



Land Use & Environment Committee

Update on 2012 International Building Codes - State of Washington Adoption Cycle

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Agenda Item:

Update on 2012 International Building Codes - State of Washington Adoption Cycle

Issue:

Review the process for the 2012 Washington State Building Code Adoption and consider any local amendments to the Building Code-Informational

Staff Contact:

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Background and Analysis:

The City of Olympia adopts the State Building Codes, as amended by the Washington State Building Code Council typically on a three cycle.

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.

Proposed Local Amendments for Consideration

- Definition for Single Room Occupancies
 - o This would assist in proposals made to the City for development of smaller dwelling units to house transitional citizens. In checking with the State Building Code Council, this would not require them to review or approve.
- Use of the International Plumbing Code as an acceptable alternative for Uniform Plumbing Code
 - o The Uniform Plumbing Code and the International Plumbing Code are overlapping codes developed

by two organizations working to merge. Allowance of either would assist in minimizing code conflicts.

- Allowable distance increase from a marina gangplank to a marina fueling dock
 - o In the City of Olympia Marina's currently there are no boat fueling facilities. The Port of Olympia is working through the necessary studies and is reviewing the permitting process to propose a dock at their Swantown Marina.
- A decrease in the thresholds for sprinkler requirement in commercial buildings from 7500 sq ft to 5000 sq ft
 - o A requirement that all new single family homes would install residential sprinkler systems at time of new construction.
 - o The state building code council has determined that a local ordinance requiring fire sprinklers in accordance with Fire Sprinklers, Appendix S of the residential code may be adopted by any local government upon notification of the council.
- Exempting fences for use in Urban Agriculture and the use of 'deer' protective fencing around the gardens from obtaining building permits.

The proposed local amendments do not amend the International Residential Code. In the event a local proposal is considered which would amend the residential code, the State Building Code Council (SBCC) is required by RCW 19.27.074 to approve or deny all county or city local amendments that **impact single family or multifamily residential buildings** before they can be enforced. The jurisdiction is required to submit residential amendments in writing after the amendment/ordinance has been adopted by the city/county legislative body.

Staff will meet with the various stakeholders groups during the month of May to present the new code versions and to field questions regarding those changes.

We are targeting the end of May to bring before the Council an ordinance adopting by reference the various I-Codes as adopted by Washington State.

Neighborhood/Community Interests (if known):

Depends on the issue.

Options:

None

Financial Impact:

None