

# Part I—Administrative

## CHAPTER 1

### ADMINISTRATION (including 2017 errata)

Note: Chapter 1 is entirely Seattle amendments to the *International Residential Code* and is not underlined.

#### SECTION R101 TITLE, SCOPE AND PURPOSE

**R101.1 Title.** This subtitle shall be known as the “*Seattle Residential Code*” and may be so cited, and is referred to herein as “this code.”

**R101.2 Scope.** This code applies to the construction, *alteration*, moving, addition, demolition, repair, *equipment*, maintenance and occupancy of detached one- and two-family dwellings, *adult family homes*, and townhouses not more than three stories above grade plane in height with a separate means of egress and their *accessory structures* not more than three stories above grade plane in height.

#### Exceptions:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the *International Building Code* are permitted to be constructed in accordance with this code. Fire suppression *equipment* required by Section 419.5 of the *International Building Code* shall conform to Section P2904 of this code.
- [W] 2. Owner-occupied lodging houses with one or two guestrooms are permitted to be constructed in accordance with this code.
- [W] 3. Owner-occupied lodging houses with three to five guestrooms are permitted to be constructed in accordance with this code when equipped with a fire sprinkler system that complies with Section P2904.
4. Floating on-water residences as defined in the Seattle Municipal Code Title 23 are not required to comply with this Code.

**Note:** The seismic design for wood-frame buildings with more than two stories above grade are required to comply with the *International Building Code* or other standards referenced in Section R301.1. See Sections R301.2.2.3 and Table R602.10.3(3)

**Interpretation R101.2a:** Buildings with mixed occupancies, other than residences with home occupations, are not within the scope of the *Seattle Residential Code* and shall comply with the *Seattle Building Code*.

**Interpretation R101.2b:** Three or more dwellings located above a common garage or other common space are required to comply with the *Seattle Building Code*. Units in detached one- and two-family dwellings may share common space.

**R101.3 Applicability of city laws.** A building permit application shall be considered under the applicable city law in effect on the date a valid and fully complete building permit application is submitted or on a date as otherwise required by law.

**Exception:** For any project for which an associated, unexpired master use permit has been issued, a building permit application shall be considered under the versions of Seattle Municipal Code Title 23, Seattle Land Use Code; Seattle Municipal Code Chapter 25.09, Environmentally Critical Areas regulations; and Seattle Municipal Code Chapter 25.09, Tree Protection regulations in effect on the date established by Seattle Municipal Code Section 23.76.026 or 23.76.032.C.1 for consideration of the master use permit, unless that date is later than the date of the complete building permit application. This exception does not apply to a subdivision or short subdivision component of a master use permit.

**Note:** Applicable city law includes but is not limited to the Seattle Municipal Code Title 23, Seattle Land Use Code; Seattle Municipal Code Chapter 25.09, Environmentally Critical Areas regulations; Seattle Municipal Code Chapter 25.09, Tree Protection regulations; and the Seattle Residential, Energy, Stormwater, Grading and Side Sewer codes.

**R101.3.1 Complete building permit applications.** A building permit application is complete if the *building official* determines it meets the requirements of Sections R105.5 through R105.6.4, and the application includes, without limitation, the *construction documents* for the architectural and structural components of the building.

**Exception:** If the *building official* allows a building permit application to be submitted in phases for portions of a building, each phased portion submittal shall meet the requirements of Sections R105.5 through R105.6.4 applicable to the scope of the allowed phased portion, and the building permit application shall be

considered complete for the purposes of Section R101.3 on the date the phased portion submittal that includes the structural frame for the entire building is submitted.

**R101.4 Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of buildings and structures within the City and certain *equipment* specifically regulated herein. The purpose of this code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

**R101.5 Internal consistency.** Where in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive governs. Where there is a conflict between a general requirement and a specific requirement, the specific requirement governs.

**R101.6 Referenced codes and standards.** The codes and standards referenced in this code are considered part of this code to the extent prescribed by each such reference. If differences occur between provisions of this code and referenced codes and standards, the provisions of this code apply, except that nothing in this code limits the effect of any provision of the Grading Code, Stormwater Code, or Regulations for Environmentally Critical Areas.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and manufacturer’s instructions apply.

**R101.7 Appendices.** Provisions in the appendices of the *International Residential Code* do not apply unless specifically adopted.

**R101.8 Metric units.** Wherever in this code there is a conflict between metric units of measurement and U.S. customary units, the U.S. customary units govern.

**SECTION R102**

**UNSAFE BUILDINGS, STRUCTURES OR PREMISES**

**R102.1 Emergency order.** Whenever the *building official* finds that any building or structure or premises, or portion thereof is in such a dangerous and unsafe condition as to constitute an imminent hazard to life or limb, the *building official* may issue an emergency order. The emergency order may (1) direct that the building, structure or premises, or portion thereof be restored to a safe condition by a date certain; (2) require that the building, structure or premises, or portion thereof, be vacated within a reasonable time to be specified in the order, or in the case of extreme danger, may specify immediate vacation of the building, structure or premises, or portion thereof; or (3) authorize immediate disconnection of the utilities or energy source.

**R102.1.1 Service of emergency order.** The order shall be posted on the premises or personally served on the owner

of the building or premises or any person responsible for the condition. The order shall specify the time for compliance.

**R102.1.2 Effect of emergency order.** No person may occupy a building, structure or premises, or portion thereof, after the date on which the building is required to be vacated until the building, structure or premises, or portion thereof, is restored to a safe condition as required by the order and this code. It is a violation for any person to fail to comply with an emergency order issued by the *building official*.

**R102.2 Hazard correction order.** Whenever the *building official* finds that an unsafe building, structure or premises exists, the *building official* may issue a hazard correction order specifying the conditions causing the building, structure or premises to be unsafe and directing the owner or other person responsible for the unsafe building, structure or premises to correct the condition by a date certain. In lieu of correction, the owner may submit a report or analysis to the *building official* analyzing said conditions and establishing that the building, structure or premises is, in fact, safe. The *building official* may require that the report or analysis be prepared by a licensed engineer and may require compliance with *International Existing Building Code*.

**R102.2.1 Service of hazard correction order.** The order shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person or if no address is available after reasonable inquiry, the order may be posted in a conspicuous place on the premises. The order may also be posted if served by personal service or first class mail.

**R102.2.2 Effect of hazard correction order.** It is a violation for any person to fail to comply with a hazard correction order as specified in this subsection.

**SECTION R103**

**ENFORCEMENT, VIOLATIONS AND PENALTIES**

**R103.1 Violations.** It is a violation of this code for any person to:

1. Erect, construct, enlarge, repair, move, improve, remove, convert, demolish, equip, occupy, inspect or maintain any building or structure, or cause or permit the same to be done, in the City, contrary to or in violation of any of the provisions of this code;
2. Knowingly aid, abet, counsel, encourage, hire, induce or otherwise procure another to violate or fail to comply with this code;
3. Use any material or to install any device, *appliance* or *equipment* that does not comply with applicable standards of this code or that has not been *approved* by the *building official*;
4. Violate or fail to comply with any notice or order issued by the *building official* pursuant to the provisions of this code or with any requirements of this code;

5. Remove, mutilate, destroy or conceal any notice or order issued or posted by the *building official* pursuant to the provisions of this code, or any notice or order issued or posted by the *building official* in response to a natural disaster or other emergency;
6. Conduct work under a permit without requesting an inspection as required by Section R106.

