

**Construction Codes Advisory Board
Minutes of July 16, 2015**

Board Members present:

Loren Brandford	Jim Safranek
Rob Lane	Len Whalen
Steve Simpson	

Board Members absent:

Eric Vander Mey	Bryan Boeholt
Greg Gilda	Sam Park
Joe Malaspino	Allan Wakeling
Lily Iftner	

Guests:

Tom Kinsman

City Staff:

Maureen Traxler	Jon Siu
Russ Byrd	Julie A. Hines

Minutes of June 18, 2015

The minutes of the June 18, 2015 CCAB meeting were approved as presented.

Board Chair Greg Gilda and Vice Chair Lily Iftner were absent; Steve Simpson served as Chair and led the Board's discussions.

Chapter 4

Maureen Traxler began review of Chapter 4 by addressing board member Rob Lane's code recommendations for high-rise buildings.

Rob suggested that language be added to Section 403.1.2 to clarify at what phase in a phased permit project the presubmittal conference is required. Jon Siu responded that the presubmittal conference is required 60 days before the application of the first phase of the project. Maureen noted that DPD is updating Tip 313 on presubmittal conferences and Jon recommended that the Tip include a note about conference timing in a phased permit project. The Board agreed with Jon's proposal.

Rob asked if the requirement for high bond strength of the sprayed fire-resistant material (SFRM) in buildings over 420 feet (Table 403.2.4) applied to the entire structure or just to those building components over 420 feet. Rob gave the example of a high rise building with two towers, one over 420 feet and the other less than 420 feet. Jon said that the answer depended on how the structural systems relate to each other. While recognizing that there could be other factors that would affect the decision, Jon said that, in general, if the towers had separate structural systems, DPD would probably require the high bond strength SFRM only in the tower with a height greater than 420

feet. If both towers shared a structural system, then high bond strength SFRM would be required in both towers. Jon noted that bond strength is discussed during the pre-submittal conference.

Rob asked if a pressurization shaft in an interior exit stairway is considered to be part of the exit enclosure so that the shaft had to meet the soft body impact requirement (Section 403.2.3.1.) Jon confirmed that if the pressurization shaft makes up part of the exit enclosure it would need to comply with the soft body impact requirement.

Len Whalen questioned whether hoistways were included in Item 9 of Section 403.4.8.4. Jon replied that they were. The Board recommended that DPD work on combining Items 9 and 10 and report back to the Board.

Tom asked whether Section 403.5.2 requires a third stairway when there is an amenity deck over 420 feet. Jon commented that if the amenity deck was accessory to an R-2 occupancy then DPD would not require a third stairway.

Russ Byrd expressed concern that a roof hatch was not included as an option for access to an unoccupied roof in Section 403.5.7. Russ suggested that a roof hatch alternative be added to the presubmittal conference form so that that option would be discussed at the conference. Russ noted that Seattle Fire Department (SFD) frequently allows a hatch to access an unoccupied roof. The Board recommended that the roof hatch option be included in the presubmittal conference form as part of the Tip 313 update.

Russ next raised the issue of whether the requirement for separate machine rooms (Section 403.6.1) for elevators is still necessary with the advent of fire service access elevators (FSAE) or whether FSAE removed the need for separate machine rooms. He noted that the separate machine room requirement was added before the requirement that all high rise buildings be sprinklered. The Board agreed that this matter should be discussed at the elevator chapter review meetings.

Rob suggested that Seattle consider adopting Bellevue's exception to the FSAE requirement for elevators that only serve below-grade floors. Russ commented that SFD was not concerned about having FSAEs when a separate bank of elevators only served below-grade floors. Jon responded that to codify this exception in the Seattle Building Code would need further discussion. The Board recommended that DPD and SFD discuss Bellevue's exception from required FSAE for elevators that only serve below-grade floors.

The next meeting is scheduled for August 20.