

*A Member of the International Code Family™*



# INTERNATIONAL BUILDING CODE®



City of  
Seattle

# 2003

## **2005 Amendments to the 2003 Seattle Building Code**

In October 2005, the state Building Code Council reviewed Seattle's Building Code amendments that affect small residential buildings. Small residential buildings are single-family residences; and multifamily buildings that consist of four or fewer units, do not exceed two stories in height, and are less than five thousand square feet in area. The Council disapproved six of Seattle's amendments as they affect small residential buildings. The changes shown in these pages implement the State Building Code Council decisions.

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2003 Seattle Building Code

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# PREFACE

## Introduction

Internationally, code officials recognize the need for a modern, up-to-date building code addressing the design and installation of building systems through requirements emphasizing performance. The *International Building Code*®, in this 2003 edition, is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive building code establishes minimum regulations for building systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new building designs. This 2003 edition is fully compatible with all the International Codes (“I-Codes”) published by the International Code Council (ICC), including the ICC *Electrical Code*, *International Energy Conservation Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *ICC Performance Code*, *International Plumbing Code*, *International Private Sewage Disposal Code*, *International Property Maintenance Code*, *International Residential Code*, *International Urban-Wildland Interface Code* and *International Zoning Code*.

The *International Building Code* provisions provide many benefits, among which is the model code development process that offers an international forum for building professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

## Development

The first edition of the *International Building Code* (2000) was the culmination of an effort initiated in 1997 by the ICC. This included five drafting subcommittees appointed by ICC and consisting of representatives of the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for building systems consistent with and inclusive of the scope of the existing model codes. Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI was utilized as the basis for the development, followed by public hearings in 1997, 1998 and 1999 to consider proposed changes. This 2003 edition presents the code as originally issued, with changes approved through the ICC Code Development Process through 2002. A new edition such as this is promulgated every three years.

With the development and publication of the family of International Codes in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. This 2003 *International Building Code*, as well as its predecessor—the 2000 edition, is intended to be the successor building code to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single set of comprehensive and coordinated family of International Codes was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending Consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the Consolidated ICC.

This code is founded on principles intended to establish provisions consistent with the scope of a building code that adequately protects public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

## Adoption

The *International Building Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## PREFACE

### Maintenance

The *International Building Code* is kept up to date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

While the development procedure of the *International Building Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO, SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

### Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to this code are considered at the Code Development Hearing by the International Building Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed change. Proposed changes to a code section whose number begins with a letter in brackets are considered by a different code development committee. For instance, proposed changes to code sections which have the letter [F] in front (e.g., [F] 1001.3), are considered by the International Fire Code Development Committee at the Code Development Hearing. Where this designation is applicable to the entire content of a main section of the code, the designation appears at the main section number and title and is not repeated at every subsection in that section.

The content of sections in this code which begin with a letter designation is maintained by another code development committee in accordance with the following: [E] = International Energy Conservation Code Development Committee; [EB] = International Existing Building Code Development Committee; [EL] = ICC Electrical Code Development Committee; [F] = International Fire Code Development Committee; [M] = International Mechanical Code Development Committee; [P] = International Plumbing Code Development Committee; [PC] = ICC Performance Code Development Committee; [PM] = International Property Maintenance Code Development Committee; [RBE] = International Residential Code Building and Energy Development Committee; [RMP] = International Residential Code Mechanical/Plumbing Development Committee; [UW] = International Urban-Wildland Interface Code Development Committee; and [Z] = International Zoning Code Development Committee. Sections which begin with a [W] designation are derived from the Washington State Building Code.

### Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2000 edition. Deletion indicators ( ➡ ) are provided in the margin where a paragraph or item has been deleted.

Chapter 10 user note: Chapter 10 of the code has been reorganized from the 2000 edition as a result of an approved code change proposal. This resulted in a renumbering of the chapter from nine sections to 25. The presentation of text predominantly follows that of the 2000 edition; however, the section numbers have been revised. Marginal markings are included at each section number but have not been included to reflect the subsection renumbering. A comprehensive 2000/2003 Chapter 10 section number cross index is posted on the ICC website at [www.intlcode.org](http://www.intlcode.org).

## Acknowledgement

Development of the 2003 Seattle Building Code is the result of cooperative effort of the volunteer Construction Codes Advisory Board and the Department of Planning and Development. The staff of the Department wishes to extend its appreciation to the members of the Board and its committees. The Department is deeply indebted to the Board and its subcommittees for their intense hard work over many months. Adoption of this code would not have been possible without them.

## Electronic Mailing List

If you would like to receive occasional email messages notifying you of future amendments and errata to the *Seattle Building Code* or other codes, go to the Technical Codes page on DPD's website <http://www.seattle.gov/dpd/TechCodes/>. Click the link "Subscribe to Mailing List" in the right column under "Resources".

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This is a preview of "ICC Seattle-IBC-2003". [Click here to purchase the full version from the ANSI store.](#)

## ORDINANCE 121519

**AN ORDINANCE** relating to Building and Construction Codes: amending Chapter 22.100 of the Seattle Municipal Code, the Seattle Building Code; adopting Chapters 2 through 28, Chapters 31 through 33, and Chapter 35 of the 2003 International Building Code; amending Chapter 2, Definitions; Chapter 3, Use and Occupancy Classification; Chapter 4, Special Detailed Requirements Based on Use and Occupancy; Chapter 5, General Building Heights and Areas; Chapter 6, Types of Construction; Chapter 7, Fire-resistance-rated Construction; Chapter 9, Fire Protection Systems; Chapter 10, Means of Egress; Chapter 11, Accessibility; Chapter 12, Interior Environment; Chapter 13, Energy Efficiency; Chapter 14, Exterior Walls; Chapter 15, Roof Assemblies and Rooftop Structures; Chapter 16, Structural Design; Chapter 17, Structural Tests and Special Inspections; Chapter 18, Soils and Foundations; Chapter 19, Concrete; Chapter 21, Masonry; Chapter 23, Wood; Chapter 25, Gypsum Board and Plaster; Chapter 27, Electrical; Chapter 31, Special Construction; Chapter 32, Encroachments into the Public Right-of-way; Chapter 33, Safeguards During Construction; and Chapter 35, Referenced Standards; and adding a new Chapter 1 related to administration, permitting and enforcement, a new Chapter 29, Plumbing Systems, a new Chapter 30, Elevators and Conveying Systems, and a new Chapter 34, Existing Structures; and repealing the 1997 Seattle Building Code.

