

The City of Seattle

Construction Codes Advisory Board (CCAB)

Minutes of October 20, 2016

Board Members present:

Judy Tucker

Charlie Beck

Jim Safranek

Lachlan Foss

Len Whalen

Lily Iftner

Board Members absent:

Eric Vander Mey

Rob Lane

Joseph Malaspino

Steve Simpson

Allan Wakeling

Greg Gilda

City Staff:

Jenifer Gilliland

Don Weissinger

Cheryl Burwell

Public:

Roger Valdez

Greg Hill

Cindi Barker

David Neiman

Mike Terry

Lyle Harris

Item 1: Welcome

Lily Iftner chaired the meeting and opened it by asking everyone to introduce themselves.

Item 2: Review October 6, 2016 CCAB meeting minutes

Action: CCAB approved the minutes of the October 6, 2016 meeting.

Item 3: Review Proposed Directors Rule:

Cheryl Burwell, SDCI, presented a Director's Rule establishing alternate design requirements for the use of lateral force-resisting systems with a structural height between 160 feet and 185 feet for which the 2015 Seattle Building Code's adoption of ASCE 7-10 is applied.



Action: CCAB reviewed the rule and approved it subject to the addition of a definition of amenity floor and a reference to the land use code. CCAB requested to see a copy of the revised rule.

Item 4: Board Transitions into Minimum Habitable Space Committee

Judy Tucker started the committee meeting by describing the charter of the committee and how interaction between actual members of the committee and interested members of the public will occur. She outlined who were formal voting members of the committee. It is necessary to keep the committee small so that we can efficiently move through the subject to get a recommendation to the full CCAB board by February.

CCAB representatives on the committee:

- Judy Tucker, Committee Chair
- Jim Safranek
- Lachlan Foss
- Lilly Iftner

Committee members:

- Dave Neiman
- Mike Perry
- Scott Shapiro
- Cindy Barker
- Roger Valdez
- Eric Blank
- Lyle Harris

Interested parties are highly encouraged to attend and can provide input either during the meeting or offline to Judy.

Discussion of Draft Survey Questions

The group found the use of the term “SEDU” in the first paragraph of the survey was misleading when the heart of what was being considered was the minimum dwelling unit and room dimensions regardless of the type of housing (except single family residential which is regulated by the Seattle Residential code). The group recommended removing the term SEDU from “CCAB has been asked to examine whether more flexibility in minimum room size, dimensions, and total area requirements for SEDU’s” in the first paragraph. Other suggestions from the group included:



- Write the survey in plain language.
- Break the questions into Unit Questions and Room Questions to make it simpler for lay persons.
- Don't ask questions aimed at providing information from the 10,000 foot level. We need to ask questions that will provide information that can be acted on.
- Include diagrams in the survey, rather than just provide a link.
- We want to require diagrams from survey respondents outlining alternate ideas.
- Include other groups on the list of people being surveyed (social justice, human factor specialist, etc).
- Don't use a 7' by 7' square when describing room size. It's not accurate because the code is only concerned about the perpendicular walls in a space having no less than 7' in dimension. It also leads someone to believe that 7'x7' square foot room could be a minimum room size when that is set at 70 square feet by the code.

Some members of the group asked about what the actual outcomes could be. The group agreed that the possible outcomes could be:

- No changes
- Changes to city ordinance
- A change to a Director's rule

Judy would like to see the survey done and out next week, with the results back November 17th.

Action: Judy and Lachlan will redraft the questions based on the input they received. Judy will get the revised new questions out to everyone by the end of the week. Judy asked the group to send additional feedback about the survey to Judy or Jenifer. Jenifer agreed to get a copy of the 2014 Director's Rule on the same subject to Judy and Lachlan as well as modify the survey with the input that seemed to be agreed to by consensus in the group.

Item 6: Meeting adjourned

Action: Meeting adjourned at 1:45 p.m.

