

1
2 **ORDINANCE _____**

3 AN ORDINANCE relating to Housing and Building Maintenance Code enforcement,
4 amending Sections 22.206.040, 22.206.090, 22.206.130, 22.206.160, 22.206.200, and
5 23.91.002 of the Seattle Municipal Code.

6 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

7 **Section 1.** Subsection 22.206.040.A of the Seattle Municipal Code, which section
8 was last amended by Ordinance 115671, is amended as follows:

9 **22.206.040 Light and ventilation.**

10 A. Every habitable room in a housing unit shall have a window or windows with an
11 area of not less than ~~((ten percent (10%)))~~ 8 percent of the floor area of the room, but in no
12 event shall such area be less than ~~((ten (10)))~~ 10 square feet; provided, that an approved system
13 of artificial light may be used in lieu of the window or windows required in kitchens by this
14 section.
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17 **Section 2.** Subsection 22.206.090.A of the Seattle Municipal Code, which section
18 was last amended by Ordinance 115671, is amended as follows:

19 **SMC 22.206.090 Heating.**

20 A. Minimum Heating Equipment. Every housing unit shall have permanently
21 installed, functioning heating facilities and an approved power or fuel supply system which are
22 capable of maintaining ~~((an average room temperature of at least sixty five (65) degrees
23 Fahrenheit measured at a point three (3) feet above the floor))~~ a minimum room temperature of
24 68 degrees Fahrenheit measured at a point 3 feet above the floor and 2 feet from exterior walls
25
26
27 in all habitable rooms, baths and toilet rooms, when the outside temperature is ~~((twenty four~~
28

1 ~~((24))~~ 24 degrees Fahrenheit or higher. When the outside temperature is less than ~~((twenty-~~
2 ~~four-~~(24))~~)~~ 24 degrees Fahrenheit, the permanently installed, functioning heating facility and
3 approved power or fuel supply system must be capable of maintaining an average room
4 temperature of at least ~~((fifty-eight-~~(58))~~)~~ 58 degrees Fahrenheit, measured at a point ~~((three~~
5 ~~(3))~~) 3 feet above the floor and 2 feet from exterior walls, in all habitable rooms, baths and
6 toilet rooms.

7 * * *

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9 **Section 3.** Subsection 22.206.130.A of the Seattle Municipal Code, which section
10 was last amended by Ordinance 120087, is amended as follows:

11 **Minimum Fire and Safety Standards**

12 **SMC 22.206.130 Requirements.**

13 A. Stair and Stairway Construction.

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15 1. All stairs, except stairs to inaccessible service areas, exterior stairs on grade and
16 winding, circular or spiral stairs shall have a minimum run of ~~((nine-~~(9)~~ inches))~~ 10 inches and
17 a maximum rise of ~~((eight-~~(8)~~ inches))~~ 7³/₄ inches and a minimum width of ~~((thirty-~~(30)~~ inches))~~
18 36 inches from wall to wall. The rise and run may vary no more than ~~((one-half-~~(1/2)~~ inch))~~ 3/8
19 inch in any flight of stairs.

20
21 2. All exterior stairs on grade and winding, circular and spiral stairs shall be in good
22 repair and shall be configured for safe use and travel.

23 3. Every stairway having more than three ~~((3))~~ risers, except stairs to inaccessible
24 service areas, shall have at least one ~~((1))~~ handrail mounted ~~((at least twenty-eight-~~(28)~~ inches~~
25 ~~but no more than forty-two-~~(42)~~ inches))~~ not less than 34 inches or more than 38 inches above
26 the tread nose.
27
28

1 shall be easily legible, in contrast with the surface upon which they are placed. Figures shall be
2 no less than ~~((two (2)))~~ 2 inches high;

3 9. Maintain the building in compliance with the requirements of Section ~~((3402.1))~~
4 3403.1 of the Seattle Building Code;

5 * * *

6 B. It shall be the duty of all owners of buildings that contain rented housing units,
7 regardless of any lease provision or other agreement that purports to transfer the owner's
8 responsibilities hereunder to an operator, manager or tenant, to:
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10 1. Maintain in a clean and sanitary condition the shared areas, including yards and
11 courts, of any building containing two ~~((2))~~ or more housing units;

12 2. Supply enough garbage cans or other approved containers of sufficient size to
13 contain all garbage disposed of by such tenants;