Be it ordained by the **CITY OF SEATTLE** as follows:

**Section 1.** SMC 22.100.010 Adoption of the Uniform International Building Code. The following are hereby adopted and by this reference made a part of this subtitle: Uniform International Building Code, 1997 2003 edition, excepting Chapters 1, 11, 29, 30, 32 and 34 and including the Uniform Building Code Standards, 1997 edition, as published by the International Conference of Building Officials Code Council; ASME A17.1-1996 2000 with ASME A17.1a-1994 2002 and ASME A17b-2003 Addenda and Appendices A through M, and Appendix O, Safety Code for Elevators and Escalators, excepting Part XIX Section 5.10 of ASME A17.1, Elevators Used for Construction; ASME A18.1-1999, A18.1a-2001 and A18.1b-2001, Safety Standard For Platform Lifts and Stairway Chairlifts; Washington Administrative Code Chapter 296-81, Sections .005 through .370, Safety rules governing elevators, dumbwaiters, escalators and other lifting devices - moving walks; Washington Administrative Code Chapter 296-91, Safety regulations for casket lifts in mortuaries; Washington Administrative Code Chapter 296-93 for Material lifts; and Washington Administrative Code Chapter 296-95, Minimum standards for existing conveyances 296-96, Safety regulations for all elevators, dumbwaiters, escalators and other conveyances. One copy of each of the above is filed with the City Clerk in C.F. 302707

The Seattle Building Code shall consist of the adopted provisions of the Uniform International Building Code and Uniform Building Code Standards, 1997 2003 edition, and the codes and standards listed above, together with the amendments and additions thereto adopted.

**Section 2.** The 1997 Seattle Building Code adopted by Ordinance 119079 and amended by Ordinances 120379 is hereby repealed.



This is a preview of "ICC Seattle-IBC-2003". [Click here to purchase the full version from the ANSI store.](#)

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## CHAPTER 1 ADMINISTRATION

**Note:** Chapter 1 is entirely Seattle amendments to the *International Building Code* and is not underlined.

### SECTION 101 TITLE, PURPOSE AND SCOPE

**101.1 Title.** This subtitle shall be known as the "Seattle Building Code" and may be so cited, and is referred to herein as "this code."

**101.2 Scope.** The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and occupancy of any building or structure within the City, except public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures. See Chapter 32 for regulation of structures located on, over or under public property or a public right of way.

**Exception:** Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.

Additions, alterations, repairs, and changes of occupancy or character of occupancy in all buildings and structures shall comply with the provisions for new buildings and structures, except as otherwise provided in Chapter 34 of this code.

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NOTE: The minimum standards of the Seattle Housing and Building Maintenance Code shall not apply to any structure constructed and maintained in compliance with standards and procedures of the Seattle Building, Mechanical, Fire, Electrical and Plumbing Codes currently in effect.

**Code Alternate CA101.2:** A building which fully complies with the Washington State Building Code may be permitted for construction and occupancy without meeting all requirements of this Seattle Building Code, provided the building complies with the following Seattle Building Code provisions, when applicable:

1. Section 414.1.4 and Section 1614.6 requirements for pre-application meetings for hazardous occupancies and buildings with unusual load resisting structural designs;
2. Section 420 and Section 1016 requirements for one-hour construction and corridor construction for certain residential occupancies;
3. Chapter 4 requirements for construction in the fire district;
4. Section 403 provisions for high rise buildings;
5. Section 404 provisions for atria;
6. Section 903.2.1.2, 903.2.2, 903.2.5.2, 903.2.10.4 sprinkler requirements for Group A-2, E, LC occupancies, and certain storage and sales occupancies;
7. Section 501 addressing provisions;
8. Seattle Residential Code provisions for floating homes; and
9. Section 421 provisions for waterfront piers.

**101.3 Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of all buildings and structures within the City and certain equipment specifically regulated herein.

The purpose of this code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

**101.4 Internal consistency.** Where in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**101.5 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

**[W] 101.6 Conflict with ventilation code.** In the case of conflict between the ventilation requirements of this code and the Washington State Ventilation and Indoor Air Quality Code, the provisions of the Washington State Ventilation and Indoor Air Quality Code shall govern.

**101.7 Metric units.** Wherever in this ordinance there is a conflict between metric units of measurement and English units, the English units shall govern.

### SECTION 102 UNSAFE BUILDINGS, STRUCTURES OR PREMISES

**102.1 Definition.** For the purpose of this section unsafe buildings, structures or premises shall be defined to include all buildings or structures, whether erected before or after the effective date of this code, and all premises immediately surrounding buildings or structures which are structurally unsound or unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life or which in relation to existing occupancy constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, deterioration, instability, dilapidation, obsolescence, damage by fire or other causes or abandonment as specified in this code or any other effective ordinance.

**102.2 Emergency orders.** Whenever the building official finds that any building or structure, or portion thereof is in such a dangerous and unsafe condition as to constitute an imminent hazard to life or limb, the building official may issue an emergency order directing that the building or structure, or portion thereof be restored to a safe condition. The order shall specify the time for compliance. The order may also require that the

building or structure, or portion thereof, be vacated within a reasonable time, to be specified in the order. In the case of extreme danger, the order may specify immediate vacation of the building or structure, or may authorize disconnection of the utilities or energy source pursuant to the notice provisions of Section 104.6. No person shall occupy the building or structure, or portion thereof after the date on which the building is required to be vacated until the building or structure, or portion thereof, is restored to a safe condition as required by the order and this code. It shall be unlawful for any person to fail to comply with an emergency order issued by the building official.

**102.3 Hazard correction order.** Whenever the building official finds that an unsafe building, structure or premises exists, the building official may issue a hazard correction order specifying the conditions causing the building, structure or premises to be unsafe and directing the owner or other person responsible for the unsafe building, structure or premises to correct the condition. In lieu of correction, the owner may submit a report or analysis to the building official analyzing said conditions and establishing that the building, structure or premises is, in fact, safe. The building official may require that the report or analysis be prepared by a licensed engineer and may require compliance with Chapter 34. It shall be unlawful for any person to fail to comply with a hazard correction order as specified in this subsection.

## SECTION 103 VIOLATIONS AND PENALTIES

**103.1 Violations.** It shall be a violation of this code for any person, firm or corporation to erect, construct, enlarge, repair, move, improve, remove, convert, demolish, equip, occupy, inspect or maintain any building or structure in the City, contrary to or in violation of any of the provisions of this code.

It shall be a violation of this code for any person, firm or corporation to knowingly aid, abet, counsel, encourage, hire, commend, induce or otherwise procure another to violate or fail to comply with this code.

It shall be a violation of this code for any person, firm or corporation to use any material or to install any device, appliance or equipment which does not comply with applicable standards of this code or which has not been approved by the building official.

**103.2 Notice of violation.** If after investigation the building official determines that standards or requirements of this code have been violated, the building official may serve a notice of violation upon the owner or other person responsible for the action or condition. The notice of violation shall state the standards or requirements violated, shall state what corrective action, if any, is necessary to comply with the standards or requirements, and shall set a reasonable time for compliance. The notice shall be served upon the owner or other responsible person by regular first class mail addressed to the last known address of such person. In addition, a copy of the notice may be posted at a conspicuous place on the property. The notice of violation shall be considered an order of the building official. Nothing in this subsection shall be deemed to limit or preclude any action or proceeding pursuant to Sections 102 or 104 of this code, and nothing in this section shall be deemed to obligate or require the

building official to issue a notice of violation prior to the imposition of civil or criminal penalties in this section.

**103.3 Civil penalties.** Any person, firm or corporation failing to comply with the provisions of this code shall be subject to a cumulative civil penalty in an amount not to exceed \$500 per day for each violation from the date the violation occurs or begins until compliance is achieved. In cases where the building official has issued a notice of violation, the violation will be deemed to begin, for purposes of determining the number of days of violation, on the date compliance is required by the notice of violation. In any civil action for a penalty, the City has the burden of proving by a preponderance of the evidence that a violation exists or existed; the issuance of the notice of violation or of an order following a review by the Director is not itself evidence that a violation exists.