**R103.2 Notice of violation.** If, after investigation, the *building official* determines that standards or requirements of this code have been violated or that orders or requirements have not been complied with, the *building official* may issue a notice of violation upon the owner, agent or other person responsible for the action or condition. The notice of violation shall state the standards or requirements violated, shall state what corrective action, if any, is necessary to comply with the standards or requirements, and shall set a reasonable time for compliance.

**R103.2.1 Service of notice of violation.** The notice shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person, or if no address is available after reasonable inquiry, the notice may be posted in a conspicuous place on the premises. The notice may also be posted if served by personal service or first class mail. Nothing in this section limits or precludes any action or proceeding to enforce this code, and nothing obligates or requires the *building official* to issue a notice of violation prior to the imposition of civil or criminal penalties.

**R103.2.2 Review of notice of violation by the building official.** Any person affected by a notice of violation issued pursuant to Section R103.2 may obtain a review of the notice by making a request in writing to the *building official* within ten days after service of the notice. When the last day of the period computed is a Saturday, Sunday, or City holiday, the period runs until 5 p.m. of the next business day.

**R103.2.2.1 Review procedure.** The review shall occur not less than ten nor more than 20 days after the request is received by the *building official* unless otherwise agreed to by the person requesting the review. Any person affected by the notice of violation may submit additional information to the *building official*. The review shall be made by a representative of the *building official* who will review any additional information that is submitted and the basis for issuance of the notice of violation. The reviewer may request clarification of the information received and may conduct a site visit.

**R103.2.2.2 Decision.** After the review, the *building official* shall:

1. Sustain the notice;
2. Withdraw the notice;
3. Continue the review to a date certain; or
4. Amend the notice.

**R103.2.2.3 Order.** The *building official* shall issue an order containing the decision within 15 days of the date

that the review is completed and shall cause the order to be mailed by regular first class mail to the persons requesting the review and the persons named on the notice of violation, addressed to their last known address.

**R103.3 Stop work orders.** The *building official* may issue a stop work order whenever any work is being done contrary to the provisions of this code, or contrary to a permit issued by the *building official*, or in the event of dangerous or unsafe conditions related to construction or demolition. The stop work order shall identify the violation and may prohibit work or other activity on the site.

**R103.3.1 Service of stop work order.** The *building official* shall serve the stop work order by posting it in a conspicuous place at the site. If posting is not physically possible, then the stop work order may be served by personal service or by regular first class mail to the last known address of: the property owner, the person doing or causing the work to be done, or the holder of a permit if work is being stopped on a permit. For purposes of this section, service is complete at the time of posting or of personal service, or if mailed, three days after the date of mailing. When the last day of the period so computed is a Saturday, Sunday or city holiday, the period runs until 5 p.m. on the next business day.

**R103.3.2 Effective date of stop work order.** Stop work orders are effective when posted, or if posting is not physically possible, when one of the persons identified in Section R103.3.1 is served or, if notice is mailed, three days after the date of mailing.

**R103.3.3 Review of stop work orders by the building official.** Any person aggrieved by a stop work order may obtain a review of the order by delivering to the *building official* a request in writing within two business days of the date of service of the stop work order.

**R103.3.3.1 Review procedure.** The review shall occur within two business days after receipt by the *building official* of the request for review unless otherwise agreed by the person making the request. Any person affected by the stop work order may submit additional information to the *building official* for consideration as part of the review at any time prior to the review. The review will be made by a representative of the *building official* who will review all additional information received and may conduct a site visit.

**R103.3.3.2 Decision.** After the review, the *building official* may:

1. Sustain the stop work order;
2. Withdraw the stop work order;
3. Modify the stop work order; or
4. Continue the review to a date certain.

**R103.3.3.3 Order.** The *building official* shall issue an order of the *building official* containing the decision within two business days after the review is completed and shall cause the order to be sent by regular first class mail to the person or persons requesting the review, any

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person on whom the stop work order was served, and any other person who requested a copy before issuance of the order, addressed to their last known address.

**R103.4 Occupancy violations.** Whenever any building or structure is being occupied contrary to the provisions of this code, the *building official* may order such occupancy discontinued and the building or structure, or portion thereof, vacated by notice.

**R103.4.1 Service of notice of occupancy violation.** The notice of occupancy violation shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person or if no address is available after reasonable inquiry, the notice may be posted in a conspicuous place on the premises. The notice may also be posted if served by personal service or first class mail.

**R103.4.2 Compliance with notice of occupancy violation.** Any person occupying the building or structure shall discontinue the occupancy by the date specified in the notice of the *building official*, or shall make the building or structure, or portion thereof, comply with the requirements of this code; provided, however, that in the event of an unsafe building, Section 102 may apply.

**R103.5 Civil penalties.** Any person violating or failing to comply with the provisions of this code shall be subject to a cumulative civil penalty in an amount not to exceed \$500 per day for each violation from the date the violation occurs or begins until compliance is achieved. In cases where the *building official* has issued a notice of violation, the violation will be deemed to begin, for purposes of determining the number of days of violation, on the date compliance is required by the notice of violation.

**R103.6 Enforcement in Municipal Court.** Civil actions to enforce this chapter shall be brought exclusively in Seattle Municipal Court, except as otherwise required by law or court rule. In any civil action for a penalty, the City has the burden of proving by a preponderance of the evidence that a violation exists or existed; the issuance of the notice of violation or of an order following a review by the *building official* is not itself evidence that a violation exists.

**R103.7 Judicial review.** Because civil actions to enforce Seattle Municipal Code (SMC) Title 22 must be brought exclusively in Seattle Municipal Court pursuant to Section R103.6, orders of the *building official* including notices of violation issued under this chapter are not subject to judicial review pursuant to Chapter 36.70C RCW.

**R103.8 Alternative criminal penalty.** Anyone who violates or fails to comply with any notice of violation or order issued by the *building official* pursuant to this code or who removes, mutilates, destroys or conceals a notice issued or posted by the *building official* shall, upon conviction thereof, be punished by a fine of not more than \$5000 or by imprisonment for not more than 365 days, or by both such fine and imprisonment for each separate violation. Each day's violation shall constitute a separate offense.

**R103.9 Additional relief.** The *building official* may seek legal or equitable relief to enjoin any acts or practices and abate any condition when necessary to achieve compliance.

**R103.10 Administrative review by the building official.** Prior to issuance of the building permit, 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*.

**R103.11 Administrative review by the Construction Codes Advisory Board.** After administrative review by the *building official* and prior to issuance of the building permit, 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 and revocations of permits. 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*.

**R103.12 Recording of notices.** The *building official* may record a copy of any order or notice with the Department of Records and Elections of King County.

