration of the
19 permit.

20 **106.13.1.4 Requirements for tents and similar structures.** The structure shall be
21 subject to such reasonable safeguards for persons and property as the building official
22 prescribes. The nature and extent of fire-extinguishing equipment and decorations shall
23 be subject to the requirements of the fire chief, and the sanitary facilities shall meet the
24 requirements of the Director of Public Health.

1. Elevator groups.
2. *Exit stairways.*
3. Each floor.
4. *Areas of refuge* as defined in Section 1002.1.

Exception: In Group I-1 and I-2 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

* * *

SECTION 908

EMERGENCY ALARM SYSTEMS

[W] [F] 908.7 Carbon monoxide alarms. Group I or R occupancies shall be equipped with single-station carbon monoxide alarms installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units or sleeping units and on each level of the dwelling. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

Exceptions:

1. For other than ((~~R-3~~))R-2 occupancies, the building does not contain a fuel-burning appliance, a fuel-burning fireplace, or an attached garage; or
2. *Sleeping units* or *dwelling units* in I and R-1 occupancies and R-2 college dormitories, hotels, Washington State Department of Corrections prisons and work release facilities, and DSHS licensed boarding home and residential treatment facility occupancies which do not themselves contain a fuel-burning appliance or a fuel-burning fireplace or have an attached garage, need not be equipped with carbon monoxide alarms provided that:

Section 3. Chapter 10 of the Seattle Building Code, which Chapter was last amended by Ordinance 124273, is amended as follows:

SECTION 1029

EMERGENCY ESCAPE AND RESCUE

1029.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in

1. Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2),
2. Buildings designed with a single exit according to Section 1021.2, Exception 9, and
3. Group R-3 occupancies.

Basements and sleeping rooms below the fourth story above *grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where basements contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

Exceptions:

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from basements or sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard, court* or exterior exit balcony that opens to a *public way*.
3. Basements without *habitable spaces* and having no more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.

1 Section 4. Chapter 16 of the 2012 Seattle Building Code, which Chapter was last
2 amended by Ordinance 124273, is amended as follows:

3 * * *

4 **SECTION 1606**

5 **DEAD LOADS**

6 * * *

7 **1606.3 Solar zone for solar-ready roof.** Where a solar zone is required by the International
8 Energy Conservation Code, the roof shall be designed for an assumed dead load of 5 pounds per
9 square foot in addition to other required live and dead loads. An area of 2 square feet for each
10 1000 square feet of solar zone area shall be designed for an assumed dead load of 175 pounds per
11 square foot. If the actual weight of the system at the time of installation exceeds the assumed
12 loads in this section, the actual weight shall be used to verify the adequacy of the roof structure.
13 This area shall be located within or adjacent to the solar zone. The as-designed dead load and
14 live load for the solar zone shall be clearly marked on the construction documents.

15
16 **Note:** The 175 psf represents the weight of the inverters necessary for PV systems.
17 See International Energy Conservation Code Section C401.2.7.

18 * * *

19 Section 5. Chapter 18 of the 2012 Seattle Building Code, which Chapter was last
20 amended by Ordinance 124273, is amended as follows:

21 * * *

22 **SECTION 1805**

23 **DAMPPROOFING AND WATERPROOFING**

24 * * *

1 **1805.4 Subsoil drainage system.** Where a hydrostatic pressure condition does not exist,
2 dampproofing shall be provided and a base shall be installed under the floor and a drain installed
3 around the foundation perimeter. A subsoil drainage system designed and constructed in
4 accordance with Section 1805.1.3 shall be deemed adequate for lowering the groundwater table.

5 **1805.4.1 Floor base course.** Floors of basements, except as provided for in Section
6 1805.1.1, shall be placed over a floor base course not less than 4 inches (102 mm) in
7 thickness that consists of gravel or crushed stone containing not more than 10 percent of
8 material that passes through a No. 4 (4.75 mm) sieve.

9 **Exception:** Where a site is located in well-drained gravel or sand/gravel mixture soils, a
10 floor base course is not required.

11 **1805.4.2 Foundation drain.** A drain shall be placed around the perimeter of a foundation
12 that consists of gravel or crushed stone containing not more than 10-percent material that
13 passes through a No. 4 (4.75 mm) sieve. The drain shall extend a minimum of 12 inches (305
14 mm) beyond the outside edge of the footing. The thickness shall be such that the bottom of
15 the drain is not higher than the bottom of the base under the floor, and that the top of the
16 drain is not less than 6 inches (152 mm) above the top of the footing. The top of the drain
17 shall be covered with an *approved* filter membrane material. Where a drain tile or perforated
18 pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top
19 of joints or the top of perforations shall be protected with an *approved* filter membrane
20 material. The pipe or tile shall be placed on not less than 2 inches (51 mm) of gravel or
21 crushed stone complying with Section 1805.4.1, and shall be covered with not less than 6
22 inches (152 mm) of the same material.

23 **1805.4.3 Drainage discharge.** The floor base and foundation perimeter drain shall discharge
24 by gravity or mechanical means into an *approved* drainage system that complies with the
25 Seattle Stormwater Code and the ((*International*))Uniform Plumbing Code.

1 Section 7. Chapter 31 of the 2012 Seattle Building Code, which Chapter was last
2 amended by Ordinance 124273, is amended as follows:

3 * * *

4 **3107.4 Permits.**

5 **3107.4.1 Permits required.** A permit issued by the building official is required before any
6 sign is erected, constructed, painted, posted, applied, altered, structurally revised or repaired,
7 except as provided in this chapter. A permit is required for existing signs when a different
8 business entity uses the sign.

