

CITY COUNCIL REGULAR SESSION

Ordinance amending Chapter 23.10 to adopt Building Code local amendments; amending the Bellevue City Code, Chapter 23.30, to adopt certain State Electrical Code updates and local amendments thereto; 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 proposed code update Ordinance amending Chapters 23.10 and 23.30 BCC with a proposed implementation date of October 29, 2020. This Ordinance amends the 2015 building code to update the Firefighter Air Replenishment System requirements, and adopts the 2020 model electrical code, including the Washington Cities Electrical Code technical amendments.

At the prior Study Session, Council raised a question regarding cost of the electrical disconnect required by the updated electrical code, and a response to this inquiry is provided below.

RECOMMENDATION

Move to adopt Ordinance No. 6533

BACKGROUND/ANALYSIS

As presented on September 21, this Ordinance is included in the set of six code update Ordinances that would become effective in two phases due to different mandatory dates required by different state laws and state agencies. Phase 1 includes two Ordinances that are proposed for an effective date of October 29, 2020, and phase 2 includes four Ordinances proposed for an effective date of February 1, 2021. This Ordinance is part of Phase 1 as identified in the list provided at the bottom of this section. Effective October 29, 2020, all cities and counties which administer electrical inspection programs are required by WAC 296-46B and the Washington State Department of Labor and Industries to implement the 2020 National Electrical Code. Also, a building code change is proposed for October 29, 2020 implementation, which includes technical amendments related to the firefighter air replenishment systems (FARS) to provide a level of certainty for developers and align with Fire Department operational needs for FARS.

The model building and electrical codes proposed for amendment and adoption include the following:

- 2018 International Building Code (IBC) 23.10 BCC & WAC 51-50
- 2020 National Electrical Code (NEC) 23.30 BCC & WAC 296-46B

The complete list of six proposed Ordinances 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

Cost of Dwelling Exterior Electrical Disconnect

The cost impact is minimal (less than \$300) and was not identified as a concern by Master Builders. This provision is part of the national model code and adoption is mandatory under state law.

In addition, Council should note a minor change which differs from the September 21 draft Ordinance presented at the Study Session. In building code section 919.13.7, the term “dry nitrogen” has been corrected to indicate “argon” as the appropriate gas to be used, in order to match the correction made in the fire code.

POLICY & FISCAL IMPACTS

Policy Impact

The proposed electrical code adoption and FARS amendments are not anticipated to have significant 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 not additional requirements or programs imposed by this code change requiring additional staff or budget resources.

OPTIONS

1. Adopt the Ordinance amending Chapter 23.10 to adopt Building Code local amendments; amending the Bellevue City Code, Chapter 23.30, to adopt certain State Electrical Code updates and local amendments thereto; 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. 6533

AVAILABLE IN COUNCIL LIBRARY

N/A