**103.4 Criminal penalty.** Any person who violates or fails to comply with this chapter shall be guilty of a gross misdemeanor subject to the provisions of Chapters 12A.02 and 12A.04, except that absolute liability shall be imposed for such a violation or failure to comply and none of the mental states described in Section 12A.04.030 need be proved. The Director may request the City Attorney prosecute such violations criminally as an alternative to the civil penalty provision outlined in this code. Each day any person, firm or corporation shall continue to violate or fail to comply with the provisions of this chapter and each occurrence of a prohibited activity shall constitute a separate offense.

**103.5 Additional relief.** The building official may seek legal or equitable relief to enjoin any acts or practices and abate any condition that constitutes a violation of this code when civil or criminal penalties are inadequate to effect compliance. In any such action, the City has the burden of proving by a preponderance of the evidence that a violation exists or will exist; the issuance of the notice of violation or of an order following a review by the Director is not itself evidence that a violation exists or will exist.

**103.6 Notices.** It shall be unlawful for any person to remove, mutilate, destroy or conceal any notice issued or posted by the building official pursuant to the provisions of this code, or any notice issued or posted by the building official in response to a natural disaster or other emergency.

The building official may record a copy of any order or notice with the Department of Records and Elections of King County.

The building official may record with the Department of Records and Elections of King County a notification that a permit has expired without a final inspection after reasonable efforts have been made to provide a final inspection.

### 103.7 Review by the director.

**103.7.1** Any person affected by a notice of violation issued by the Director pursuant to Section 103.2 may obtain a review of the notice by requesting such review in writing within ten days after service of the notice. When the last day of the period computed is a Saturday, Sunday, federal or City holiday, the period shall run until 5:00 p.m. of the next business day. Upon receipt of a request, the Director shall notify the person requesting the review of the date, time and

place of the Director's review. The review shall be not less than ten nor more than twenty days after the request is received, unless otherwise agreed by the person requesting the review. Any person affected by the notice of violation may submit any written material to the Director for consideration on or before the date of the review.

**103.7.2** The review will consist of an informal review meeting held at the Department. A representative of the Director who is familiar with the case and the applicable regulations will attend. The Director's representative will consider any information presented by the persons attending and in the Department's enforcement file. At or after the review, the Director shall issue an order of the Director that may:

1. Sustain the notice of violation; or
2. Withdraw the notice of violation; or
3. Continue the review to a future date; or
4. Amend the notice of violation.

**103.7.3** The Director shall issue an order within a reasonable time after the conclusion of the review. The Director shall mail the order by regular first class mail to the person or persons named in the notice of violation.

## SECTION 104 ORGANIZATION AND ENFORCEMENT

**104.1 Jurisdiction of Department of Planning and Development.** The Department of Planning and Development is the code enforcement agency in the City of Seattle for this code. The Department is under the administrative and operational control of the Director of the Department of Planning and Development who is the building official.

**104.2 Powers and duties of the building official.** The building official is authorized and directed to enforce this code, except where authority as elsewhere provided in this code is specifically vested in the Director of Public Health, the fire chief, the Director of Transportation or the Director of Seattle Public Utilities. Compliance with the requirements of this code is the obligation of the owner of the building, structure, or premises, the duly authorized agent of the owner, or other person responsible for the condition or work, and not of the City or any of its officers or employees.

**104.3 Deputies.** The building official may appoint such officers, inspectors and assistants and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the building official.

**104.4 Right of entry.** With the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued warrant, the building official may enter a building or premises at any reasonable time to perform the duties imposed by this code.

**104.5 Stop orders.** Whenever any work is being done contrary to the provisions of this code, or in the event of dangerous or unsafe conditions related to construction or demolition, the building official may order the affected work stopped by a notice describing the violation in writing, posted on the premises or served on any person responsible for the condition or work.

It is unlawful for any person to engage in or to cause any further work to be done until authorization from the building official is received.

**104.6 Occupancy violations.** Whenever any building or structure is being occupied contrary to the provisions of this code, the building official may order such occupancy discontinued and the building or structure, or portion thereof, vacated by notice, posted on the premises or served on any person causing such occupancy to be continued.

Any person occupying the building or structure shall discontinue the occupancy within 10 days after receipt or posting of such notice or shall make the building or structure, or portion thereof, comply with the requirements of this code; provided, however, that in the event of an unsafe building, Section 102 may apply. It is unlawful for any person to fail to comply with an order or notice issued by the building official.

**104.7 Liability.** Nothing contained in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of the city, or its officers, employees or agents, for any injury or damage resulting from the failure of a building to conform to the provisions of this code, or by reason or in consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this code, or by reason of any action or inaction on the part of the city related in any manner to the enforcement of this code by its officers, employees or agents.

Neither the building official nor any employee charged with the enforcement of this code shall be personally liable for any damage that accrues to persons or property as a result of any act or omission committed in the discharge of their duties, provided that the building official or employee acted in good faith and without malice.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the Department of Planning and Development or the City of Seattle be held to have assumed any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**104.8 Duties of the fire chief.** The duties of the fire chief are as defined in the Fire Code.

**104.9 Responsibilities of project architect or structural engineer of record.** It is the responsibility of the project architect or structural engineer of record to ensure that the information on the contract documents submitted for a building permit is complete and to the best of his/her knowledge conforms to the requirements of this code.

**104.10 Responsibilities of structural engineer of record.** It is the responsibility of the structural engineer of record to:

1. Design the primary structure;

**Exception:** A licensed engineer other than the Structural engineer of record may design the primary structure of single-story metal buildings.

2. Specify design loads, configurations, controlling dimensions, deflection limits and/or other criteria necessary for

the design of secondary structural components and sub-systems and the selection of structurally qualified products;

3. Determine the adequacy and conformance of the application of the structurally qualified products with the design intent of the City approved contract documents;
4. Review for compatibility with the design intent of the City approved contract documents the shop drawings for the primary structural parts and design and shop drawings for secondary structural parts for the following structural elements:

Wood trusses	Glue-lam beams
Steel joists	Structural steel
Steel decking	Prefabricated stair systems
Precast concrete piles	Post-tensioned floor systems
Curtain wall systems	Precast prestress planks
Major skylight frames	Precast concrete/masonry wall panels

The building official may approve additions to, or deletions from this list.

If there is no Structural Engineer of Record on the project, the Project Architect shall assume these responsibilities.

For the purpose of this section, primary structure and secondary structural parts shall be defined as follows:

1. Primary Structure consists of the foundation(s), structural floor(s), roof and walls, bracing members, columns, all other structural components and all connections within and between these elements, which, acting together, provide a complete stable structural framework.
2. Secondary Structural Part (component or subsystem) is a structurally significant portion of the building that is supported by the primary structure, but which does not contribute to the strength or stability of the primary structure. Such a part must have internal structural integrity to perform its function and must have its interactions with, and its attachments to the primary structure analyzed and designed to assure its proper integration within the total structure.

**104.11 Responsibilities of contractor.** It is the responsibility of the contractor to perform all the work in conformance with the City approved contract documents.