**R103.13 Appeal to Superior Court.** Final decisions of the Seattle Municipal Court on enforcement actions authorized by Title 22 may be appealed pursuant to the Rules for Appeal of Decisions of Courts of Limited Jurisdiction.

## SECTION R104 ORGANIZATION AND DUTIES

**R104.1 Jurisdiction of Department of Construction and Inspections.** The Department of Construction and Inspections is authorized to administer and enforce this code. The Department of Construction and Inspections is under the administrative and operational control of the Director, who is the *building official*.

**R104.2 Designees.** The *building official* may appoint such officers, inspectors, assistants and employees as are authorized from time to time. The *building official* may authorize such employees and other agents as may be necessary to carry out the functions of the *building official*.

**R104.3 Right of entry.** With the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued warrant, the *building official* may enter a building or premises at any reasonable time to perform the duties imposed by this code.

**R104.4 Modifications.** The *building official* may modify the requirements of this code for individual cases provided the *building official* finds: (1) there are practical difficulties involved in carrying out the provisions of this code; (2) the modification is in conformity with the intent and purpose of this code; and (3) the modification will provide a reasonable level of strength, effectiveness, fire resistance, durability, safety and sanitation when considered together with other safety features of the building or other relevant circum-

stances. The *building official* may, but is not required to, record the approval of modifications and any relevant information in the files of the *building official* or on the *approved construction documents*.

**R104.5 Alternate materials, methods of construction and design.** This code does not prevent the use of any material, design or method of construction not specifically allowed or prohibited by this code, provided the alternate has been *approved* and its use authorized by the *building official*. The *building official* may approve an alternate, provided the *building official* finds that the proposed alternate complies with the provisions of this code and that the alternate, when considered together with other safety features of the building or other relevant circumstances, will provide at least an equivalent level of strength, effectiveness, fire resistance, durability, safety and sanitation. Certain code alternates have been *pre-approved* by the *building official* and are identified in this code as code alternates. The *building official* may require that sufficient evidence or proof be submitted to reasonably substantiate any claims regarding the use or suitability of the alternate. The *building official* may, but is not required to, record the approval of code alternates and any relevant information in the files of the *building official* or on the *approved construction documents*.

**R104.6 Flood hazard areas.** The *building official* shall not approve modifications or code alternates to any provisions required in flood hazard areas identified in Table R301.2(1) unless the *building official* has determined that any of the following conditions exist:

1. There is good and sufficient cause showing that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section R322 inappropriate.
2. Failure to approve the modification or code alternate would result in exceptional hardship render the *lot* undevelopable.
3. The approval of the modification or code alternate will not result in increased flood heights, additional threats to public safety, or additional public expense.

Any modification or code alternate that is *approved* shall be the minimum necessary to afford relief, considering the flood hazard.

If a modification or code alternate is *approved*, the *building official* shall give written notice to the applicant that describes the difference between the design flood elevation and the elevation to which the building is to be built, warns that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and states that construction below the design flood elevation increases risks to life and property.

**R104.7 Tests.** Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the *building official* may require tests as proof of compliance to be made at no expense to the City. Test methods shall be specified by this code or by other recognized test standards. If there are no recognized and

accepted test methods for the proposed alternate, the *building official* shall determine the test procedures. All tests shall be made by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

**R104.8 Rules of the building official.** The *building official* has authority to issue interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

**R104.8.1 Procedure.** The *building official* shall promulgate, adopt and issue rules according to the procedures specified in the Administrative Code, Chapter 3.02 of the *Seattle Municipal Code*.

**R104.9 Liability.** Nothing in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from the failure of a building to conform to the provisions of this code, or by reason or as a consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this code, or by reason of any action or inaction on the part of the City related in any manner to the enforcement of this code by its officers, employees or agents.

This code shall not be construed to relieve or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the Department of Construction and Inspections or the City of Seattle be held to have assumed any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

#### **R104.10 Responsibilities of parties.**

**R104.10.1 Responsibility for compliance.** Compliance with the requirements of this code is the obligation of the owner of the building, structure, or premises; the duly authorized agent of the owner; and other persons responsible for the condition or work, and not of the City or any of its officers, employees or agents.

**R104.10.2 Responsibility of design professional, contractor, plans examiner and inspector.** The responsibilities of the *design professional* in responsible charge, contractor, plans examiner, and field inspector are as provided in the *International Building Code* Section 104.10.

## **SECTION R105 BUILDING PERMITS**

**R105.1 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

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

**R105.2 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 this code or any other laws or ordinances of the City.

1. Minor repairs or *alterations* if the value of construction, as determined by the *building official*, is \$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; insulating existing buildings; abatement of hazardous materials; 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. 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:
  - 6.1. There is no surcharge or impoundment of Class I, II or III-A liquids;
  - 6.2. The wall or rockery is not located in an Environmentally Critical Area (ECA) or ECA buffer pursuant to chapter 25.09 of the *Seattle Municipal Code*;
  - 6.3. 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*.
  - 6.4. Possible failure would likely cause no damage to adjoining property or structures.
7. Platforms, walks and driveways not more than 18 inches above grade and not over any *basement* or story below.
8. Window awnings supported by an *exterior wall* when projecting not more than 54 inches.

9. Prefabricated swimming pools, spas and similar *equipment* accessory to a building subject to this code in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
10. Replacement of siding. This shall not include structural changes, replacement of sheathing or *alteration* to doors and windows. See Energy Code Sections R503.1.1, Exceptions 2 and 3.
11. Roof recover.
12. Roof replacement if no changes are made to the building envelope other than adding or replacing insulation, and the work is equivalent to or better than the existing structure. Permits are required for structural changes and replacement of sheathing of any size. See Energy Code Sections R503.1.1, Exceptions 2 and 3 for insulation requirements for existing buildings.
13. Private playground *equipment* including tree houses.
14. 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.

15. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or diagonal measurement.
16. Portable heating *appliances*, portable ventilating *equipment* and portable cooling units, if the total capacity of these portable *appliances* does not exceed 40 percent of the cumulative heating, cooling or ventilating requirements of a building or *dwelling unit* and does not exceed 3 kW or 10,000 Btu input.
17. Any closed system of steam, hot or chilled water *pip-ing* within heating or cooling *equipment* regulated by this code.
18. Minor work or the replacement of any component part of a mechanical system that does not alter its original approval and complies with other applicable requirements of this code.
19. 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) the ratio of height to diameter or width is not greater than 2:1.

**R105.3 Other permits required.** Unless otherwise exempted by this or other pertinent codes, separate master use, plumbing, electrical, mechanical and other permits may be required for the above exempted items.

**R105.4 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 Chapter 25.06 of the *Seattle Municipal Code* 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.

