

Construction Code Updates

September 21, 2020

Mike Brennan	Director	DSD
Gregg Schrader	Building Official	DSD
Trisna Tanus	Legal Planner	DSD
Ken Carlson	Fire Marshal	Fire





Direction Needed from Council

Staff request direction to adopt and amend building and fire codes, or alternative direction



Agenda

1. Codes
2. Process
3. Significant Changes – State & Model Codes
4. Significant Changes – Proposed Local Codes
5. Implementation Dates – Phase 1 and 2

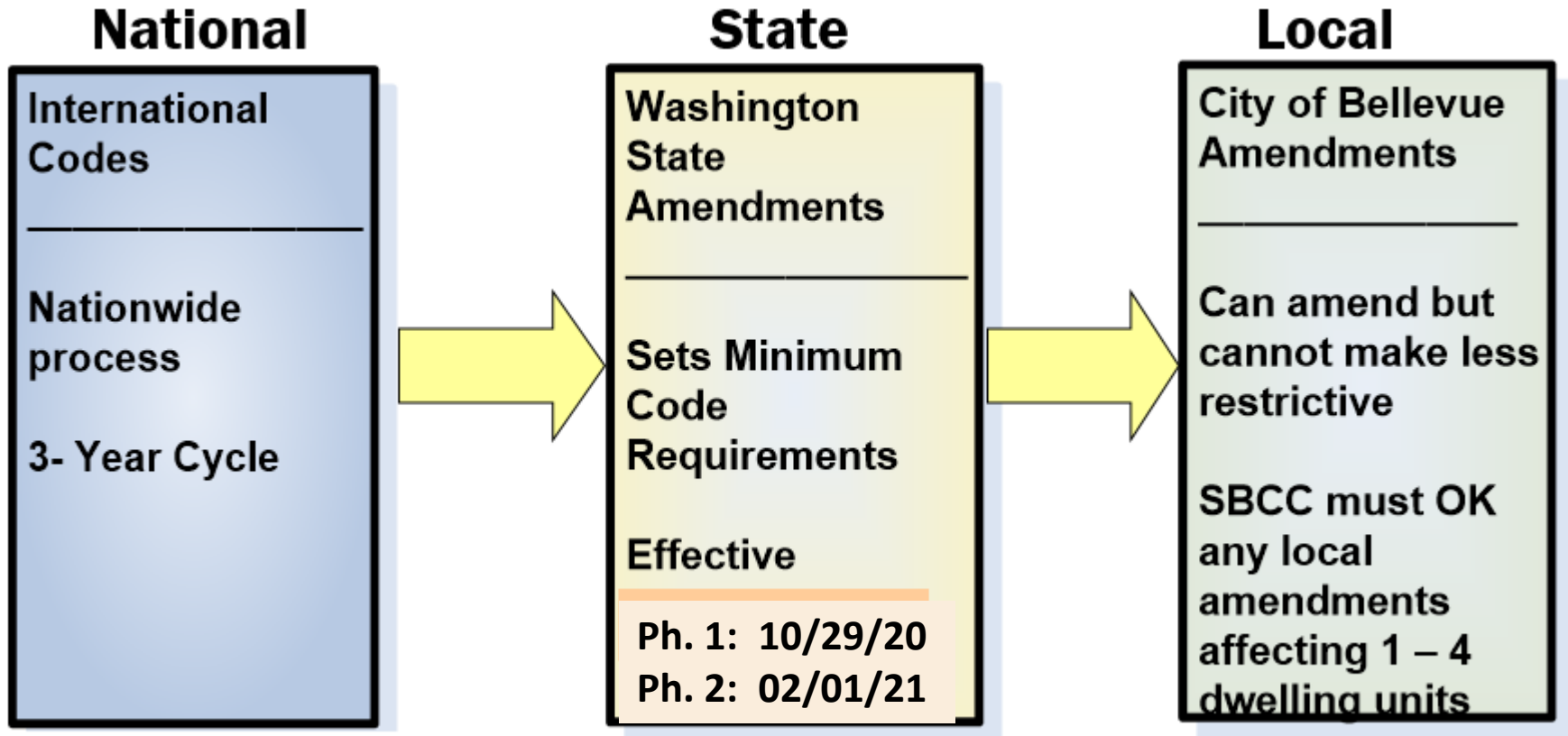


Which Codes?

- 2018 International Building Code
- 2018 International Existing Building Code
- 2018 International Fire Code
- 2018 International Residential Code
- 2018 International Mechanical & International Fuel Gas Codes
- 2018 Uniform Plumbing Code
- 2020 National Electrical Code
- Abatement and Housing Codes



Washington State Adoption



Bellevue Adoption Process

- August 2019 Solicit stakeholder input
- Sept-Nov 2019 Three Open House sessions
- Jan – May 2020 Draft proposed local code changes

- September 21, 2020 Council Study Session
- _____ 2020 Council Adoption

- October 29, 2020 Phase 1 Implementation
- February 1, 2021 Phase 2 Implementation



Feedback & Discussion

Three Open Houses

- - Updated WA State Energy Code
 - Significant concern from single-family builders
 - Also impacts commercial & multi-family
- Single-family exterior electrical disconnect
- High-rise firefighter air replenishment systems
- High-rise use of 3rd stair for egress
- High-rise pressurized elevator hoist ways



Significant Changes to the International Codes



- Increased seismic ground motion due to research findings (Model Code)
- Incorporation of seismic basin effects (WA State Code)
- Wood buildings now allowed for high-rise up to 18 stories (Model Code)
- Escape/rescue opening no longer required in basement sleeping rooms equipped with fire sprinkler system (Model Code)
- Smoke detectors in existing areas may use wireless technology to achieve interconnection (Model Code)
- Fire sprinklers required for townhouses with 5 or more attached units (WA State Code)