**104.12 Responsibilities of plans examiner.** It is the responsibility of the plans examiner to verify that the description of the work in an application for permit and permit plans is substantially complete, and to require corrections where, to the best of the plans examiner's knowledge, the plans do not conform to this code or other pertinent laws and ordinances.

**104.13 Responsibilities of field inspector.** It is the responsibility of the field inspector to make called inspections to verify that the work in progress conforms with the approved plans and to require corrections where, to the best of the field inspector's knowledge, the work either does not conform to the plans or where the work is in violation of this code or other pertinent laws and ordinances.

**104.14 Modifications.** The building official may modify the requirements of this code for individual cases provided the building official finds: (1) there are practical difficulties involved in carrying out the provisions of this code; (2) the modification is in conformity with the intent and purpose of this code; and (3) the modification will provide a reasonable level of fire protection and structural integrity when considered together with other safety features of the building or other relevant circumstances. The building official may, but is not required to, record the approval of modifications and any relevant information in the files of the building official or on the approved permit plans.

**104.15 Alternate materials, methods of construction and design.** This code does not prevent the use of any material, design or method of construction not specifically allowed or prohibited by this code, provided the alternate has been approved and its use authorized by the building official.

The building official may approve an alternate, provided he/she finds that the proposed alternate complies with the provisions of this code and that the alternate, when considered together with other safety features of the building or other relevant circumstances, will provide at least an equivalent level of strength, effectiveness, fire resistance, durability, safety and sanitation. Certain code alternates have been pre-approved by the building official and are identified in this code as numbered code alternates.

The building official may require that sufficient evidence or proof be submitted to reasonably substantiate any claims regarding the use or suitability of the alternate. The building official may, but is not required to, record the approval of modifications and any relevant information in the files of the building official or on the approved permit plans.

**104.16 Tests.** Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to the City.

Test methods shall be specified by this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine the test procedures. All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official.

#### **104.17 Rules of the building official.**

**104.17.1 Authority of building official.** The building official has the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code. The building official is authorized to promulgate, adopt and issue the following rules:

1. "Building Construction Standards" to promulgate standards which are acceptable as a method or as an alternative design for meeting code-required performance criteria, to recognize new technical data affect-

ing code requirements and to eliminate conflicts among code requirements.

2. "Code Interpretations" to interpret and clarify conditions or language expressed in this code.
3. Any other rule necessary for the administration of the purpose and intent of this code.

**104.17.2 Procedure for adoption of rules.** The building official shall promulgate, adopt and issue rules according to the procedures as specified in Chapter 3.02 of the Administrative Code, Seattle Municipal Code.

**104.18 Appeals.** Appeals from decisions or actions pertaining to the administration and enforcement of this code shall be addressed to the building official. The appellant may request a review by three or more members of the Construction Codes Advisory Board, convened by the Chair. The issue of the appeal shall be taken into account by the Chair when selecting members to hear an appeal. The results of this appeal shall be advisory only.

## SECTION 105 CONSTRUCTION CODES ADVISORY BOARD

**105.1 Establishment.** There is hereby created a "Construction Codes Advisory Board" ("Board") to consist of 13 voting members, appointed by the Mayor and subject to confirmation by the City Council. The Board membership shall consist of one representative of each of the following professions or organizations. The representative of a profession need not be a member of the profession but may be a representative of an organization of such professionals.

- 1 architect;
- 1 structural engineer;
- 1 electrical engineer;
- 1 heating, refrigeration and air-conditioning engineer;
- 1 general contractor;
- 1 electrical contractor;
- 1 commercial building owner or operator;
- 1 apartment building owner or operator;
- 1 developer and/or contractor of residential projects;
- 1 member of organized labor; and
- 3 members of the general public.

A representative of each of the following departments shall be ex officio, non-voting members of the Board:

- Seattle Fire Department;
- Seattle City Light; and
- Seattle-King County Department of Public Health.

### 105.2 Duties of Board.

**105.2.1 General.** The Board shall act in an advisory capacity for all of its duties. The Board shall meet on call either by the building official or the Board Chair, subject to timely notice.

**105.2.2 Code adoption and amendment.** The Board may examine proposed new editions and amendments to the following codes and regulations:

- Seattle Building Code - Chapter 22.100 SMC\*
- Seattle Residential Code - Chapter 22.150 SMC
- Seattle Mechanical Code - Chapter 22.400 SMC
- Seattle Fuel Gas Code - Chapter 22.420 SMC
- Seattle Boiler Code - Chapter 22.450 SMC
- Seattle Energy Code - Chapter 22.700 SMC
- Seattle Electrical Code - Chapter 22.300 SMC

Building Code-related provisions of the Housing and Building Maintenance Code - Chapter 22.206.

\* SMC is the Seattle Municipal Code.

The Board may make recommendations to the building official and to the City Council for adoption and amendment of these codes.

**105.2.3 Review of director's rules.** The Board may examine proposed administrative rules relating to the codes and regulations listed above and make recommendations to the building official.

**105.2.4 Appeals.** The Board shall serve as an advisory hearing body for appeals sought under Section 104.18 of the Seattle Building Code, Section 104.14 of the Seattle Residential Code, Section 110 of the Seattle Mechanical Code, Section 110 of the Seattle Fuel Gas Code, and Section 208 of the Seattle Electrical Code. The final decision on any appealable matter shall be made by the building official.

**105.3 Organization.** The Board shall organize, elect a chair and any other officers as may be established by the Board. The Board may adopt rules of procedure. There shall be a committee of the Board for each code assigned to its review. Committees shall consist of Board members and may include additional members such as representatives of the general public and professions not specifically represented on the Board. Nonboard members of committees shall be appointed by the Chair. The Chair may, from time to time, appoint special topic subcommittees.

**105.4 Terms of service.** Terms of Board members are three years dating from the day of expiration of the preceding term; provided, a member whose term has expired shall continue to serve until a successor is appointed and confirmed. Terms on the Board shall be staggered so that the terms of not more than 5 positions expire concurrently. Vacancies shall be filled for any unexpired term in the same manner as original appointment.

**105.5 Removal of Board member.** A member may be removed by the Mayor, subject to a vote of a majority of members of the City Council.

**105.6 Compensation of Board members.** No member shall receive any compensation for service on the Board.

## SECTION 106 BUILDING PERMITS

**106.1 Permits required.** It is unlawful to erect, construct, enlarge, alter, repair, move, improve, remove, change the occupancy of, or demolish any building or structure in the City, or allow the same to be done, without first obtaining a building permit for each such building or structure from the building official. All work shall comply with this code, even where no permit is required.

**106.2 Work exempt from permit.** A building permit shall not be required for the work listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City.

