



**COMMISSION
AGENDA MEMORANDUM**

Item No. 10b

ACTION ITEM

Date of Meeting January 12, 2021

DATE: December 11, 2020

TO: Executive Director Stephen P. Metruck

FROM: KC Ellis, Sr. Manager, Airport Building Department
Jeffrey Brown, Chief Operating Officer, Aviation Division
Eileen Francisco, Director Facilities & Capital Programs

SUBJECT: Introduction of Resolution 3783 to Adopt the 2018 Building Codes, Amendments and Permit Fee Schedules.

Amount of this request: \$0.00

Total estimated project cost: \$0.00

ACTION REQUESTED

Request introduction of Resolution No. 3783: a resolution of the Port Commission of the Port of Seattle adopting the 2018 editions of the International Code Council, Building, Mechanical, Fire Codes and Fuel Gas Code, the 2018 Edition of the Uniform Plumbing Code, and 2018 Washington State Energy Code and the editorial changes made to the State Building Code by the Washington State Legislature; repealing certain sections of the Airport Building Code; adopting new sections of the Airport Building Code and repealing Resolution 3745, as amended.

EXECUTIVE SUMMARY

The building industry, contractors, designers, developers, and project managers depend on statewide uniformity in the codes that impact their businesses. Projects at the SeaTac airport are built to the 2018 state code. The adoption of this resolution will update the administrative portions of the building code to fit with the airport environment. In addition, several building code amendments will help streamline the permit process.

JUSTIFICATION

The State Building Code Council was created to advise the legislature on building code issues and develop building codes used in the State of Washington. In the course of development of the State Building Code (otherwise known as Chapter 19.27 RCW), the Council holds public hearings, considers proposed state amendments, and adopts the international model codes and amendments. This process occurs on a three-year cycle. The three-year cycle assures up-to-

Meeting Date: January 12, 2021

date performance for fire, health and life safety codes. The amendments better protect the public health, welfare and safety of the unique airport environment.

Diversity in Contracting

N/A-No procurement proposed.

DETAILS

Adoption of the following 2018 editions of the model codes numerated in RCW 19.27 follows:

International Building Code (IBC) with statewide amendments including Appendix B, J and E
ICC/ANSI A117.1-09 Accessible and Usable Buildings and Facilities with state wide amendments
International Residential Code with statewide amendments including Appendices F and Q
International Mechanical Code with statewide amendments
International Fuel Gas Code with statewide amendments (noted in the IMC adoption)
2017 Liquefied Petroleum Gas Code (NFPA 58)
National Fuel Gas Code (NFPA 54) (for LP Gas installations only)
International Fire Code with statewide amendments
Uniform Plumbing Code with statewide amendments including appendices A, B, and I
Washington State Energy Code
International Existing Building Code with statewide amendments found in the IBC
International Swimming Pool and Spa code
International Performance Code

Some Significant Changes includes

1. Added Grading and Clearing permits that will streamline the permit process.
2. 2018 IBC now has scoping for All Gender Restrooms, gives the Port flexibility to assign as many restrooms as desired since it's based on the total number of fixtures.
3. Board of Appeals procedures added to assist other AV groups and ADR.

Scope of Work

N/A-No procurement proposed.

Schedule

N/A-No procurement proposed.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Status Quo, No action taken

Pros:

- (1) Less administrative work for Accounting
- (2) Fewer building code provisions

Meeting Date: January 12, 2021

Cons:

- (1) Codes not tailored to the airport environment
- (2) Permit process will not be streamlined

This is not the recommended alternative.

Alternative 2 – Approve 2018 Code Adoption and Amendments

Pros:

- (1) Fire, health and life safety codes customized for the airport environment
- (2) Streamlines the permit process

Cons:

- (1) More building code provisions
- (2) Time delays for permit issuance

This is the recommended alternative.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS TO THIS REQUEST

- (1) Draft Resolution No. 3783
- (2) Table 109.2 Permit Fee Schedule
- (3) Table 109.3 Grading Permit Fee Schedule
- (4) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

February 27, 2018 – The Commission approved Resolution No. 3745
June 8, 2004 – The Commission approved Resolution No. 3527
June 6, 2001 – The Commission approved Resolution No. 3454
November 14, 2000 – The Commission approved Resolution No. 3445
August 26, 1997 – The Commission approved Resolution No. 3251
August 8, 1992 – The Commission approved Resolution No. 3119