

MEMO: Construction Codes legislation

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These 7 bills amend construction-related codes. New editions of all but the Grading Code were adopted last year. Since then there have been changes in state codes, we found that some sections needed clarification, and we discovered missed correlations among codes and other errors. Details of the amendments are found in the fiscal notes.

Types of amendments:

- Correction of process for review of DPD decisions by CCAB (Construction Codes Advisory Board) appears in 6 of the bills. DPD practice has been to allow these reviews before permit is issued, but current codes don't specify timing.
- Adoption of state-mandated changes
- Consistency with other adopted codes
- Errors and typos
- Substantive changes. All the changes are details that are not expected to have major impact to any project or to affect large numbers of projects.
 - 2 changes to Building Code:
 - Sec. 1029 change requires emergency escape windows in residential buildings that have only one exit
 - Sec. 3107.4 change corrects an error in permit threshold for on-premises signs. The current code says permits are required for on-premises signs if they are electric, or have an area of 5 square feet or more and not located entirely on private property. The requirement that the signs be located entirely on private property is an error and is being deleted.
 - 2 changes to Energy Code:
 - Sec. C101.4.3 exempts certain projects from new requirements for controlled receptacles. After implementing these requirements for a few weeks, DPD became aware that they were onerous for small alteration projects.
 - Sec. C403.2.11 corrects the requirement that outdoor radiant heaters come on when no people have been present for 1 hour; the current code requires they come on whenever no one is present.

Grading Code: One issue, 2 sections amended. Amendments give consistency with other codes' provisions about which code applies to a permit application ("vesting").

Mechanical Code and Fuel Gas Code: One issue—process for review by CCAB.

Plumbing Code: 3 issues. Process for review by CCAB; and adoption of 2 sets of state amendments—lead in drinking water pipes, and testing and cross connection control for nonpotable water systems.

Residential Code: 5 issues. Process for review by CCAB; 3 state amendments; one change making the Residential Code consistent with the Building Code.

Building Code: 11 issues. Process for review by CCAB; adoption of 2 state amendments; 4 amendments for consistency with other codes; 1 clarification; 1 typo; 2 minor code changes described above.

Energy Code: 18 issues. Process for review by CCAB; adoption of 4 state amendments; 8 sections clarified; 3 errors corrected; 2 minor code changes described above.