1. Minor repairs or alterations which, as determined by the building official, cost the owner \$4,000 or less in any 6-month period. Such repairs and alterations shall not include the removal, reduction, alteration, or relocation of any loadbearing support. Egress, light, ventilation, and fire-resistance shall not be reduced.
2. Miscellaneous work including the following, provided no changes are made to the building envelope: patio and concrete slabs on grade, painting or cleaning a building, repointing a chimney, installing kitchen cabinets, paneling or other surface finishes over existing wall and ceiling systems applied in accordance with Sections 801-805, insulating existing buildings, abatement of hazardous materials, demolition of nonstructural interior tenant improvements in retail and office uses, and in-kind or similar replacement of or repair of deteriorated members of a structure.
3. One-story detached accessory buildings used for greenhouse, tool or storage shed, playhouse, or similar uses, provided:
  - 3.1. The projected roof area does not exceed 120 square feet; and
  - 3.2. The building is not placed on a concrete foundation other than a slab on grade.
4. Fences not over 8 feet high which do not have masonry or concrete elements above 6 feet.
5. Arbors and other open-framed landscape structures not exceeding 120 square feet in projected area.
6. Cases, counters and partitions not over 5 feet 9 inches high.
7. Retaining walls and rockeries which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, provided:
  - 7.1. There is no surcharge or impoundment of Class I, II or III-A liquids.
  - 7.2. Construction is not in a critical area or an environmentally sensitive area, nor supports soils in areas of geologic hazard, steep slope or having landslide potential as identified in the environmentally sensitive and critical area regulations

contained in Chapters 25.05 and 25.09 of the Seattle Municipal Code.

- 7.3. Possible failure would likely cause no damage to adjoining property or structures.
8. Platforms, walks and driveways not more than 18 inches above grade and not over any basement or story below.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.
11. Prefabricated swimming pools, spas and similar equipment accessory to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
12. Replacement of roofing materials and siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows. In single-family dwelling reroofing projects, the existing roof sheathing may be replaced and roof structure may be repaired without permit provided no changes are made to the building envelope other than adding or replacing insulation, and the work is equivalent or better than the existing structure. See Energy Code Sections 101.3.2.5 and 1132.1 for insulation requirements for existing buildings.
13. School, park or private playground equipment including playhouses and tree houses.
14. Removal and/or replacement of underground storage tanks that are subject to regulation by a state or federal agency.

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

15. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or diagonal measurement.

**106.3 Other permits required.** Unless otherwise exempted by this or other pertinent codes, separate master use, plumbing, electrical and mechanical permits shall be required for the above exempted items.

**106.4 Flood hazard areas.** In addition to the permit required by this section, all work to be performed in areas of special flood hazard, as identified in the report entitled "Flood Insurance Study for King County, Washington and Incorporated Areas" and the accompanying Flood Insurance Rate Maps and filed in C.F. 295948, is subject to additional standards and requirements, including floodplain development approval or a Floodplain Development License, as set forth in Chapter 25.06, the Seattle Floodplain Development Ordinance.

### 106.5 Application for permit.

**106.5.1 Application.** To obtain a permit, the applicant shall first file an application in writing on a form furnished by the

Department of Planning and Development for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by plans, and other data as required in Section 106.5.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building including cost breakdown between additions and alterations.
6. Be signed by the owner of the property or building, or his/her authorized agent who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the building official, including, but not limited to, master use and shoreline permits and building identification plans.
8. Indicate the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with the Land Use Code, critical areas regulations and building code regulations in effect on the date that the application is submitted.

#### 106.5.2 Plans and specifications.

**106.5.2.1 General.** Plans, calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. Computations, stress diagrams, shop and fabrication drawings and other data sufficient to show the adequacy of the plans shall be submitted when required by the building official.

**Exception:** The building official may waive the submission of plans, calculations, diagrams and other data, if he/she finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**106.5.2.2 Preparation by licensed professionals.** Plans, computations and specifications for all work shall be prepared and designed by or under the direct supervision of an architect or structural engineer licensed to practice under the laws of the State of Washington. Plans and specifications for work not involving structural design shall be prepared by a professional engineer or architect qualified in the proposed work. Each sheet of plans shall bear the seal and the signature of the licensee.

**Exception:** When authorized by the building official, plans and specifications need not be prepared by an engineer or architect licensed by the State of Washington for the following:

1. One- and two-family dwellings.

2. New buildings or structures, and additions, alterations or repairs of conventional light frame construction, having a total valuation of less than \$30,000.
3. Nonstructural alterations and repairs having a total valuation of less than \$30,000, excluding electrical and mechanical systems, fixtures, equipment, interior finish and millwork.
4. The building official may accept the design of a licensed professional engineer for assembly line products or designed specialty structural products.
5. Other work as specified in rules promulgated by the Director.

**106.5.2.3 Clarity of plans.** Plans shall be drawn to a clearly indicated and commonly accepted scale upon substantial paper such as blueprint quality or standard drafting paper. Tissue paper, posterboard or cardboard will not be accepted. The plans shall be of microfilm quality and limited to a minimum size of 18 inches by 18 inches and a maximum size of 41 inches by 54 inches.

**Exception:** The plans for metal plate connected wood trusses may be not less than 8-1/2 inches by 11 inches for single family structures and no less than 11 inches by 17 inches for all other structures.

**106.5.2.4 Information required on plans.** Plans shall include the following, as applicable:

1. A plot plan showing the width of streets, alleys, yards and courts.
2. The location (and/or location within a building), floor area, story, height, type of construction and occupancy classification as defined by the Building Code and use as defined by the Land Use Code of the proposed building and of every existing building on the property.
3. Where there are more than two buildings located on a property, a building identification plan identifying the location of each building on the property and identifying each building by a numbering system unrelated to address. Such plan shall not be required where a plan for the site is already on file and no new buildings are being added to the site.
4. Types of heating and air conditioning systems.
5. Architectural plans, including floor plans, elevations and door and finish schedules showing location of all doors, windows, mechanical equipment, shafts, pipes, vents and ducts.
6. Structural plans, including foundation plan and framing plans.
7. Cross-sections and construction details for both architectural and structural plans including wall sections, foundation, floor and roof details, connections of structural members and types of construction material.
8. Topographic plans, including original and final contours, location of all buildings and structures



on and, when required by the building official, adjacent to the site, and cubic yards of cut and fill.

A survey of the property prepared by a land surveyor licensed by the State of Washington shall be required for all new construction, and for additions or accessory buildings where the building official has reason to believe that there may be an intrusion into required open areas or over the property line.

9. Where any building or structure is to be erected or constructed on property abutting an unimproved or partially improved street or alley, such plans shall also include a profile showing the established or proposed grade of such street or alley, based upon information obtained from the Director of Transportation relating to the proposed finished elevations of the property and improvements thereon.

**106.5.2.5 Information on first sheet.** The first or general note sheet of each set of plans shall specify the following, as applicable:

1. The building and street address of the work.
2. The name and address of the owner and person who prepared the plans.
3. Legal description of the property.
4. Type of occupancy of all parts of the building as defined in this code including notation of fixed fire protection devices or systems.
5. Zoning classification of the property and existing and proposed uses of the structure as defined in the Land Use Code.
6. Indication of location within the fire district as defined in this code, if applicable.
7. Type of construction as defined in this code.
8. Number of stories and basements as defined in this code.
9. Variances, conditional uses, special exceptions, including project numbers, approval and approval extension dates.
10. Where applicable, a description of the design selected and approved at a Section 403 highrise building pre-design conference, a Section 404 atrium pre-design conference, a Section 414.1.4 hazardous occupancy pre-design conference, a Section 1614.6 seismic design pre-design conference or a similar conference on a building subject to Fire Code Chapter 93.