**R105.5 Application for permit.** To obtain a permit, the applicant shall first file an application in a format determined by the *building official*. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide the contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by *construction documents*, including plans and other data required in Section R105.6.
5. State the valuation of any new building or structure or any addition, remodeling or *alteration* to an existing building, including cost breakdown between additions and *alterations*.
6. Be signed by the owner of the property or building, or the owner's authorized agent, who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the *building official*, including, but not limited to, master use and shoreline permits and building identification plans.
8. State the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with applicable city law in effect on the date described in Section R101.3, as modified by any exception.
10. Applications that include a grading component shall include all information prescribed by the Grading Code and rules adopted thereunder, and all additional information required by the *building official* pursuant to the Grading Code and rules adopted thereunder.

**R105.6 Construction documents.** *Construction documents* shall be submitted in two or more sets with each application for a permit, or shall be submitted in electronic format determined by the *building official*. Computations, stress diagrams, shop and fabrication drawings and other data sufficient to show the adequacy of the plans shall be submitted when required by the *building official*.

**Exception:** The *building official* may waive the submission of *construction documents* if the *building official* finds that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code.

**R105.6.1 Preparation by registered design professionals.** *Construction documents* for all work shall be prepared and designed by or under the direct supervision of an architect or structural engineer licensed to practice under the laws of the State of Washington. Each sheet of *construction documents* shall bear the seal and the signature of

the registered *design professional* before the permit is issued.

**Exceptions:**

1. When authorized by the *building official*, *construction documents* need not be prepared by an engineer or architect licensed by the State of Washington for the following:
  - 1.1. Detached one- and two-family dwellings.
  - 1.2. New buildings or structures, and additions, *alterations* or repairs made to them of wood light-frame construction, if the value of construction, as determined by the *building official*, is less than \$75,000.
  - 1.3. Nonstructural *alterations* and repairs if the value of construction, as determined by the *building official*, is less than \$75,000, excluding the value of electrical and mechanical systems, fixtures, *equipment*, interior finish and millwork.
  - 1.4. Other work as specified in rules promulgated by the *building official*.
2. When authorized by the *building official*, *construction documents* for assembly line products or designed specialty structural products may be designed by a registered professional engineer.

**Interpretation R105.6:** Exception 1 does not include buildings with steel moment frames, or extensive or more complex concrete structures such as concrete frame, mild reinforced or post-tensioned floor slabs. These buildings are required to be designed by a licensed structural engineer.

**R105.6.1.1 Design professional in responsible charge.** The *building official* is authorized to require the owner to engage and designate on the building permit application a registered *design professional* who shall act as the registered *design professional* in responsible charge. If the circumstances require, the owner shall designate a substitute registered *design professional* in responsible charge who shall perform the duties required of the original registered *design professional* in responsible charge. The *building official* shall be notified in writing by the owner if the registered *design professional* in responsible charge is changed or is unable to continue to perform the duties. The registered *design professional* in responsible charge is responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

**R105.6.2 Information required on construction documents.** *Construction documents* shall include the following, as applicable:

1. A plot plan showing the width of streets, alleys, yards and courts.

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2. The location (and/or location within a building), floor area, story, height and use defined by the Land Use Code of the proposed building and of every existing building on the property.
3. Where there are more than two buildings located on a property, a building identification plan identifying the location of each building on the property and identifying each building by a numbering system unrelated to address. Such plan is not required where a plan for the site is already on file and no new buildings are being added to the site.
4. Types of heating and air conditioning systems.
5. Architectural plans, including floor plans, elevations and door and finish schedules showing location of all doors, windows, mechanical *equipment*, shafts, pipes, vents and ducts.
6. Structural plans, including foundation plan and framing plans.
7. Cross-sections and construction details for both architectural and structural plans, including wall sections, foundation, floor and roof details, connections of structural members and types of construction material.
8. Topographic plans, including original and final contours, location of all buildings and structures on the site and, when required by the *building official*, adjacent to the site, and cubic yards of cut and fill.
9. If the *building official* has reason to believe that there may be an intrusion into required open areas or over the property line, a survey of the property prepared by a land surveyor licensed by the State of Washington is required for all new construction, and for additions or accessory buildings.
10. If any building or structure is to be erected or constructed on property abutting an unimproved or partially improved street or alley, the plans shall also include a profile showing the established or proposed grade of the street or alley, based upon information obtained from the Director of Transportation relating to the proposed finished elevations of the property and improvements thereon.

**R105.6.3 Information on first sheet.** The first or general note sheet of each set of plans shall specify the following, as applicable:

1. The building and street address of the work.
2. The name and address of the owner and person who prepared the plans.
3. Legal description of the property.
4. Type of occupancy of all parts of the building as defined in this code, including notation of fixed fire protection devices or systems.
5. Zoning classification of the property and existing and proposed uses of the structure(s) as defined in the *Land Use Code*.

6. Number of stories and *basements* as defined in this code.
7. Variances, conditional uses, special exceptions, including project numbers, approval and approval extension dates.

**R105.6.4 Structural notes.** Plans shall include applicable information including, but not limited to, the following:

1. Design loads: Snow load, live loads and lateral loads. If required by the *building official*, the structural notes for plans engineered to ASCE 7 shall include the factors of the base shear formula used in the design;
2. Foundations: Foundation investigations, allowable bearing pressure for spread footings, allowable load capacity of piles, lateral earth pressure;
3. Masonry: Type and strength of units, strength or proportions of mortar and grout, type and strength of reinforcement, method of testing, design strength;
4. Wood: Species or species groups, and grades of sawn lumber, glued-laminated lumber, plywood and assemblies, type of fasteners;
5. Concrete: Design strengths, mix designs, type and strength of reinforcing steel, welding of reinforcing steel, restrictions, if any; and
6. Steel and aluminum: Specification types, grades and strengths, welding electrode types and strengths.

In lieu of detailed structural notes, the *building official* may approve minor references on the plans to a specific section or part of this code or other ordinances or laws.

**R105.6.5 Deferred submittals.** Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list *deferred submittals* on the *plans* for review by the *building official*.

Documents for *deferred submittal* items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the *deferred submittal* documents have been reviewed and been found to be in general conformance to the design of the building. The *deferred submittal* items shall not be installed until the *deferred submittal* documents have been *approved* by the *building official*.

**R105.6.6 Information for construction in flood hazard areas.** For buildings and structures located in whole or in part in flood hazard areas identified in Table R301.2(1), *construction documents* shall also include:

1. Delineation of flood hazard areas, floodway boundaries, flood zones, and design flood elevations, as appropriate.
2. The elevation of the proposed lowest floor, including *basement*; and in areas of shallow flooding (AO Zones), the height of the proposed lowest floor, including *basement*, above the highest adjacent *grade*.



3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V Zone) and in Coastal A Zones where such zones are delineated on flood hazard maps identified in Table R301.2(1) or otherwise delineated by the *jurisdiction*.
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the *building official* and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

**R105.6.7 Construction and Demolition Waste:** The information in Sections R105.6.7.1 and R105.6.7.2 shall be submitted for projects generating construction or demolition material for salvage, recycling or disposal:

**Exception:** Projects for which an emergency order or hazard correction order has been issued pursuant to Section R102.

