

## CITY COUNCIL REGULAR SESSION

Ordinance amending the Bellevue City Code to adopt certain State Building Code updates and local amendments thereto; amending Chapter 23.05 relating to construction code administration; repealing Chapter 23.10 in its entirety and replacing it with a new Chapter 23.10 reflecting amendments to state building codes; repealing Chapter 23.12 in its entirety and replacing it with a new Chapter 23.12 reflecting amendments to state residential codes; amending Chapter 23.13 to reflect amendments to the state existing building code; amending Chapter 23.16 to reflect amendments to swimming pool enclosures; repealing Chapter 23.50 in its entirety and replacing it with a new Chapter 23.50 reflecting amendments to state mechanical and related codes; amending Chapter 23.60 reflecting amendments to state plumbing codes; amending Chapter 23.85 reflecting amendments to state building codes; providing for severability; and establishing an effective date.

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## EXECUTIVE SUMMARY

During the September 21 Study Session, Council heard a presentation on the significant changes contained in the proposed code update Ordinance amending Chapters 23.05, 23.10, 23.12, 23.13, 23.16, 23.50, 23.60, and 23.85 BCC, which adopt the 2018 model construction codes, including Washington State amendments and certain City of Bellevue technical and administrative amendments.

Council should note a proposed amendment which differs from the September 21 draft Ordinance presented at the Study Session. In BCC 23.05.090.F.3, paragraph (b) is proposed to be added to indicate which building codes are applicable to tenant improvement projects, codify administrative practice, and provide predictability for owners, designers, and contractors. This section also provides consistency with the intent of the International Existing Building Code to clarify application of technical codes with respect to initial tenant improvements in a new building. This clarifying amendment was mistakenly omitted from the September 21 Study Session draft.

## RECOMMENDATION

Move to adopt Ordinance No. 6531

## BACKGROUND/ANALYSIS

Effective February 1, 2021, the State Building Code Act, Chapter 19.27 RCW, and the WAC Chapters listed below, require all cities and counties to begin enforcing the 2018 model construction codes, as

adopted and amended by the State of Washington. The State Building Code Act allows cities and counties (with some exceptions) to amend the codes, provided that such amendments do not diminish the performance standards or objectives outlined in the State Building Code Act. The proposed technical amendments primarily bring forward current code requirements related to firefighting operations and high-rise construction.

The model construction and electrical codes proposed for adoption include the following, as amended by the State of Washington:

- 2018 International Building Code (IBC) 23.10 BCC & WAC 51-50
- 2018 International Energy Conservation Code 23.10 BCC & WAC 51-11C / 51-11R
- 2018 International Residential Code (IRC) 23.12 BCC & WAC 51-51
- 2018 International Existing Building Code (IEBC) 23.13 BCC & WAC 51-50
- 2018 International Mechanical Code (IMC) 23.50 BCC & WAC 51-52
- 2018 Uniform Plumbing Code (UPC) 23.60 BCC & WAC 51-56

The complete list of proposed code update Ordinances before Council is indicated below:

Ordinance No.	Effective Date:	Code:	BCC Chapter:
6533	10/29/20	Building & Electrical (FARS and NEC)	23.10 & 23.30
6534	10/29/20	Fire (fees, radio system, elevators, FARS)	23.11
6531	02/01/21	Construction	23.05, 23.10, 23.12, 23.13, 23.16, 23.50, 23.60, & 23.85
6532	02/01/21	Fire Code	23.11
6536	02/01/21	Abatement of Dangerous Buildings Code	23.20
6535	02/01/21	Uniform Housing Code	23.22

## POLICY & FISCAL IMPACTS

### Policy Impact

There are no significant anticipated policy impacts.

### Fiscal Impact

There is a minor fiscal impact resulting from the amendments to the City's Construction Codes to address staff training and the update of public information, which is anticipated to be fully absorbed under the existing budget. There are no additional requirements or programs imposed by this code change requiring additional staff or budget resources.

## OPTIONS

1. Adopt the Ordinance amending the Bellevue City Code to adopt certain State Building Code updates and local amendments thereto; amending Chapter 23.05 relating to construction code administration; repealing Chapter 23.10 in its entirety and replacing it with a new Chapter 23.10 reflecting amendments to state building codes; repealing Chapter 23.12 in its entirety and replacing it with a new Chapter 23.12 reflecting amendments to state residential codes; amending Chapter 23.13 to reflect amendments to the state existing building code; amending Chapter 23.16 to reflect

amendments to swimming pool enclosures; repealing Chapter 23.50 in its entirety and replacing it with a new Chapter 23.50 reflecting amendments to state mechanical and related codes; amending Chapter 23.60 reflecting amendments to state plumbing codes; amending Chapter 23.85 reflecting amendments to state building codes; providing for severability; and establishing an effective date.

2. Do not adopt the Ordinance and provide alternative direction to staff.

#### **ATTACHMENTS & AVAILABLE DOCUMENTS**

Proposed Ordinance No. 6531

#### **AVAILABLE IN COUNCIL LIBRARY**

N/A