**106.5.2.6 Structural notes.** Plans submitted for buildings with an occupant load of 50 or more, buildings of more than two stories, buildings of more than 4,500 square feet total floor area or buildings or other structures that are determined by the building official to embody hazards or complex structural concepts shall include applicable information including, but not limited to, the following:

1. Design loads: Snow load, live loads and lateral loads.

When required by the building official, the structural notes for plans engineered to Chapter 9 of ASCE 7 shall include the factors of the base shear formula used in the design;

2. Foundations: Foundation investigations, allowable bearing pressure for spread footings, allowable load capacity of piles, lateral earth pressure;
3. Masonry: Type and strength of units, strength or proportions of mortar and grout, type and strength of reinforcement, method of testing, design strength;
4. Wood: Species or species groups, and grades of sawn lumber, glued-laminated lumber, plywood and assemblies, type of fasteners;
5. Concrete: Design strengths, mix designs, type and strength of reinforcing steel, welding of reinforcing steel, restrictions, if any;
6. Steel and aluminum: Specification types, grades and strengths, welding electrode types and strengths;
7. Assignment of responsibilities for inspection and testing during construction, and the degree of inspection and testing;

In lieu of detailed structural notes the building official may approve minor references on the plans to a specific section or part of this code or other ordinances or laws.

**106.5.2.7 Fire-resistive notes.** The building official may require that plans for buildings more than two stories in height of other than Groups R, Division 3 and U Occupancies indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

The building official may require that, when required for fire-resistive construction, the method of installation of wall and ceiling coverings and the protection of structural parts be specified on the plans unless the listing which documents the rating specifies a method no more restrictive than the minimum standards of Chapter 7.

**106.5.3 Construction inspection notes.** The engineer or architect of record shall include in the final permit documents the following:

1. Special inspections required by Section 1704.
2. Other structural inspections required by the engineer or architect of record.

#### **106.6 Permit issuance.**

**106.6.1 General.** The application, plans, specifications and other data filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction. The building official shall mail notice to or otherwise notify the applicant within twenty-eight days of application if additional infor-

mation is required and what additional information is required before the application will be complete. Within fourteen days of receiving the additional information, the building official shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the building official does not notify the applicant in writing by the deadlines in this section that the application is incomplete. The Director shall approve, condition or deny the application within 120 days. If the building official finds that the work as described in an application for permit and the plans, specifications and other data filed therewith substantially conforms to the requirements of this code and other pertinent laws and ordinances and that the fees specified in the Fee Subtitle have been paid, he/she shall issue a permit therefor to the applicant who becomes the permit holder or authorized agent.

#### **Exceptions:**

1. The building official may issue a permit for the construction of part of a building or structure before complete plans for the whole building or structure have been submitted or approved, provided that the proposed project complies with the State Environmental Policy Act as adopted by the City (Chapter 25.05 Seattle Municipal Code) and as amended and the Land Use Code, as amended; and provided further that adequate information and plans have been filed and checked to assure compliance with all pertinent requirements of this and other pertinent codes. The holder of such a permit shall proceed at his/her own risk without the assurance that the permit for the entire building or structure will be granted.
2. After approval of a Master Use Permit as required by the Land Use Code, a permit for excavation may be issued.

The building official may condition a permit where he/she determines that risks associated with development, construction, ownership and occupation in areas of the city, including, but not limited to potential slide areas, can be reduced to an acceptable level. The building official may deny such permit where he/she determines that the risks cannot be reduced to an acceptable level.

#### **106.6.2 Compliance with approved plans and permit.**

When the building official issues a permit, he/she shall endorse the permit in writing and endorse in writing or stamp the plans **APPROVED**. Such approved plans and permit shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans and permit except as the building official may require during field inspection to correct errors or omissions.

**106.6.3 Amendments to the permit.** When substitutions or changes are made during construction, approval shall be secured prior to execution, however, the building inspector may approve minor modifications to the plans for work not reducing the structural strength or fire and life safety of the structure. The building inspector shall determine if it is nec-

essary to revise the approved plans. Substitutions or changes made during construction subject to special inspection required by Section 1704 shall be approved by the building official. Substitutions, changes and clarifications shall be shown on two sets of plans which shall be submitted to and approved by the building official, accompanied by fees specified in the Fee Subtitle prior to occupancy. These substitutions and changes shall conform to the requirements of this code and other pertinent laws and ordinances.

**106.6.4 Cancellation of permit application.** Applications may be cancelled if no permit is issued by the earlier of the following: (1) within twelve months following the date of application; or (2) within sixty days from the date of written notice of approval for issuance. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official.

The building official shall notify the applicant in writing at least thirty days before the application is cancelled. The notice shall specify a date by which a request for extension must be submitted. The date shall be at least two weeks prior to the date on which the application will be cancelled.

At the discretion of the building official, applications for projects that require more than twelve months to complete may be extended for a period that provides reasonable time to complete the work, but in no case longer than twenty-four months from the date of application. No application shall be extended more than once. In order to renew action on an application after cancellation, the applicant shall submit a new application and pay a new fee.

Notwithstanding other provisions of this code, applications may be extended where issuance of the permit is delayed by litigation, preparation of environmental impact statements, appeals, strikes or other causes related to the application that are beyond the applicant's control, or while the applicant is making progress toward issuance of a master use permit.

See the Fee Subtitle for fee refunds.

**106.7 Retention of plans.** One set of approved plans, which may be on microfilm, shall be retained by the building official. One set of approved plans shall be returned to the applicant and shall be kept at the site of the building or work at all times during which the work authorized is in progress for use by the inspection personnel.

**106.8 Validity of permit.** The issuance or granting of a permit or approval of plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or other pertinent laws and ordinances. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based upon plans shall not prevent the building official from thereafter requiring the correction of errors in said plans or from preventing building operations being carried on thereunder when in violation of this code or of other pertinent laws and ordinances of the City.

The issuance of a building permit shall not prevent the building official from requiring correction of conditions found

to be in violation of this code or other pertinent laws and ordinances of the City, nor shall the period of time for which any such permit is issued be construed to extend or otherwise affect any period of time for compliance specified in any notice or order issued by the building official or other administrative authority requiring the correction of any such conditions.

## 106.9 Expiration and renewal.

**106.9.1 Expiration.** Permits and renewed permits shall expire eighteen months from the date of issuance.

### Exceptions:

1. Initial permits for major construction projects that require more than eighteen months to complete, according to a construction schedule submitted by the applicant, may be issued for a period that provides reasonable time to complete the work but in no case longer than three years.
2. Permits which expire in less than eighteen months may be issued where the building official determines a shorter period is appropriate.

**106.9.2 Renewal.** Permits may be renewed and renewed permits may be further renewed by the building official provided the following conditions are met:

1. Application for renewal shall be made within the thirty-day period immediately preceding the date of expiration of the permit; and
2. If the permit has had an associated discretionary Land Use review,
  - (a.) the Land Use application was approved for issuance five years or less before the date of the application for renewal; or
  - (b.) the work authorized by the permit has been started and is substantially underway. "Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical and finish work is being completed on a continuing basis.
3. If an application for renewal is made either more than eighteen months after the date of mandatory compliance with a new or revised edition of the building code or after the effective date of an amendment to applicable provisions of the Land Use Code or the Regulations for Environmentally Critical Areas, the permit shall not be renewed unless:
  - 3.1. The building official determines that the permit complies, or is modified to comply, with the code or codes in effect on the date of application renewal; or
  - 3.2. The work authorized by the permit is substantially underway and progressing at a rate approved by the building official. "Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical and finish work is being completed on a continuing basis.

