



COMMISSION
AGENDA MEMORANDUM

Item No. 6h

ACTION ITEM

Date of Meeting February 27, 2018

DATE: February 20, 2018

TO: Executive Director Stephen P. Metruck

FROM: KC Ellis, Sr. Manager, Airport Building Department
Jeffrey Brown, Director, Facilities & Capital Programs

SUBJECT: Adoption of Resolution 3745 to adopt the 2015 Building Codes, Amendments and Permit Fee Schedule

ACTION REQUESTED

Request adoption of Resolution No. 3745: a resolution of the Port Commission of the Port of Seattle adopting the 2015 editions of the International Code Council, Building, Mechanical, Fire Codes and Fuel Gas Code, the 2015 Edition of the Uniform Plumbing Code, and 2015 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 3527, 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 2015 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.

State Building Code does not include specifications and/or guidelines on transgender or unisex bathrooms that would allow us to include in an update to our codes (it does allow for a minimum number of men's, women's and family restrooms). The Port, and any other private or public institution, cannot create building code less than what is allowed in State Building Code. The Port can, however, adopt a policy stating our intention to construct/house transgender restrooms at our facilities over and above the minimum number of men's, women's and family restrooms required by State Building Code.

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

Meeting Date: February 27, 2018

and amendments. This process occurs on a three-year cycle. The three-year cycle assures up-to-date performance for fire, health and life safety codes. The amendments better protect the public health, welfare and safety of the unique airport environment.

DETAILS

Adoption of the following 2015 editions of the model codes numerated in RCW 19.27 follows:

International Building Code (IBC) with statewide amendments including Appendix 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)
2014 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

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Status Quo, No action taken

Cost Implications: Lost revenue from \$500,000 - \$1,000,000

Pros:

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

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 2015 Code Adoption and Amendments

Cost Implications: Increase in revenue between \$500,000 - \$1,000,000

Pros:

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

Meeting Date: February 27, 2018

Cons:

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

This is the recommended alternative.

ATTACHMENTS TO THIS REQUEST

- (1) Draft Resolution No. 3745
- (2) Table 109.2 Permit Fee Schedule
- (3) Table 109.3 Grading Permit Fee Schedule
- (4) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

February 13, 2018 – The Commission was briefed on the motion to adopt Resolution 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