**R105.6.7.1 Application Submittal Requirements.** The following information shall be provided at the time of application submittal for *building alterations* and the demolition of *existing buildings* having a work area greater than 750 square feet or a project value greater than \$75,000:

1. A salvage assessment completed by an *approved agency* identifying building components having potential to be salvaged prior to building removal. The building owner is permitted to complete the assessment for building *alterations* that include some demolition.
2. A statement of compliance with the regulations of the Puget Sound Clean Air Agency regarding asbestos identification, notification, and abatement.

**R105.6.7.2 Waste Diversion Report.** A Waste Diversion Report shall be submitted within 60 days of final inspection approval. The Waste Diversion Report shall identify the weight or volume of project-generated construction waste and demolition material; the hauler of the material; and the receiving facility or location for each commodity. A signed affidavit from the receiving party and photo documentation shall be included for salvaged materials in which a tip receipt cannot be obtained.

**R105.6.8 Clarity of plans.** Plans shall be drawn to a clearly indicated and commonly accepted scale in a format determined by the *building official*.

**R105.7 Application review.** The *construction documents* shall be reviewed by the *building official*. Such *construction documents* may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction.

**R105.7.1 Determination of completeness.** Within 28 days after an application is filed, the *building official* shall notify the applicant in writing either that the application is complete or that it is not complete, and if not complete, what additional information is required to make it com-

plete. Within 14 days after receiving the additional information, the *building official* shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the *building official* does not notify the applicant in writing by the deadlines in this section that the application is incomplete.

**R105.7.2 Decision on application.** Except as provided in Section R105.10, the *building official* shall approve, condition or deny the application within 120 days after the *building official* notifies the applicant that the application is complete.

To determine the number of days that have elapsed after the notification that the application is complete, the following periods shall be excluded:

1. All periods of time during which the applicant has been requested by the Director to correct plans, perform required studies, or provide additional required information, until the determination that the request has been satisfied. The period shall be calculated from the date the *building official* notifies the applicant of the need for additional information until the earlier of the date the *building official* determines whether the additional information satisfies the request for information or 14 days after the date the information has been provided to the *building official*.
2. If the *building official* determines that the information submitted by the applicant under item 1 of this subsection is insufficient, the *building official* shall notify the applicant of the deficiencies, and the procedures under item 1 of this subsection shall apply as if a new request for information had been made;
3. All extensions of time mutually agreed upon by the applicant and the *building official*.

If a project permit application is substantially revised by the applicant, the time period shall start from the date at which the revised project application is determined to be complete under Section R101.3.1.

**R105.7.3 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.** For applications for reconstruction, rehabilitation, *addition, alteration*, repair or other improvement of existing buildings or structures located in a flood hazard area identified in Table R301.2(1), the *building official* shall determine the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamaged condition, regardless of the actual repair work performed. If the *building official* finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage occurred or the improvement starts, the proposed work constitutes a substantial improvement and the proposed work shall comply with Section R322.

Substantial improvements do not include:

1. Improvements to a building or structure that are required to correct existing health, sanitary or safety code violations identified by the *building official* and that are the minimum necessary to ensure safe living conditions, or
2. Any *alteration* of a landmark, provided that the *alteration* will not result in rescission of the landmark's landmark designation landmark.

**R105.8 Issuance of permit.**

**R105.8.1** Subject to Section R105.8.2, the *building official* shall issue a permit to the applicant if the *building official* finds the following:

1. The work described in the *construction documents* conforms to the requirements of this code and other pertinent laws, ordinances and regulations and with all conditions imposed under any of them,
2. The fees specified in the Fee Subtitle have been paid, and
3. The applicant has complied with all requirements to be performed prior to issuance of a permit for the work under other pertinent laws, ordinances or regulations or included in a master use permit, or otherwise imposed by the *building official*.

When the permit is issued, the applicant or the applicant's authorized agent becomes the permit holder.

**R105.8.2** The *building official* shall not issue a permit if the *building official* has determined that the property owner violated subsection 22.210.136.A of the Seattle Municipal Code and has not obtained any required tenant relocation license.

**R105.8.3 Grading permits.** The grading component of the building permit is the portion of the building permit that authorizes work that is subject to the requirements of the Grading Code. That component constitutes a grading permit.

**R105.8.4 Permit conditions.** The *building official* may impose on a permit any conditions authorized by this code or other pertinent ordinances or regulations, including but not limited to the Grading Code, the Stormwater Code, Regulations for Environmentally Critical Areas, and rules adopted pursuant to those codes. The *building official* may condition a permit in order to reduce the risks associated with development, construction, ownership and occupancy including, but not limited to risks in potential slide areas.

**R105.8.5 Denial of permits.** The *building official* may deny a permit if the *building official* determines that:

1. The risks cannot be reduced to an acceptable level,
2. The proposed project or *construction documents* do not conform to the requirements of this code or other pertinent laws, ordinances or regulations, to requirements included in the Master Use Permit or to requirements otherwise imposed by the *building official* or other City departments, or to requirements otherwise imposed by the *building official* or other City departments, or

3. The applicant has failed to comply with any requirement or condition imposed pursuant to the authority described in Section R105.8.4.

**R105.8.6 Compliance with approved construction documents.** When the *building official* issues a permit, the *building official* shall endorse the permit in writing or in electronic format and stamp the plans APPROVED. Such *approved* plans and permit shall not be changed, modified or altered without authorization from the *building official*, and all work shall be done in accordance with the *approved construction documents* and permit except as authorized by the *building official* during a field inspection to correct errors or omissions, or as authorized by Section R105.9.

**R105.9 Revisions to the permit.** When changes to the *approved* work are made during construction, approval of the *building official* shall be obtained prior to execution. The building inspector may approve minor changes to the *construction documents* for work not reducing the structural strength or fire and life safety of the structure. The building inspector shall determine if it is necessary to revise the *approved construction documents*. No changes that are subject to special inspection shall be made during construction unless *approved* by the *building official*. If revised plans are required, changes shall be submitted to and *approved* by the *building official*, accompanied by fees specified in the Fee Subtitle, prior to occupancy. All changes shall conform to the requirements of this code and other pertinent laws and ordinances and other issued permits.

**R105.10 Cancellation of permit applications.** Applications may be cancelled if no permit is issued by the earlier of the following: (1) twelve months following the date of application; or (2) sixty days from the date of written notice that the permit is ready to issue. After cancellation, *construction documents* submitted for review may be returned to the applicant or destroyed by the *building official*.

The *building official* will notify the applicant in writing at least 30 days before the application is cancelled. The notice shall specify a date by which a request for extension must be submitted in order to avoid cancellation. The date shall be at least two weeks prior to the date on which the application will be cancelled.

**R105.10.1 Extensions prior to permit issuance.** At the discretion of the *building official*, applications for projects that require more than 12 months to review and approve may be extended for a period that provides reasonable time to complete the review and approval, but in no case longer than 24 months from the date of the original application. No application may be extended more than once. After cancellation, the applicant shall submit a new application and pay a new fee to restart the permit process.