Permits may also be renewed where commencement or completion of the work authorized by the permit is delayed by litigation, appeals, strikes or other causes related to the work authorized by the permit, beyond the permit holder's control.

**Note:** In addition to satisfying the provisions of this section, an applicant seeking to renew a building permit for new or additional development in a landslide-prone area, as described in the Environmentally Critical Areas (ECA) Ordinance, (SMC 25.09), must satisfy Section 25.09.345 of the ECA Ordinance, Permit Renewals in Landslide-prone Areas.

**106.9.3 Reestablishment.** A new permit shall be required to complete work where a permit has expired and was not renewed.

**Exception:** A permit which has been expired for less than one year may be reestablished upon approval of the building official provided it complies with Section 106.9.2, Items 2 and 3 above.

**106.9.4 Suspension or revocation.** The building official may, by written order, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

## 106.10 Permits and certificates of occupancy for temporary structures.

**106.10.1 Tents and similar facilities.** The building official may issue a nonrenewable permit and certificate of occupancy to erect and maintain for a period not to exceed six months, a tent or other temporary structure to be used for religious services, conventions, circuses, carnivals, fairs, special sales or similar uses.

**Exception:** Authority to issue permits is vested with the Fire Department for temporary tents and canopies meeting all of the following conditions:

1. The permit is for less than 4 weeks;
2. The temporary structure will be located 200 feet or more from shorelines;
3. No stage, platform, bleacher or similar structure greater than 4 feet in height will be installed inside any temporary structure;
4. No temporary structure will be attached to a building or other permanent structure for support;
5. The temporary permit does not propose foul-weather use, or a structure of unusual shape, unusual location or large area or height.

Such structures shall be removed before the expiration of the six-month period specified on the certificate of occupancy. Removal shall be guaranteed by a cash deposit with the building official or by a surety bond, the amount of which, in either case, shall be fixed by the building official.

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

The conditions relative to the cash deposit or the bond shall be such that in case of failure of the occupant or owner to conform to any of the lawful requirements of the City relative to erection, maintenance or removal of said tent or other structure, the properly authorized officers of the City may enter the premises and take such steps as are necessary to conform to such lawful requirements, and shall recover the cost thereof from the cash deposit or bond.

The construction of the structure shall be subject to reasonable safeguards for the persons and property as the building official shall prescribe. The nature and extent of fire-extinguishing equipment and decorations shall be subject to the requirements of the fire chief, and the sanitary facilities shall meet the requirements of the Director of Public Health.

**106.10.2 Temporary structures.** Temporary structures such as reviewing stands and other miscellaneous structures conforming to the requirements of this code, and sheds, canopies, or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the building official for a limited period of time and such building or structure shall be subject to the bonding, removal and safety provisions noted in Section 106.10.1. Temporary buildings or structures in the right-of-way shall be regulated by the Director of Transportation.

**106.10.3 Temporary office trailers.** The building official may issue a building/use permit and certificate of occupancy for eighteen months for the installation of a Commercial Coach or Modular Home as a temporary office or other uses as may be determined by the building official, subject to the following:

1. The Commercial Coach shall be identified by a State of Washington black sticker located by the door. The structure may be placed on a temporary foundation and shall be anchored to resist wind and seismic lateral forces.
2. The Modular Home shall be identified by a State of Washington gold sticker located by the door. It will be accepted as long as no heavy storage is anticipated for the temporary office use. The structure may be placed on a temporary foundation and shall be anchored to resist wind and seismic lateral forces.
3. A plot plan shall be submitted to verify compliance with the Land Use Code and to check exposure to other buildings.
4. The proposed use must be permitted outright under the Land Use Code and comply with all other pertinent laws and ordinances.
5. Construction offices shall be regulated by Section 106.10.4.

A subsequent permit and certificate of occupancy for another eighteen months may be issued at the end of each eigh-

teen-month period if the building official determines that the trailer complies with this section.

**106.10.4 Construction buildings.** The building official may issue a permit to erect and maintain construction offices, dry shacks and similar temporary buildings, including material and equipment storage, all for the purpose of constructing an improvement.

**Exception:** Construction offices and similar temporary buildings located on the same premises for which a construction permit has been issued, do not require an additional temporary permit.

Such structures shall be removed within 14 days after the termination of the permit, and such removal shall be guaranteed by a cash deposit with the building official or by a surety bond, the amount of which, in either case, shall be fixed by the building official.

The conditions relative to the cash deposit or the bond shall be such that in case of failure of the occupant or owner to conform to any of the lawful requirements of the City relative to erection, maintenance or removal of said construction offices, dry shacks or similar temporary buildings, the properly authorized officers of the City may enter the premises and take such steps as are necessary to conform to such lawful requirements, and shall recover the cost thereof from the cash deposit or bond.

The construction of the structure shall be subject to reasonable safeguards for persons and property as the building official shall prescribe; the nature and extent of fire-extinguishing equipment shall be subject to the requirements of the fire chief, and the sanitary facilities shall meet the requirements of the Director of Public Health.

## SECTION 107 FEES

**107.1 Fees.** A fee for each building permit and for other activities related to the enforcement of this code shall be paid as set forth in the Fee Subtitle.

## SECTION 108 INSPECTIONS

**108.1 General.** All construction or work for which a permit is required is subject to inspection by the building official, and certain types of construction shall have special inspections by registered special inspectors as specified in Section 1704.

A survey of the lot may be required by the building official to verify compliance of the structure with approved plans.

**108.2 Inspection requests.** It is the duty of the owner of the property or his/her authorized agent, or the person designated by the owner/agent to do the work authorized by a permit, to notify the building official that work requiring inspection as specified in this section and Section 1704 is ready for inspection.

It is the duty of the person requesting any inspections required by this code to provide access to and means for proper inspection of such work. It is the duty of the permit holder to cause the work to be accessible and exposed for inspection purposes until approved by the building official. Neither the build-

ing official nor the City shall be liable for expense entailed in the required removal or replacement of any material to allow inspection.

**108.3 Inspection record.** Work requiring a permit shall not be commenced until the permit holder or his/her agent has posted an inspection record in a conspicuous place on the premises and in a position which allows the building official to conveniently make the required entries thereon regarding inspection of the work. This record shall be maintained in such a position by the permit holder until final approval has been granted by the building official.

**108.4 Approvals required.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in Section 108.5.

There shall be a final inspection and approval of all buildings when completed and ready for occupancy.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the City. Inspections presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City shall not be valid.

### 108.5 Required inspections.

**108.5.1 General.** No required reinforcing steel or structural framework of any part of any building or structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the building official.

**Exception:** Modular homes and commercial coaches identified by State of Washington stickers as specified in Section 106.10.3 and placed upon a permanent foundation approved and inspected by the building official.

The building official, upon notification by the permit holder or his/her agent, of the property address and permit number, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his/her agent where the construction fails to comply with the law.

**108.5.2 Site inspection.** To be made at the time land-disturbing activity begins, following installation of erosion control measures and fencing of required slope, riparian or other buffer delineations which may restrict land disturbance.

