# (Insert facing page 4)

**103.10 Administrative review by the building official.** Prior to issuance of the building permit, ((~~A~~))applicants may request administrative review by the building official of decisions or actions pertaining to the administration and enforcement of this code. Requests shall be addressed to the building official.

**103.11 Administrative review by the Construction Codes Advisory Board.** After administrative review by the building official, and prior to issuance of the building permit, ((~~A~~))applicants may request review of decisions or actions pertaining to the application and interpretation of this code by the Construction Codes Advisory Board, except for stop work orders, notices of violations, revocations of permits, and enforcement of Section 3107. The review will be performed by three or more members of the Construction Codes Advisory Board, chosen by the Board Chair. The Chair shall consider the subject of the review and members' expertise when selecting members to conduct a review. The decision of the review panel is advisory only; the final decision is made by the building official.

## (Insert facing page 7)

**106.2 Work exempt from permit.** A building permit is not required for the work listed below. Exemption from the permit requirements of this code does not authorize any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City.

1. Minor repairs or alterations that, as determined by the building official, cost the owner $6,000 or less in any six month period. Such repairs and alterations shall not include the removal, reduction, alteration, or relocation of any loadbearing support. Egress, light, ventilation, and fire-resistance shall not be reduced without a permit.
2. Minor work including the following, provided no changes are made to the building envelope: patio and concrete slabs on grade, painting or cleaning a building, repointing a chimney, installing kitchen cabinets, paneling or other surface finishes over existing wall and ceiling systems applied in accordance with Chapter 8, insulating existing buildings, abatement of hazardous materials, demolition of nonstructural interior tenant improvements in retail and office uses, and in-kind or similar replacement of or repair of deteriorated members of a structure.
3. One-story detached accessory buildings used for greenhouse, tool or storage shed, playhouse, or similar uses, if:
   3.1 The projected roof area does not exceed 120 square feet; and
   3.2 The building is not placed on a concrete foundation other than a slab on grade.
4. Fences not over 8 feet high that do not have masonry or concrete elements above 6 feet.
5. Arbors and other open-framed landscape structures not exceeding 120 square feet in projected area.
6. Display cases, cabinets, counters and partitions not over 5 feet 9 inches high.
7. Retaining walls and rockeries which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, if:
   7.1 There is no surcharge or impoundment of Class I, II or III-A liquids.
   7.2 Construction does not support soils in a steep slope area, potential landslide area or known slide area as identified in the Seattle Environmentally Critical Areas Ordinance Section 25.09.020 of the Seattle Municipal Code.
   7.3 Possible failure would likely cause no damage to adjoining property or structures.
8. Platforms, walks and driveways not more than 18 inches above grade and not over any basement or story below.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R-3, and Group U occupancies when projecting not more than 54 inches.
11. Prefabricated swimming pools, spas and similar equipment accessory to a Group R-3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
12. Replacement of siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows. See Energy Code Sections R101.4.3, and C101.4.3 for requirements for existing buildings.
13. Roof recover.
14. Roof replacement ((~~Replacement of roofing materials~~ ))under either of the following conditions:
    14.1. In one- and two-family dwellings and townhouses if no changes are made to the building envelope other than adding or replacing insulation, and the insulation value is equivalent to or better than the existing structure; or
    14.2. Where less than 500 square feet of roof sheathing or insulation is exposed within any 6 month period. Permits are required for structural changes and replacement of sheathing of any size. See Energy Code Sections R101.4.3 and C101.4.3 for insulation requirements for existing buildings.

((~~14~~))15. School, park or private playground equipment including tree houses.

((~~15~~))16. Removal and/or replacement of underground storage tanks that are subject to regulation by a state or federal agency.

| Note: A Fire Department permit is required for removal, replacement and decommissioning of underground storage tanks. |
|---|

((~~16~~)) 17. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or diagonal measurement.

((~~17~~)) 18. Water tanks not located in Environmentally Critical Areas that are supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.

**(Insert facing page 13)**

**106.13 Permits for temporary structures.**

**106.13.1 Tents and similar facilities used for 18 months or less.** The building official may issue a permit to erect and maintain ((~~for a period not to exceed six months,~~ ))a tent or other similar temporary structure to be used for religious services, conventions, circuses, carnivals, fairs, special sales or similar uses for a period not to exceed eighteen months.

**Exceptions:**

1. Authority to issue permits is vested with the Fire Department for temporary tents and canopies meeting all of the following conditions:
   - 1.1. The permit is for less than four weeks;
   - 1.2. The temporary structure will be located 200 feet or more from shorelines;
   - 1.3. No stage, platform, bleacher or similar structure greater than 4 feet in height will be installed inside any temporary structure;
   - 1.4. No temporary structure will be attached to a building or other permanent structure for support;
   - 1.5. The temporary structure is not proposed to be used during severe weather, and
   - 1.6 The temporary structure is not of unusual shape, unusual location or large area or height.

**Note:** The Land Use and Fire codes may impose additional restrictions or conditions on tents and temporary structures.

**(Insert facing page 259)**

**[F] 907.5.2.2 Emergency voice/alarm communication systems.** Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving *approved* information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404 of the *International Fire Code*. In high-rise buildings, the system shall operate on a minimum of the alarming floor, the floor above and the two floors below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. *Exit stairways*.
3. Each floor.
4. *Areas of refuge* as defined in Section 1002.1.

**Exception:** In Group I-1 and I-2 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

**(Insert facing page 262)**

**[W] [F] 908.7 Carbon monoxide alarms.** Group I or R occupancies shall be equipped with single-station carbon monoxide alarms installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units or sleeping units and on each level of the dwelling. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.

