



Land Use & Environment Committee

Changes to International Building Codes Ordinance Recommendation

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Title

Changes to International Building Codes Ordinance Recommendation

Recommended Action

Not referred to a committee.

City Manager Recommendation:

Move to approve the recommended ordinance adopting recommended changes to International Building Codes and forward to the City Council for adoption.

Report

Issue:

Whether to approve the recommended Ordinance adopting recommended changes to International Building Codes and forward to the City Council for adoption.

Staff Contact:

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Presenter(s):

Erik Jensen, Building Official

Background and Analysis:

Approximately 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 2021 State Referenced Codes have been adopted and published by the SBCC to take effect at 12:01 a.m. on July 1, 2023. 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, 16.40, 16.44 and 16.70.

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.

Climate Analysis:

This proposal is a procedural process that reoccurs about every 3 years. 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 primary policy driver for the Washington State Energy Code increases in stringency is the language adopted by the Washington State Legislature, which reads:

- Residential and Nonresidential construction permitted under the 2031 state energy code must achieve a 70 percent reduction in annual net energy consumption (compared to the 2006 state energy code) (RCW 19.27A.160), and
- Construct increasingly efficient homes and buildings that help achieve the broader goal of building zero fossil fuel greenhouse gas emission homes and buildings by the year 2031 (RCW 19.27A.020)

Equity Analysis:

The code changes include improvements to accessibility codes for new construction and remodels of existing buildings that will benefit people who have different mobility concerns.

Most code change requirements will increase upfront development costs. These upfront development costs will be passed on, eventually impacting the end customer/tenant. These impacts on any development, including affordable housing proposals should be carefully considered.

Long term building upgrades decrease energy use, and potentially will decrease long term building operation costs.

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.

Financial Impact:

The associated fiscal impact is included in department budget for 2023 and amount to approximately \$20,000.

Options:

1. Move to approve the recommended ordinance adopting recommended changes to International Building Codes and forward to the City Council for adoption.
2. Direct staff to modify the recommended changes to the ordinance and forward to the City Council for adoption. Any modifications must remain consistent with RCW 19.27.
3. Take other action.

Attachments:

Draft Ordinance