Notwithstanding other provisions of this code, an application may be extended where issuance of the permit is delayed by litigation, preparation of environmental impact statements, appeals, strikes or other causes related to the application that are beyond the applicant's control, or while the applicant is making progress toward issuance of a master use permit.

**R105.11 Retention of plans.** One set of *approved* plans, which may be on microfilm or in electronic format, shall be retained by the *building official*. One set of *approved* plans shall be returned to the applicant and shall be kept at the site of the building or work for use by inspection personnel at all times during which the work authorized is in progress.

**R105.12 Validity of permit.** The issuance or granting of a permit or approval of *construction documents* shall:

1. Not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or other pertinent laws and ordinances;
2. Not prevent the *building official* from requiring the correction of errors in the *construction documents* or from preventing building operations being carried on thereunder when in violation of this code or of other pertinent laws and ordinances of the City;
3. Not prevent the *building official* from requiring correction of conditions found to be in violation of this code or other pertinent laws and ordinances of the City; or
4. Not be construed to extend the period of time for which any such permit is issued or otherwise affect any period of time for compliance specified in any notice or order issued by the *building official* or other administrative authority requiring the correction of any such conditions.

**R105.13 Expiration of permits.** Authority to do the work authorized by a permit expires 18 months from the date of issuance. An *approved* renewal extends the life of the permit for an additional 18 months from the prior expiration date. An *approved* reestablishment extends the life of the permit for 18 months from the date the permit expired.

**Exceptions:**

1. Initial permits for major construction projects that require more than 18 months to complete may be issued for a period that provides reasonable time to complete the work, according to an *approved* construction schedule. The *building official* may authorize a permit expiration date not to exceed three years from the date of issuance, except when there is an associated Shoreline Substantial Development permit in which case the *building official* may authorize an expiration date not to exceed the life of the Shoreline permit.
2. The *building official* may issue permits which expire in less than 18 months if the *building official* determines a shorter period is appropriate to complete the work.

This section is subject to the limitations in *Seattle Municipal Code* Section 22.800.100, Seattle Stormwater Code.

**R105.14 Renewal of permits.** Permits may be renewed and renewed permits may be further renewed by the *building official* if the following conditions are met:

1. Application for renewal is made within the 30 day period immediately preceding the date of expiration of the permit; and

2. If the project has had an associated discretionary Land Use review, the land use approval has not expired; and
3. If an application for renewal is made more than 18 months after the date of mandatory compliance with a new or revised edition of the *Seattle Residential Code*, the permit shall not be renewed unless:
  - 3.1. The *building official* determines that the permit complies, or is modified to comply, with the Seattle Residential, Energy, Stormwater, Side Sewer and Grading codes in effect on the date of application for renewal; or
  - 3.2. The work authorized by the permit is substantially underway and progressing at a rate *approved* by the *building official*. “Substantially underway” means that normally required building inspections have been *approved* for work such as foundations, framing, mechanical, insulation and finish work that is being completed on a continuing basis; or
  - 3.3. Commencement or completion of the work authorized by the permit is delayed by litigation, appeals, strikes or other extraordinary circumstances related to the work authorized by the permit beyond the permit holder’s control, subject to approval by the *building official*; and
4. If an application for renewal is submitted on or after January 1, 2017, the permit shall not be renewed unless: (a) the *building official* determines that the permit complies, or is modified to comply, with the Seattle Stormwater Code in effect on the date of application for renewal; or (b) construction has started. For purposes of this provision, “started construction” means the site work associated with and directly related to the *approved* project has begun. For example, grading the project site to final grade or utility installation constitutes the start of construction; simply clearing the project site does not.

**R105.15 Reestablishment of expired permits.** A new permit is required to complete work if a permit has expired and was not renewed.

**Exception:** A permit that expired less than one year prior to the date of a request for reestablishment may be reestablished upon approval of the *building official* if it complies with Section R105.14, Items 2, 3 and 4 above. Once reestablished the permit will not be considered to have expired. The new expiration date of a reestablished permit shall be determined in accordance with Section R105.13.

**R105.16 Revocation of building permits.** Whenever the *building official* determines there are grounds for revoking a permit, the *building official* may issue a notice of revocation. The notice of revocation shall identify the reason for the proposed revocation, including but not limited to the violations, the conditions violated and any alleged false or misleading information provided.

**R105.16.1 Standards for revocation.** The *building official* may revoke a permit if:

1. The code or the building permit has been or is being violated and issuance of a notice of violation or stop

work order has been or would be ineffective to secure compliance because of circumstances related to the violation; or

2. The permit was obtained with false or misleading information.

**R105.16.2 Service of notice of revocation.** The notice of revocation shall be served upon the owner, agent or other responsible person by personal service or regular first class mail addressed to the last known address of such person or if no address is available after reasonable inquiry, the notice may be posted in a conspicuous place on the premises. The notice may also be posted if served by personal service or first class mail.

**R105.16.3 Effective date of revocation.** The *building official* shall identify in the notice of revocation a date certain on which the revocation will take effect. This date may be stayed pending complete review by the *building official* pursuant to Section R105.12.4.

**R105.16.4 Review by the building official for notice of revocation.** Any person aggrieved by a notice of revocation may obtain a review by making a request in writing to the *building official* within three business days of the date of service of the notice of revocation. Any person affected by the notice of revocation may submit additional information to the *building official* for consideration as part of the review at any time prior to the review.

**R105.16.4.1 Review procedure.** The review will be made by a representative of the *building official* who will review all additional information received and may also request a site visit. After the review, the *building official* may:

1. Sustain the notice of revocation and affirm or modify the date the revocation will take effect;
2. Withdraw the notice of revocation;
3. Modify the notice of revocation and affirm or modify the date the revocation will take effect; or
4. Continue the review to a date certain.

**R105.16.4.2 Order of revocation of permit.** The *building official* shall issue an order containing the decision within ten days after the review is completed and shall cause the same to be sent by regular first class mail to the person or persons requesting the review, any other person on whom the notice of revocation was served and any other person who requested a copy before issuance of the order. The order of the *building official* is the final order of the City, and the City and all parties shall be bound by the order.

## SECTION R106 INSPECTIONS

**R106.1 General.** All construction or work for which a permit is required is subject to inspection by the *building official*, and certain types of construction shall have special inspections by registered special inspectors as specified in the *Seattle Building Code* Chapter 17.

**R106.2 Surveys.** A survey of the *lot* may be required by the *building official* to verify compliance of the structure with *approved construction documents*.

**R106.3 Inspection requests.** The owner of the property or the owner's authorized agent, or the person designated by the owner or agent to do the work authorized by a permit shall notify the *building official* that work requiring inspection as specified in this section is ready for inspection.

**R106.4 Access for inspection.** The permit holder and the person requesting any inspections required by this code shall provide access to and means for proper inspection of such work, including safety *equipment* required by the Washington Industrial Safety and Health Agency. The work shall remain accessible and exposed for inspection purposes until *approved* by the *building official*. Neither the *building official* nor the City is liable for expense entailed in the required removal or replacement of any material to allow inspection.