**Exceptions:**

1. For other than ((~~R-3~~)) R-2 occupancies, the building does not contain a fuel-burning appliance, a fuel-burning fireplace, or an attached garage; or
2. *Sleeping units* or *dwelling units* in I and R-1 occupancies and R-2 college dormitories, hotels, Washington State Department of Corrections prisons and work release facilities, and DSHS licensed boarding home and residential treatment facility occupancies which do not themselves contain a fuel-burning appliance or a fuel-burning fireplace or have an attached garage, need not be equipped with carbon monoxide alarms provided that:
   2.1. The *sleeping unit* or *dwelling unit* is not adjacent to any room which contains a fuel-burning appliance, a fuel-burning fireplace or an attached garage; and
   2.2. The *sleeping unit* or *dwelling unit* is not connected by duct work or ventilation shafts with a supply or return register in the same room to any room containing a fuel-burning appliance, a fuel-burning fireplace or to an attached garage;
   2.3. The building is equipped with a common area carbon monoxide detection system;
3. An *open parking garage*, or enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be deemed to be an attached garage.

**(Insert facing page 274)**

**[F] 911.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by this code, a fire command center for fire department operations shall be provided and shall comply with Sections 911.1.1 through 911.1.5.

**[F] 911.1.1 Location and access.** The location and accessibility of the fire command center shall be *approved* by the fire code official.

**[W] [F] 911.1.2 Separation.** The fire command center shall be separated from the remainder of the building by not less than a ((~~1~~)) 2-hour *fire barrier* constructed in accordance with Section 707 or *horizontal assembly* constructed in accordance with Section 711, or both.

**(Insert facing page 321)**

## SECTION 1029
## EMERGENCY ESCAPE AND RESCUE

**1029.1 General.** In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in

1. Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2),
2. Buildings designed with a single exit according to Section 1021.2, Exception 9, and
3. Group R-3 occupancies.

Basements and sleeping rooms below the fourth story above *grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where basements contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

**Exceptions:**

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from basements or sleeping rooms that have an *exit* door or *exit access* door that opens directly into a *public way* or to a *yard*, *court* or exterior exit balcony that opens to a *public way*.
3. Basements without *habitable spaces* and having no more than 200 square feet (18.6 $m^2$) in floor area shall not be required to have *emergency escape and rescue openings*.

**(Insert facing page 387**

**1606.3 Solar zone for solar-ready roof.** Where a solar zone is required by the International Energy Conservation Code, the roof shall be designed for an assumed dead load of 5 pounds per square foot in addition to other required live and dead loads. An area of 2 square feet for each 1000 square feet of solar zone area shall be designed for an assumed dead load of 175 pounds per square foot. If the actual weight of the system at the time of installation exceeds the assumed loads in this section, the actual weight shall be used to verify the adequacy of the roof structure. This area shall be located within or adjacent to the solar zone. The as-designed dead load and live load for the *solar zone* shall be clearly marked on the construction documents.

**Note:** The 175 psf represents the weight of the inverters necessary for PV systems. See International Energy Conservation Code Section C401.2.7.

**(Insert facing page 451)**

**1805.4.3 Drainage discharge.** The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an *approved* drainage system that complies with the Seattle Stormwater Code and the ((~~*International*~~))*Uniform Plumbing Code*.

**((Exception:** ~~Where a site is located in well-drained gravel or sand/gravel mixture soils, a dedicated drainage system is not required.~~))

**(Insert facing page 621)**

**3016.12 Elevator car to accommodate ambulance stretcher.** ((~~In buildings four stories or more in height, and in buildings that are required to have an elevator and contain Group R-1, R-2 or I occupancies on a level other than the level of exit discharge, at least one elevator shall be provided for fire department emergency access to all floors.~~))At least one elevator shall provide fire department emergency access to all floors for either of the following conditions:

1. an elevator is provided in buildings four stories or more above or below grade plane; or
2. an elevator is required in buildings that contain Group R-1, R-2 or I occupancies on a level other than the level of exit discharge.

The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.

**Exception:** Elevators are not required in Group R-3 occupancies and within dwelling units.

**Note**: The stretcher-sized elevator car may also serve as an accessible means of egress as required by Section 1007.2.1 of the Seattle Building Code.

**(Insert facing page 635)**

**3107.4 Permits.**

**3107.4.1 Permits required.** A permit issued by the building official is required before any sign is erected, constructed, painted, posted, applied, altered, structurally revised or repaired, except as provided in this chapter. A permit is required for existing signs when a different business entity uses the sign.

**3107.4.2 Specific rules**.

1. Permits are required for signs located within the interior of the building that are not visible from the public right-of-way when:
   1.1. The sign is mounted within an interior shared pedestrian mall of a multi-tenant retail facility and is located over or adjoining the pedestrian walking surface; or
   1.2. When the sign is greater than 5 square feet (0.46 $m^2$) in area; or
   1.3 When it is an electric sign;
2. Permits are not required for the changing of the advertising copy or message on lawfully erected signs specifically designed for the use of replaceable copy unless a different business entity uses the sign;
3. Permits are not required for the normal maintenance such as painting, repainting, cleaning and repairing, unless a structural or electrical change is made or a different business entity uses the sign;
4. Permits are required for on-premises signs if they are electric signs; or have an area of 5 square feet (0.46 $m^2$) or more; ((~~and not located entirely on private property;~~))
5. Permits are not required for signs for public facilities indicating danger or providing service or safety information.