

ADMINISTRATION

project, the architect in responsible charge shall assume these responsibilities.

Note: “*Primary structural frame*” and “*secondary member*” are defined in Chapter 2.

104.10.4 Responsibilities of contractor. It is the responsibility of the contractor to perform all the work in conformance with the City-approved *construction documents*.

104.10.5 Responsibilities of plans examiner. It is the responsibility of the plans examiner to verify that the description of the work in the *construction documents* is substantially complete, and to require corrections where, to the best of the plans examiner's knowledge, the *construction documents* do not conform to this code or other pertinent laws and ordinances.

104.10.6 Responsibilities of field inspector. It is the responsibility of the field inspector to conduct inspections to verify that the work in progress conforms with the *approved construction documents* and to require corrections where, to the best of the field inspector's knowledge, the work either does not conform to the *construction documents* or where the work is in violation of this code or other pertinent laws and ordinances.

SECTION 105

CONSTRUCTION CODES ADVISORY BOARD

105.1 Establishment. There is a “Construction Codes Advisory Board” (“Board”) consisting of 13 voting members, appointed by the Mayor and subject to confirmation by the City Council. The Board membership consists of one representative of each of the following professions or organizations. The representative of a profession need not be a member of the profession but may be a representative of an organization of such professionals.

- 1 architect;
- 1 structural engineer;
- 1 electrical engineer;
- 1 heating, refrigeration and air-conditioning engineer;
- 1 general contractor;
- 1 electrical contractor;
- 1 commercial building owner or operator;
- 1 apartment building owner or operator;
- 1 developer and/or contractor of residential projects;
- 1 member of organized labor; and
- 3 members of the general public.

A representative of each of the following departments shall be ex officio, non-voting members of the Board:

- Seattle Fire Department;
- Seattle City Light; and
- Seattle-King County Department of Public Health.

105.2 Duties of Board. The Board shall act in an advisory capacity for all of its duties. The Board shall meet on call

either by the *building official* or the Board Chair, subject to timely notice.

105.2.1 Code adoption and amendment. The Board may examine proposed new editions and amendments to the following codes and regulations listed in this section. The Board may make recommendations to the *building official* and to the City Council for adoption and amendment of these codes.

Seattle Building Code - Chapter 22.100 SMC*

Seattle Residential Code – Chapter 22.150 SMC

Seattle Mechanical Code - Chapter 22.400 SMC

Seattle Fuel Gas Code - Chapter 22.420 SMC

Seattle Boiler Code - Chapter 22.450 SMC

Seattle Energy Code- Chapter 22.700 SMC

Seattle Electrical Code - Chapter 22.300 SMC

Seattle Plumbing Code – SMC Title 22 Subtitle V

* SMC is the Seattle Municipal Code.

105.2.2 Review of director's rules. The Board may examine proposed administrative rules relating to the codes and regulations listed above and make recommendations to the *building official*.

105.3 Organization. The Board shall organize, and elect a chair and any other officers as may be established by the Board. The Board may adopt rules of procedure. There shall be a committee of the Board for each code assigned to its review. Committees shall consist of Board members and may include additional members such as other representatives of the general public and professions not specifically represented on the Board. Any non-Board members of committees shall be appointed by the Chair. The Chair may, from time to time, appoint special topic subcommittees.

105.4 Terms of service. Terms of Board members are three years, dating from the day of expiration of the preceding term; provided, a member whose term has expired shall continue to serve until a successor is appointed and confirmed. Terms on the Board shall be staggered so that the terms of not more than five positions expire concurrently. Vacancies shall be filled for any unexpired term in the same manner as the original appointment.

105.5 Removal of Board member. A member may be removed by the Mayor, subject to a majority vote of members of the City Council.

105.6 Compensation of Board members. No member shall receive any compensation for service on the Board.

SECTION 106 BUILDING PERMITS

106.1 Permits required. Except as otherwise specifically provided in this code, a building permit shall be obtained from the *building official* for each building or structure prior to erecting, constructing, enlarging, altering, repairing, moving, improving, removing, changing the occupancy of, or demolishing such building or structure, or allowing the same

to be done. All work shall comply with this code, even where no permit is required.

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. Replacement of roofing materials under either of the following conditions:
 - 13.1. In one- and two-family *dwelling*s 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
 - 13.2. 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. School, park or private playground equipment including tree houses.
15. 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. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or diagonal measurement.
17. 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.

106.3 Other permits required. Unless otherwise exempted by this or other pertinent codes, separate master use, plumbing, electrical and mechanical permits may be required for the above exempted items.

106.4 Flood hazard areas. In addition to the permit required by this section, all work to be performed in areas of special flood hazard, as defined in Seattle Municipal Code Chapter 25.06, are subject to additional standards and requirements, including floodplain development approval or a Floodplain Development License, as set forth in Chapter 25.06, the Seattle Floodplain Development Ordinance.