9 **3107.4.2 Specific rules.**

- 10 1. Permits are required for signs located within the interior of the building that are not
11 visible from the public right-of-way when:
- 12 1.1. The sign is mounted within an interior shared pedestrian mall of a multi-tenant
13 retail facility and is located over or adjoining the pedestrian walking surface; or
14 1.2. When the sign is greater than 5 square feet (0.46 m²) in area; or
15 1.3 When it is an electric sign;
- 16 2. Permits are not required for the changing of the advertising copy or message on
17 lawfully erected signs specifically designed for the use of replaceable copy unless a
18 different business entity uses the sign;
- 19 3. Permits are not required for the normal maintenance such as painting, repainting,
20 cleaning and repairing, unless a structural or electrical change is made or a different
21 business entity uses the sign;
- 22 4. Permits are required for on-premises signs if they are electric signs; or have an area of
23 5 square feet (0.46 m²) or more; (~~and not located entirely on private property;~~)
- 24 5. Permits are not required for signs for public facilities indicating danger or providing
25 service or safety information.
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2 Section 8. This ordinance shall take effect and be in force 30 days after its approval by
3 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
4 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

5
6 Passed by the City Council the ____ day of _____, 2014, and
7 signed by me in open session in authentication of its passage this
8 ____ day of _____, 2014.

9
10 _____
11 President _____ of the City Council

12
13 Approved by me this ____ day of _____, 2014.

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15 _____
16 Edward B. Murray, Mayor

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18 Filed by me this ____ day of _____, 2014.

19
20 _____
21 Monica Martinez Simmons, City Clerk

22
23 (Seal)

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 Seattle Municipal Code Section 22.100.010; amending Sections 103, 106, 907, 908, 911, 1029, 1606, 1805, 3016 and 3107 of the 2012 Seattle Building Code, to clarify regulations and adopt amendments consistent with Washington State regulations.

Summary of the Legislation: This legislation includes amendments that adopt recently-enacted amendments to the State Building Code, coordinate with other construction-related codes, and correct errors. A detailed list of the changes is found in Attachment 1.

Background: The Seattle Building Code is one of several construction-related codes that local jurisdictions are required to enforce. New editions of these codes are adopted by the State every 3 years; Seattle adds local amendments to the State codes. Seattle adopted the 2012 codes in 2013.

This legislation is one of 6 related bills that amend the construction-related codes to adopt recent state code provisions and correct errors.

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?** It's unlikely there would be any cost.
- c) **Does this legislation affect any departments besides the originating department?** No
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** No

- 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: None**

List attachments to the fiscal note below:

Attachment 1: 2014 Seattle Building Code Amendments, Detailed List

Attachment 1

2014 Seattle Building Code Amendments

Detailed list

103.10, 103.11 clarify the procedure for review of DPD decisions about permit applications. Review by the building official is available before the permit is issued, and review by the Construction Codes Advisory Board is available between the time the building official reviews and permit issuance.

106.2 codifies a distinction between recovering a roof and replacing it. Recovering does not require a building permit. Replacing a roof requires a permit if (1) a single family residence or townhouse roof replacement includes changes to the building envelope other than insulation, or (2) more than 500 square feet of sheathing or insulation is exposed.

106.13 corrects an error to a section that gives two different time limits on temporary permits for tents and similar temporary structures. The section was originally intended to allow these permits to have an 18-month time limit.

907.5 revises the section on emergency voice alarm communication systems to align with current practice. For the past several years, these systems have been required to operate on the floor on which fire has been detected, the floor above, and the two floors below the fire floor.

908 adopts recent State Building Code amendments that revise the requirements for carbon monoxide detection. One amendment changes an exception that states CO detection is not required where there is neither a fuel-burning appliance nor attached garage so that it applies to apartments and condominiums instead of single-family residences. The other exception applies to prisons and work release facilities.

911 coordinates the Building Code with the Fire Code to require that fire command centers in high-rise buildings are separated from the rest of the building by two-hour fire-rated construction.

1029 requires emergency escape windows in residential buildings that have only one exit.

1606 coordinates the Building Code with the Energy Code. The 2012 Energy Code includes a requirement that space be designated on roofs for future installation of photovoltaic equipment. The Building Code amendment specifies structural loads for those roof areas.

1805.5 coordinates the Building Code with the Stormwater Code. The Building Code exception stating that a dedicated perimeter drain is not required where the soil is well drained is inconsistent with the Stormwater Code.

3016.12 coordinates the Seattle Building Code with an interpretation of the State Building Code. The State Building Code Council interpreted this section to mean that elevator cars large enough for a horizontal stretcher is only required if elevators are provided in 4 story buildings. The Seattle Code required them in all 4-story buildings.

3107.4 corrects an error in the section that specifies when permits are required for on-premises signs.



City of Seattle
Edward B. Murray
Mayor

July 29, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that amends the 2012 Seattle Building Code that was adopted last year. This bill clarifies and corrects the Building Code, coordinates it with recent changes to the Washington State Building Code, and coordinates with the Seattle Stormwater and Energy codes.

We are submitting seven related bills that amend different construction-related codes. Some of the amendments are repeated in each of the bills. Every three years the City adopts a new edition of the codes except for the Grading Code. These bills make smaller changes that are nonetheless important to have in place until the next code editions are adopted in 2016.

Thank you for your consideration of this legislation. Should you have questions, please contact Maureen Traxler at 233-3892.

Sincerely,

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council