**R106.5 Inspection record.** Work requiring a permit shall not be commenced until the permit holder or the permit holder's agent has posted an inspection record in a conspicuous place on the premises and in a position that allows the *building official* to conveniently make the required entries regarding inspection of the work. This record shall be maintained in such a position by the permit holder or the permit holder's agent until final approval has been granted by the *building official*.

**R106.6 Approvals required.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the *building official*. Written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in Section R106.8. There shall be a final inspection and approval of all buildings when they are completed and ready for occupancy.

**R106.6.1 Effect of approval.** Approval as a result of an inspection is not approval of any violation of the provisions of this code or of other pertinent laws and ordinances of the City. Inspections presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City are not valid.

**R106.7 Concealment of work.** No required reinforcing steel or structural framework of any part of a building or structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the *building official*.

**Exception:** Modular homes and commercial coaches identified by State of Washington stickers specified in Section 106.13.4 of the *International Building Code* and placed upon a permanent foundation *approved* and inspected by the *building official*.

**R106.8 Required inspections.** The *building official*, upon notification by the permit holder or the permit holder's agent, of the property address and permit number, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or the permit holder's agent if the construction fails to comply with the law.

**R106.8.1 First ground disturbance inspection.** To be made prior to beginning land-disturbing activity, and following installation of erosion control measures and any required fencing that may restrict land disturbance in steep slope or other buffers as defined in chapter 25.09 of the *Seattle Municipal Code*.

**Note:** The purpose of the site inspection is to verify the erosion control method, location and proper installation. *Approved* drainage plan requirements and site plan conditions will also be verified, including buffer delineations.

**R106.8.2 Foundation inspection.** To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed “ready mix”) is to be used, materials need not be on the job.

**R106.8.3 Concrete slab or under-floor inspection.** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or floor sheathing installed, including the subfloor.

**R106.8.4 Floodplain inspections.** For construction in flood hazard areas identified in Table R301.2(1), upon placement of the lowest floor, including *basement*, and prior to further vertical construction, the applicant shall submit documentation, prepared and sealed by a registered *design professional*, showing the elevation of the lowest floor, including *basement*, as required in Section R322.

**R106.8.5 Frame inspection.** To be made after the roof, all framing, fireblocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts are *approved*.

**R106.8.6 Insulation inspection.** To be made after all insulation and vapor barriers are in place but before any gypsum board or plaster is applied.

**R106.8.7 Lath and/or gypsum board inspection.** For shear walls, to be made after lathing and/or gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

**R106.8.8 Final site inspection.** To be made after all grading is complete, and all permanent erosion controls, storm-water facilities and stormwater best management practices have been installed.

**Exception:** A final site inspection is not required for projects with less than 750 square feet of land disturbing activity.

**R106.8.9 Final inspection.** To be made after finish grading and the building is completed and before occupancy.

**R106.8.9.1 Elevation documentation.** If located in a flood hazard area, the documentation of elevations required in Section R322.1.10 shall be submitted to the *building official* prior to the final inspection.

**R106.9 Special inspection.** Special inspection shall be provided in accordance with *International Building Code* Chapter 17.

**R106.10 Other inspections.** In addition to the inspections specified above, the *building official* may make or require any other inspections of any construction work or site work to ascertain compliance with the provisions of this code and other pertinent laws and ordinances that are enforced by the *building official*.

**R106.11 Special investigation.** If work that requires a permit or approval is commenced or performed prior to making formal application and receiving the *building official's* permission to proceed, the *building official* may make a special investigation inspection before a permit is issued for such work. Where a special investigation is made, a special investigation fee may be assessed in accordance with the Fee Subtitle.

**R106.12 Reinspections.** The *building official* may require a reinspection if work for which an inspection is called is not complete, required corrections are not made, the inspection record is not properly posted on the work site, the *approved* plans are not readily available to the inspector, access is not provided on the date for which inspection is requested, or if deviations from *construction documents* that require the approval of the *building official* have been made without proper approval, or as otherwise required by the *building official*.

**R106.12.1 Compliance with Section R107.3.** For the purpose of determining compliance with Section R107.3, Maintenance, the *building official* or the fire chief may cause a structure to be reinspected.

**R106.12.2 Reinspection fee.** The *building official* may assess a reinspection fee as set forth in the Fee Subtitle for any action for which reinspection is required. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**R106.13 Approval for occupancy.** Except for *alterations* and additions, no building or structure subject to this code shall be occupied until *approved* for occupancy after final inspection.

**R106.13.1 Effect of Final inspection.** Final inspection is not an approval of any violation of the provisions of this code or other pertinent laws and ordinances of the City. Certificates presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City are not valid.

## SECTION R107 EXISTING STRUCTURES AND EQUIPMENT

**R107.1 General.** Buildings in existence at the time of the passage of this code that were legally constructed and occupied in accordance with the provisions of a prior code may continue their existing use, if such use is not unsafe. Mechanical systems lawful at the time of the adoption of this code may continue and may be maintained or repaired, converted to another type of fuel or have components replaced if it is

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done in accordance with the basic original design and location and no hazard to life, health or property is created by such mechanical system.

**R107.2 Establishing existing uses for the record.** In order to establish an existing use for the record, the building shall comply with the fire and life safety requirements of this code or the code effective at the time the building was constructed. If the existing use is other than that for which the building was constructed, the building shall comply with this code or the code effective at the time the existing use was legally established.

**R107.3 Maintenance.** All buildings and structures, and all parts thereof, shall be maintained in a safe and sanitary condition. All mechanical systems, materials, *equipment* and appurtenances and all parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and hazard-free condition. All devices and safeguards which are or were required by a code in effect when the building or structure was erected, altered or repaired shall be maintained in conformance with the code edition under which installed.

**Exception:** The *building official* is authorized to modify the requirements of this subsection where all or a portion of a building is unoccupied, closed off and reasonably secure from unlawful entry.

**R107.3.1 Reinspection for maintenance.** To determine compliance with this subsection, the *building official* may cause a mechanical system or *equipment* to be reinspected.

**R107.3.2 Responsibility for maintenance.** The owner or the owner's designated agent is responsible for maintenance of buildings, structures, mechanical systems, materials, *equipment*, devices, safeguards and appurtenances. It is a violation to fail to maintain such buildings, structures, mechanical systems, materials, *equipment*, devices, safeguards and appurtenances or to fail to immediately comply with any lawful notice or order of the *building official*.

**Exception:** Occupants of dwellings are responsible for the maintenance of smoke alarms required by Section R314 and carbon monoxide alarms required by Section R315.

**R107.4 Unsafe building appendages.** Parapet walls, cornices, chimneys and other appendages or structural members that are supported by, attached to, or a part of a building and that are in a deteriorated condition or are otherwise unable to sustain the design loads specified in this code, are hereby designated as unsafe building appendages. All such unsafe building appendages are public nuisances and shall be abated in accordance with Section R102.

**R107.5 Additions and alterations.** Buildings and structures to which additions and *alterations* are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. *Alterations* shall be such that the *existing building* or structure is no less conforming to the provisions of this code after the *alteration* than the *existing building* or structure was before the *alteration*.