**Note:** The purpose of the site inspection is to verify the erosion control method, location and proper installation. Approved drainage plan requirements and site plan conditions will also be verified, including buffer delineations.

**108.5.3 Foundation inspection.** To be made after trenches are excavated and forms erected and when all materials for

the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "ready mix") is to be used, materials need not be on the job.

**108.5.4 Concrete slab or under-floor inspection.** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or floor sheathing installed, including the subfloor.

**108.5.5 Frame inspection.** To be made after the roof, all framing, fire-blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

**108.5.6 Insulation inspection.** To be made after all insulation and vapor barriers are in place but before any gypsum board or plaster is applied.

**108.5.7 Lath and/or gypsum board inspection.** For shear walls, to be made after lathing and/or gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

**108.5.8 Final inspection.** To be made after finish grading and the building is completed and before occupancy.

**108.6 Special inspections.** For special inspections, see Chapter 17.

**108.7 Other inspections.** In addition to the called inspections specified above, the building official may make or require any other inspections of any construction work to ascertain compliance with the provisions of this code and other pertinent laws and ordinances which are enforced by the building official.

Where work, for which any permit or approval is required, is commenced or performed prior to making formal application and receiving the building official's permission to proceed, the building official may make a special investigation inspection before a permit may be issued for such work. Where a special investigation is made, a special investigation fee may be assessed in accordance with the Fee Subtitle.

**108.8 Reinspections.** The building official may require a reinspection when work for which inspection is called is not complete, corrections called for are not made, the inspection record is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or when deviations from plans which require the approval of the building official have been made without proper approval.

For the purpose of determining compliance with Section 3402, Maintenance, the building official or the fire chief may cause any structure to be reinspected.

The building official may assess a reinspection fee as set forth in the Fee Subtitle for any action listed above for which reinspection may be required. In instances where reinspection fees have been assessed, no additional inspection of the work shall be performed until the required fees have been paid.

## SECTION 109 CERTIFICATE OF OCCUPANCY

**109.1 Occupancy.** No new building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the building official has issued a Certificate of Occupancy therefor.

**Exception:** Group R-3, and Group U Occupancies provided buildings and structures of Group R-3 shall not be used or occupied until approved for occupancy after final inspection.

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or other pertinent laws and ordinances of the City. Certificates presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City shall not be valid.

**109.2 Change in occupancy.** Changes in the occupancy of a building shall not be made except as specified in Section 3405 of this code.

**109.3 Certificate issued.** After satisfactory completion of inspections, when it is found that the building or structure requiring a Certificate of Occupancy complies with the provisions of this code, the Fire Code and other pertinent laws and ordinances of the City, the building official shall issue a Certificate of Occupancy which shall contain the following information:

1. The building permit number;
2. The address of the building;
3. A description of that portion of the building for which the certificate is issued;
4. A statement that the described portion of the building complies with the requirements of this code for group and division of occupancy and the activity for which the proposed occupancy is classified; and
5. The name of the building official.

**109.4 Temporary certificate.** A Temporary Certificate of Occupancy may be issued by the building official for the use of a portion, or portions, of a building or structure prior to the completion of the entire building or structure provided all devices and safeguards for fire protection and life safety, as required by this code, the Fire Code, and other pertinent laws and ordinances of the City, are maintained in a safe and usable condition. See Section 106.10 for Certificates of Occupancy for temporary structures.

**109.5 Posting.** A Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

**109.6 Revocation.** The building official may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any pertinent laws or ordinances of the City or any of the provisions of this code.

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## CHAPTER 2

# DEFINITIONS

### SECTION 201 GENERAL

**201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

**201.2 Interchangeability.** Words used in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Fuel Gas Code*, *International Fire Code*, *International Mechanical Code* or *International Uniform Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

**201.5 References to Other Codes.** Whenever an International, National or Uniform Code is referenced in this code, it shall mean the Seattle edition of that code, including local amendments. References to the "Building Code", "Fire Code", "Mechanical Code" and "Plumbing Code" mean the Seattle editions of those codes.

### SECTION 202 DEFINITIONS

**ACCESSIBLE.** See Section 1102.1.

**ACCESSIBLE MEANS OF EGRESS.** See Section 1002.1.

**ACCESSIBLE ROUTE.** See Section 1102.1.

**ACCESSIBLE UNIT.** See Section 1102.

**ACCREDITATION BODY.** See Section 2302.1.

**ACTIVE FAULT/ACTIVE FAULT TRACE.** See Section 1613.1.

**ADDITION.** An extension or increase in floor area or height of a building or structure.

**ADHERED MASONRY VENEER.** See Section 1402.1.

**ADJUSTED SHEAR RESISTANCE.** (Steel Construction). See Section 2202.1.

**ADJUSTED SHEAR RESISTANCE.** (Wood Construction). See Section 2302.1.

**ADMIXTURE.** See Section 1902.1.

**ADOBE CONSTRUCTION.** See Section 2102.1.

**Stabilized adobe.** See Section 2102.1.

**Unstabilized adobe.** See Section 2102.1.

**[W] ADULT FAMILY HOME.** See Section 310.2.

**[F] AEROSOL.** See Section 307.2.

**Level 1 aerosol products.** See Section 307.2.

**Level 2 aerosol products.** See Section 307.2.

**Level 3 aerosol products.** See Section 307.2.

**[F] AEROSOL CONTAINER.** See Section 307.2.

**AGGREGATE.** See Section 1902.1.

**AGGREGATE, LIGHTWEIGHT.** See Section 1902.1.

**AGRICULTURAL, BUILDING.** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

**AIR-INFLATED STRUCTURE.** See Section 3102.2.

**AIR-SUPPORTED STRUCTURE.** See Section 3102.2.

**Double skin.** See Section 3102.2.

**Single skin.** See Section 3102.2.

**AISLE ACCESSWAY.** See Section 1002.1.

**[F] ALARM NOTIFICATION APPLIANCE.** See Section 902.1.

**[F] ALARM SIGNAL.** See Section 902.1.

**[F] ALARM VERIFICATION FEATURE.** See Section 902.1.

**ALLEY.** See "Public way."

**ALLOWABLE STRESS DESIGN.** See Section 1602.1.

**ALTERATION.** Any construction or renovation to an existing structure other than repair or addition.

**ALTERNATING TREAD DEVICE.** See Section 1002.1.

**ANCHOR.** See Section 2102.1.

**ANCHOR BUILDING.** See Section 402.2.

**ANCHORED MASONRY VENEER.** See Section 1402.1.

**ANNULAR SPACE.** See Section 702.1.

**[F] ANNUNCIATOR.** See Section 902.1.

**APPROVED.** Acceptable to the building official.

**APPROVED AGENCY.** See Section 1702.1.

**APPROVED FABRICATOR.** See Section 1702.1.

**APPROVED SOURCE.** An independent person, firm or corporation, approved by the building official, who is competent and experienced in the application of engineering principles to materials, methods or systems analyses.

**ARCHITECT.** See "project architect or engineer."

**ARCHITECTURAL TERRA COTTA.** See Section 2102.1.

**AREA.** See Section 2102.1.

**Bedded.** See Section 2102.1.

**Gross cross-sectional.** See Section 2102.1.

**Net cross-sectional.** See Section 2102.1.