



City Council

Approval of an Ordinance Adopting International Building Codes - First and Final Reading

Agenda Date: 2/2/2021
Agenda Item Number: 4.M
File Number: 21-0117

Type: ordinance **Version:** 1 **Status:** Passed

Title

Approval of an Ordinance Adopting International Building Codes - First and Final Reading

Recommended Action

Committee Recommendation:

The Land Use and Environment Committee recommends approval of the ordinance to align with the State's adoption of the 2018 international building and property maintenance codes.

City Manager Recommendation:

Move to approve the Ordinance Adopting International Building Codes as recommended by the Land Use and Environment Committee on first and final reading.

Report

Issue:

Whether to adopt the 2018 Washington State Building Codes and local amendments to the Building Code as contained in the proposed changes to Olympia Municipal Code Chapters 16.04, 16.05, 16.06, 16.24, 16.32, 16.36, 16.44 and 16.70.

Staff Contact:

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Kevin Bossard, Assistant Chief/Fire Marshal, 360.709.2719

Presenter(s):

None. Consent agenda item.

Background and Analysis:

On November 19, 2020, the Land Use and Environment Committee received a briefing on several proposed amendments to building codes. The Committee voted to recommend approval of the building codes as adopted by the State.

Every three years, the construction code writing organizations update their respective technical and administrative codes. Revised Code of Washington (RCW) Section 19.27 requires that cities within the State of Washington adopt certain Building, Plumbing, Mechanical, Fire, Energy and Electrical

Codes as required by the Washington State Building Codes Council (SBCC). The 2018 State Referenced Codes have been adopted and published by the SBCC to take effect at 12:01 a.m. on February 1, 2021. City staff recommends adoption of these codes by the attached ordinance, which would amend Olympia Municipal Code Chapters 16.04, 16.05, 16.06, 16.24, 16.32, 16.36, 16.44 and 16.70. Provisions within the ordinance that are local amendments, as described below, would take effect upon adoption of the ordinance.

The building codes are for the purpose of establishing rules and regulations for the protection of life, environment and property through the construction, alteration, removal, demolition, use and occupancy, location and maintenance of buildings and structures.

These codes also cover the installation, repair, replacement or alteration of electrical, mechanical, and plumbing systems along with their associated equipment, appliances, fixtures, fittings and appurtenances.

Within the codes are the process and authority for issuance of permits, collection of fees and inspection of site to ascertain compliance.

On January 8, 2021, the SBCC voted to extend the 2018 Code Effective Date from February 1, 2021 to July 1, 2021. However, on January 19, 2021, Governor Inslee repealed the SBCC vote; therefore, the effective date remains February 1, 2021. Because implementation of the codes is necessary for the the immediate protection and preservation of public health, public safety, public property or public peace, it should be made effective upon adoption. RCW 35A.13.190 provides that no ordinance shall take effect until five days after the date of publication unless otherwise provided by statute or charter, except that an ordinance designated as a public emergency ordinance for the protection of public health, public safety, public property or the public peace, may be made effective upon adoption. Such an ordinance requires the vote of one more than the majority of the whole membership of the Council. (A majority plus one.)

Proposed Local Amendments for Consideration

In addition to adoption of the 2018 State Referenced Codes that have been adopted by the SBCC, the City of Olympia may also consider proposing local amendments to the International Codes. However, proposed local amendments do not immediately amend the International Residential Code (IRC). The City is required to submit any proposed IRC amendments in writing to the SBCC after the amendment has been adopted by ordinance of the city council. Per RCW 19.27.074, the SBCC must approve all county or city local amendments that impact single family or multifamily residential buildings before they can be enforced by the City.

The Land Use and Environment Committee recommends several local amendments, which are included in the attached ordinance:

- 1) Adoption of optional IRC Appendix Q, "Tiny Homes". Appendix Q allows jurisdictions to allow for modified construction practices related to small tiny homes not greater than 400 sq ft.
 - This would assist in proposals made to the City for development of smaller dwelling units. Appendix Q relaxes various requirements in the body of codes as they apply to houses that are 400 sq ft or less. Attention is specifically paid to features such as compact stairs, including

stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

- 2) Maintain residential fire sprinkler requirements by adopting optional IRC Appendix U, with some modifications creating the following exceptions from this requirement for some accessory dwelling units (ADUs) and temporary or uninhabitable structures:

EXCEPTIONS:

- (a) Detached carports and greenhouses
 - (b) Sheds and auxiliary structures under 200 square feet and not used for human habitation.
 - (c) Garage conversions to ADUs and ADUs with utilities served by an existing single-family residence that does not have an existing sprinkler system.
 - (d) Temporary structures specifically designed as part of an emergency housing facility permitted under Chapter 18.50 OMC, or as otherwise permitted by this Code, that serve as a temporary shelter to be removed at a future date as determined by the City of Olympia.
 - (e) The removal and replacement of a modular, factory built, or mobile home in similar kind based on square footage to be placed on an established mobile home or recreational vehicle park prior to January 1 of 2021.
- 3) Adoption of several optional appendices to the International Energy Conservation Code/Washington Residential and Commercial Energy Codes, including additional energy efficiency and renewable energy measures.
Appendix RC: Outdoor design temperatures for Washington
- 4) Revisions to the International Property Maintenance Code. This updates from the 2015 to the 2018 IPMC, and adds clarifications to several sections including:
- a) Section 104.3 Right of entry.
 - b) Section 302.4. Weeds.

Neighborhood/Community Interests (if known):

As part of the code adoption process, various construction groups such as the Olympia Master Builders and the Building Industry Association Washington, which include a number of local contracting members, have expressed interest in the upcoming codes. Staff is working with these organizations and design professionals to ensure there is an understanding of the upcoming revisions to the codes as they are adopted. Staff has addressed these interests by ensuring the City of Olympia engages in outreach and invitation to these groups to attend the same training our staff attends; we have in turn been invited to their training. Additionally, the City's website will be updated to ensure there is information available pertaining to these newly adopted codes.

Options:

- 1) Approve the Ordinance Adopting International Building Codes on first and final reading. The

local amendments within the ordinance would take effect immediately.

- 2) Direct staff to modify the ordinance with specified revisions to the proposed local amendments and adopt the revised ordinance on first and final reading. The local amendments within the revised ordinance would take effect immediately.
- 3) Do not adopt the ordinance on first reading and forward for second reading. The local amendments within the ordinance would take effect after final adoption on second reading.
- 4) Do not approve the ordinance. The local amendment within the ordinance would not take effect.

Financial Impact:

The associated fiscal impact is included in department budget for 2021.

Attachments:

Ordinance

Summary of Significant 2018 I-Code Changes

Washington State Energy Code Summary