



Land Use & Environment Committee

Building Codes Update Process

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Title

Building Codes Update Process

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive a briefing on the City's process for updating building codes. Briefing only; no action requested.

Report

Issue:

Whether to review the process for the City of Olympia's adoption of the 2018 Washington State Building Codes and consideration of local amendments.

Staff Contact:

Larry Merrell, Building Official, Department of Community Planning and Development, 360.753.8487

Presenter(s):

Larry Merrell, Building Official, Department of Community Planning and Development,

Background and Analysis:

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 jurisdictions 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 published and are scheduled for implementation on July 1, 2020. Adoption of these codes will include Olympia Municipal Code Chapters 16.04, 16.32, 16.36, 16.40 and 16.44

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

In addition to adoption of the 2018 State Referenced Codes, the City Olympia may also consider proposing local amendments to the International Codes. Proposed local amendments do not directly amend the International Residential Code (IRC); 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 recommends several proposed local amendments:

- 1) Adopt IRC, Appendix “Q” “Tiny Homes” to allow for modified construction practices related to small tiny homes not greater than 400 square feet.
- 2) Keep Fire Sprinkler requirements in place.
 - Would retain the requirement that all new single-family homes install residential sprinkler systems at time of new construction.
 - 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/retained by any local government upon notification of the council.
- 3) Adopt the latest revision to the International Property Maintenance Code. Current OMC edition is 2015; we are updating to the 2018 IPMC.
- 4) Implement WAC 51-51-60106, Solar Ready and Electric Vehicle Charging Infrastructure Readiness. Discussion with neighboring jurisdictions is on-going to work toward consistency within the region.
- 5) Add provisions to OMC General Requirements for all Referenced Codes related to permit expirations and extensions (OMC 16.04.030.B.2). Under this existing code section, all permits

expire after eighteen months from the date of issue unless a permit extension is granted.

- Add a requirement that all expired permits recorded to any property be brought into “finalized” and/or “closed out” status before any new permits will be issued to that property for new work.
- Allow exception for any emergency repair/replacement permit necessary to maintain minimum property maintenance requirements.

Staff will meet with the various stakeholder 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 International Codes as adopted by Washington State.

Neighborhood/Community Interests (if known):

As part of the code adoption process; various construction community 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) Receive briefing and direct staff to proceed with State Building Codes update process to bring adopting ordinance to City Council before July1, 2020.
- 2) Receive briefing and continue discussion to a future meeting.

Financial Impact:

The associated fiscal impact is included in department budget for 2020.

Attachments:

State Adopted 2018 Codes