See also applicable provisions of the *International Energy Conservation Code*. Any building or addition that is not cov-

ered by or within the scope of this code as provided in Section R101.2 shall be designed to the provisions of the *International Building Code*.

### Exceptions:

1. An addition may be made to an existing nonconforming building if the following conditions are met:
  - 1.1. A fire wall, constructed in compliance with *International Building Code* Section 706, separates the addition and the existing structure;
  - 1.2. The existing building is not made more nonconforming; and
  - 1.3. The addition conforms to this code.
2. Additions with less than 500 square feet of conditioned floor area are exempt from the requirements for whole house ventilation systems, Section M1507.

**R107.5.1 When allowed.** Additions and *alterations* may be made to any existing building or structure without requiring the existing building or structure to comply with all the requirements of this code, if the addition or *alteration* conforms to the standards required for a new building or structure and complies with Section R107.5. Additions, *alterations* or renovations may be made to any mechanical system without requiring the existing mechanical system to comply with all the requirements of this code, if the addition, *alteration* or renovation conforms to the standards required for a new mechanical system. Additions, *alterations* or renovations shall not cause an existing system to become unsafe, unhealthy or overloaded. Minor additions, *alterations* and renovations to existing mechanical systems may be installed in accordance with the law in effect at the time the original installation was made, if *approved* by the *building official*.

**R107.5.2 Impracticality.** In cases where compliance with the requirements of this code is impractical, the applicant may arrange a presubmittal conference with the design team and the *building official*. The applicant shall identify alternate design solutions and modifications and demonstrate conformance to Section R104.4 or R104.5. The *building official* is authorized to waive specific requirements in this code that the *building official* determines to be impractical.

**R107.5.3 Compliance with retroactive ordinances.** *Alterations* and repairs to existing buildings that are being made in response to a notice or order requiring compliance with the *Housing and Building Maintenance Code*, Subtitle II, Title 22 of the *Seattle Municipal Code*, the *Fire Code*, Subtitle VI, Title 22 of the *Seattle Municipal Code*, or other ordinances applicable to existing buildings, shall be permitted to be made in accordance with the standards contained in those ordinances rather than the standards for new buildings contained in this code. If standards are not specified in those ordinances, such *alterations* or repairs shall conform to the requirements of this chapter.

**R107.5.4 Nonstructural alterations.** *Alterations* that are nonstructural and that do not affect any member or part of the building or structure required to be fire resistant may be made with the same materials of which the building or structure is constructed, provided that no change is permitted that increases its hazard.

**R107.5.5 Maintenance of structural stability.** If *approved* by the *building official*, minor structural *alterations* necessary to maintain the structural stability of the building may be made with the same material of which the building or structure is constructed.

**R107.6 Repairs.** Repairs to existing structures or *equipment* shall comply with the International Existing Buildings Code.

**Exception:** *Repair* of buildings with *damage ratios* of 60 percent or more shall comply with Section R107.9.

**R107.7 Landmarks—Historic buildings and structures.** The *building official* may modify the specific requirements of this code as it applies to landmarks, and require in lieu thereof alternate requirements that, in the opinion of the *building official*, will result in a reasonable degree of safety to the public and the occupants of those buildings.

**Exception:** *Repair* of buildings with *damage ratios* of 60 percent or more shall comply with Section R107.9.

**R107.8 Unreinforced masonry chimneys.** If an unreinforced *masonry chimney* is altered or if the building in which such a chimney is located undergoes substantial *alteration* as defined in Section R107.9.1, the chimney shall be altered to conform to rules promulgated by the *building official*.

**R107.9 Substantial alterations or repairs.** Any building or structure to which substantial *alterations* or repairs are made shall conform to the requirements of this Section and Sections R310 (emergency escape and rescue openings), R311 (means of egress), R314 (smoke alarms), R315 (carbon monoxide alarms) and R302.2(–) through R302.4 (*dwelling unit separation*).

**R107.9.1 Definition.** For the purpose of this section, substantial *alterations* or repairs may mean any one of the following, as determined by the *building official*:

1. Repair of buildings with *damage ratios* of 60 percent or more.
2. Remodeling or additions that substantially extend the useful physical and/or economic life of the building or a significant portion of the building.
3. Change to a use within the scope of this code from a use not within the scope of this code.
4. Change from an *accessory structure* to any other use within the scope of this code.
5. Change from a detached one- or two-family dwelling to a townhouse.
6. Change to *adult family home* or family child day care home from any other use.

**R107.9.2 Seismic regulations.** Buildings or structures to which substantial *alterations* or repairs are made shall comply with Sections R301.1.3 or Sections R403.1.6, R602.10 and R602.11. In addition, the *building official*

may require testing of existing materials, at applicant or property owner's expense, if there is insufficient evidence of structural strength or integrity of the building or structure.

**Exception:** In lieu of compliance with the seismic provisions of Sections R403.1.6, R602.10 and R602.11, if *approved* by the *building official*, the applicant may evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls.

**R107.9.3 Other structural work.** All other structural work shall comply with the requirements of Chapters 3, 4, 5, 6, 8 and 10 of this code.

**R107.10 Change of use.** If the use of a building or portion thereof is changed, any elements of the *dwelling unit* envelope that are altered shall comply with the sound transmission control requirements of Section R331. If the use of a building or portion thereof is changed to *adult family home* or to *family home child care*, the building shall comply with the applicable provisions of Section R327 or R328.

**R107.11 Moved buildings.** Residential buildings or structures moved into or within the City are not required to comply with the requirements of this code if the original use classification of the building or structure is not changed. Compliance with the requirements of this chapter is required if the moved residential buildings or structures undergo substantial *alteration* as defined in R107.9.1. Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.

**R107.12 Rat abatement for demolished buildings.** All applicants for a demolition permit shall initiate a rat abatement program on the project site at least 15 days prior to the start of demolition or any clearing or grading activity on the demolition site.

**R107.12.1 Duration of rat abatement program.** The rat abatement program must continue at least until demolition begins. No demolition or clearing or grading on the demolition site shall begin until the rat abatement program is complete unless approved by the *building official*. The rat abatement program may be terminated or waived by the *building official* when supported by a written recommendation of a licensed pest control agent.

**R107.12.2 Requirements of rat abatement program.** The rat abatement program shall be approved by a qualified pest control agent and shall comply with the Seattle-King County Public Health Department guidelines and recommendations for rat baiting. The use of any pesticide shall comply with WAC 16-228-1380. The *building official* may require additional deterrent measures on recommendation of the Seattle-King County Public Health Department.

**R107.12.3 Demolition permit.** The *building official* shall not issue any demolition permit until the applicant has provided a copy of the rat abatement program and a declaration that the requirements of Section R107.12 have been or will be complied with prior to the start of demolition.

**SECTION R108  
FEES**

**R108.1 Fees.** A fee for each permit and for other activities related to the enforcement of this code shall be paid as set forth in the Fee Subtitle.