14 3. Maintain heat in all occupied habitable rooms, baths and toilet rooms at an inside
15 temperature, as measured at a point ~~((three (3)))~~ 3 feet above the floor and 2 feet from exterior
16 walls, of at least ~~((sixty five (65)))~~ 68 degrees Fahrenheit between the hours of ~~((seven (7:00)))~~
17 7:00 a.m. and ~~((ten thirty (10:30)))~~ 10:30 p.m. and ~~((fifty eight (58)))~~ 58 degrees Fahrenheit
18 between the hours of ~~((ten thirty (10:30)))~~ 10:30 p.m. and ~~((seven (7:00)))~~ 7:00 a.m. from
19 September 1st until June 30th, when the owner is contractually obligated to provide heat;
20

21 4. Install smoke detectors on the ceiling or on the wall not less than ~~((four (4)))~~ 4
22 inches nor more than ~~((twelve (12)))~~ 12 inches from the ceiling at a point or points centrally
23 located in a corridor or area in each housing unit and test smoke detectors when each housing
24 unit becomes vacant;
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* * *

Section 5. Subsection 22.206.200.A of the Seattle Municipal Code, which section was last amended by Ordinance 122397, is amended as follows:

SMC 22.206.200 Minimum standards for vacant buildings.

A. Maintenance Standards. Every vacant building shall conform to the standards of Sections 22.206.060; 22.206.070; 22.206.080 A, B, C, G, H and I; 22.206.130 I; 22.206.160 A1, 3, 4, 5, 6 and 8 except when different standards are imposed by this section.

* * *

4. All vacant buildings and their accessory structures shall meet the following standards:

a. All windows shall have intact glazing or plywood of at least ~~((one-quarter (1/4)))~~ 1/4 inch thickness, painted or treated to protect it from the elements, cut to fit the opening, and securely nailed using 6D galvanized nails or woodscrews spaced not more than ~~((nine (9)))~~ 9 inches on center.

b. Doors and service openings with thresholds located ~~((ten (10)))~~ 10 feet or less above grade, or stairways, landings, ramps, porches, roofs, or similarly accessible areas shall provide resistance to entry equivalent to or greater than that of a closed single panel or hollow core door ~~((one and three eighths (1 3/8)))~~ 1 3/8 inches thick equipped with a ~~((one-half (1/2)))~~ 1/2 inch throw deadbolt. Exterior doors, if openable, may be closed from the interior of the building by toe nailing them to the door frame using 10D or 16D galvanized nails.

c. There shall be at least one ~~((1))~~ operable door into each building and into each housing unit. If an existing door is operable, it may be used and secured with a suitable lock such as a hasp and padlock or a ~~((one-half (1/2)))~~ 1/2 inch deadbolt or deadlatch. All locks

1 shall be kept locked. When a door cannot be made operable, a door shall be constructed of
2 ~~((three quarter (3/4)))~~ 3/4 inch CDX plywood or other comparable material approved by the
3 Director and equipped with a lock as described above.

4 d. All debris, combustible materials including vegetation overgrowth, litter and garbage,
5 junk, waste, used or salvageable materials, and inoperable vehicles and vehicle parts, shall be
6 removed from vacant building, their accessory structures, and the premises including but not
7 limited to adjoining yard areas. The building and premises shall be maintained free from such
8 items. The premises also shall be free from parked vehicles.

9 e. The Director may impose additional requirements for the closure of a vacant
10 building, including but not limited to installation of ~~((three quarter (3/4)))~~ 3/4 inch plywood,
11 brick or metal coverings over exterior openings, when the standards specified in subsections
12 ~~((A4a))~~ A.4.a through ~~((A4d))~~ A.4.d above are inadequate to secure the building:
13

- 14 i. Due to the design of the structure; or
15 ii. When the structure has been subject to two ~~((2))~~ or more unauthorized entries
16 after closure pursuant to the standards specified above; or
17 iii. When the Director determines, in consultation with the Seattle Police Department
18 and the Seattle Fire Department, that the structure may present a substantial risk to the health or
19 safety of the public, or to police or fire personnel if closed to the standards of subsections
20 ~~((A4a))~~ A.4.a through ~~((A4d))~~ A.4.d above.
21

22 5. If a building component of a vacant building or a structure accessory to a vacant
23 building does not meet the standards of Section 22.206.060, the component or a portion thereof
24 may be removed in accordance with applicable codes, provided the Director determines that the
25 removal does not create a hazardous condition.
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