Significant Changes to the State Energy Code



Residential:

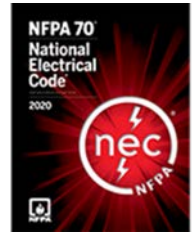
- Electrical readiness for gas water heaters and dryers
- Energy efficiency requirements increasing

Commercial:

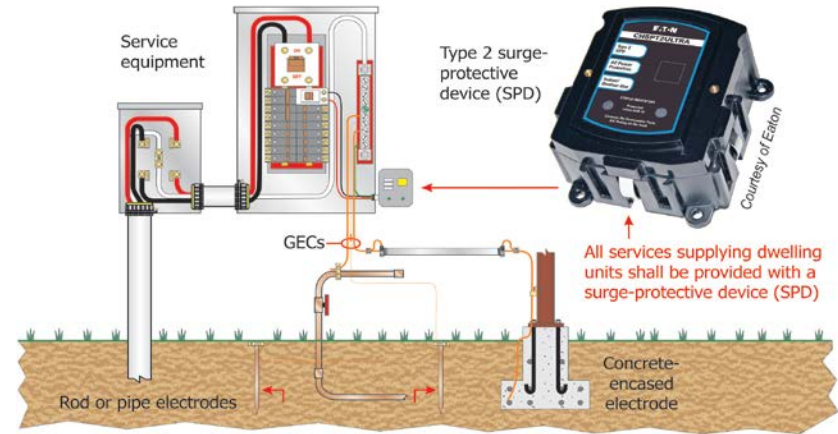
- Allowable air leakage rate reduced
- Solar readiness for 40% of roof areas for buildings less than 20 stories



Significant Changes - Electrical

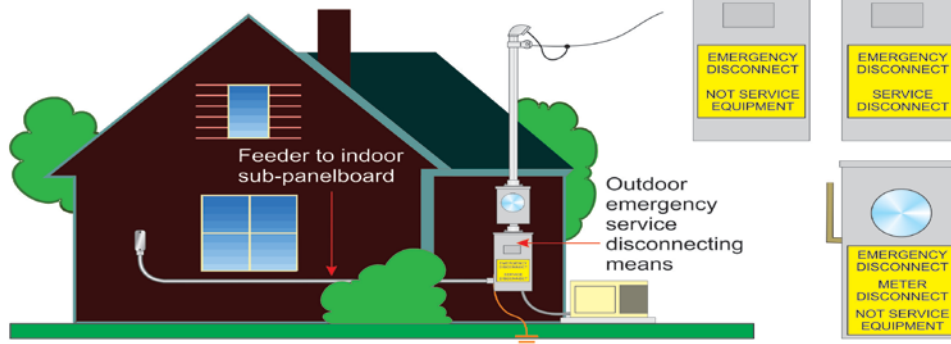


- Surge protection
- Exterior service disconnect



All one- and two-family dwelling unit service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a **readily accessible outdoor location**

If more than one disconnect, required to be grouped



Proposed Bellevue City Code Amendments



- Abatement of Dangerous Buildings Code
 - Incorporated into new Chapter 23.20 BCC
- Uniform Housing Code
 - Incorporated into new Chapter 23.22 BCC



1997 Abatement of Dangerous Buildings Code

Purpose of Abatement of Dangerous Buildings Code:

- Mechanism to require repair, vacation, or demolition of dangerous buildings which endanger life, health, property, safety or welfare
- The provisions of this code apply to all dangerous buildings as defined in this code

Amendment includes:

- Incorporation of the 1997 Abatement of Dangerous Buildings Code into the BCC as a new Chapter 23.20
- Clarifying/consistency with BCC structure
- No substantive changes



1997 Uniform Housing Code

Purpose of Uniform Housing Code:

- Provide minimum standards to safeguard life, health, property, and public welfare
- Regulate the use and occupancy, and maintenance of buildings

Amendment includes:

- Incorporation of 1997 Uniform Housing Code into the BCC as a new Chapter 23.22
- Clarifying/consistency with BCC structure
- No substantive changes



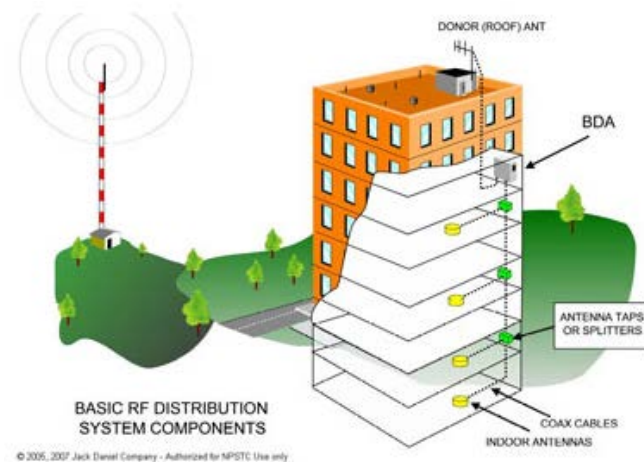
Significant Changes - IFC

- On-demand mobile fueling
- Mobile food trucks



Significant Proposed Fire Code Amendments

- In-Building Radio Systems
- Elevator Maintenance
- Firefighter Air Replenishment Systems (FARS)



Implementation Date?

- State Law mandates:
 - Electrical code effective 10/29/2020
 - Construction and fire codes effective 02/01/2021
- Staff are requesting the following code provisions be enacted October 29, 2020:
 - Revisions to Fire Inspection Fees (IFC 106)
 - Revisions to In-Building Radio Systems (IFC 510)
 - Elevator Maintenance (IFC 609)
 - Revisions to Firefighter Air Systems (IFC 919)
 - National Electrical Code (per state mandate)





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