

The applicant shall proceed at the applicant's risk without assurance that a permit for the entire building or structure will be granted.

2. After approval of a Master Use Permit as required by the *Land Use Code*, if the applicant has satisfied all applicable requirements for issuance of a grading permit under the Grading Code and rules adopted thereunder, a permit for excavation, shoring and other *land-disturbing activity* may be issued.

106.6.5 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.

106.6.6 Permit conditions and denial. 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. In addition, 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. The *building official* may deny a permit if the *building official* determines that the risks cannot be reduced to an acceptable level, that the proposed project or *construction documents* do not conform to the requirements of this code or other pertinent laws, ordinances or regulations, or to requirements included in the Master Use Permit or requirements otherwise imposed by the *building official* or other City departments, or that the applicant has failed to comply with any requirement or condition imposed pursuant to the authority described above.

106.6.7 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 106.6.8.

106.6.8 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 required by Section 1704 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.

106.6.9 Cancellation of permit applications. Applications may be cancelled if no permit is issued by the earlier of the following: (1) 12 months following the date of application; or (2) 60 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.

106.6.10 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, applications 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.

Notwithstanding other provisions of this code, if an applicant requests an extension prior to November 1, 2026 for an application subject to a version of the Seattle Building Code based on amendments to the 2015 or 2018 International Building Code, and the applicant claims a hardship related to securing construction or permanent financing, the building official shall extend the application for 24 months in addition to any extensions authorized under this Section 106.6.10.

106.7 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.

106.8 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

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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.

106.9 Expiration of permits. Authority to do the work authorized by a permit expires 18 months from the date of issuance. ~~((An))~~ Except as provided in Item 3.4 of Section 106.10, *approved* renewal extends the life of a 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, Stormwater Code.

106.10 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 Building 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 Building, Mechanical, Fuel Gas, 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; or
 - 3.4. The permit was issued under a version of the Seattle Building Code based on amendments to the 2015 or 2018 International Building Code, application for renewal is made prior to November 1, 2026, and the applicant claims a hardship related to securing construction or permanent financing, in which case the building official shall renew the permit for an additional 24 months; and
4. 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.

106.11 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 106.10, Items 2, 3, and 4 above. Once re-established the permit will not be considered to have expired. The new expiration date of a reestablished permit shall be determined in accordance with Section 106.9.

106.12 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.

106.12.1 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.

106.12.2 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

[W] TABLE 504.4—continued
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE^{a, b}

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION												
	See Footnotes	Type I		Type II		Type III		Type IV				Type V	
		A	B	A	B	A	B	A	B	C	HT	A	B
R-2 ^h	NS ^d	UL	11	4	4	4	4	4	4	4	4	((3)) 4	2
	S13R	4	4	4		4	4	4	4	4	4	4	3
	S	UL	12	5	5	5	5	18	12	8	5	((4)) 5	3
R-3 ^h	NS ^d	UL	11	4	4	4	4	4	4	4	4	((3)) 4	3
	S13D	4	4									3	3
	S13R	4	4									4	4
	S	UL	12	5	5	5	5	18	12	5	5	((4)) 5	4
R-4 ^h	NS ^d	UL	11	4	4	4	4	4	4	4	4	3	2
	S13D	4	4									3	2
	S13R	4	4									4	3
	S	UL	12	5	5	5	5	18	12	5	5	4	3
S-1	NS	UL	11	4	2	3	2	4	4	4	4	3	1
	S	UL	12	5	4	4	4	10	7	5	5	4	2
S-2	NS	UL	11	5	3	4	3	4	4	4	5	4	2
	S	UL	12	6	4	5	4	12	8	5	6	5	3
U	NS	UL	5	4	2	3	2	4	4	4	4	2	1
	S	UL	6	5	3	4	3	9	6	5	5	3	2

UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.

- See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
- See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
- New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
- The NS value is only for use in evaluation of existing *building height* in accordance with the *International Existing Building Code*.
- New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.
- New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and 1103.5 of the *International Fire Code*.
- For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
- New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.
- Group I-1, Condition 2. Assisted living facilities licensed per chapter 388-78A WAC and residential treatment facilities as licensed by Washington State under chapter 246-337 WAC shall be permitted to use the allowable number of stories above grade plane for R-2 occupancies.

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

[W] 505.1 General. *Mezzanines* shall comply with Section 505.2. *Equipment platforms* shall comply with Section 505.3.

Exception: Lofts in Group R occupancy dwelling units and sleeping units shall be permitted to comply with Section 420.14, subject to the limitations in Section 420.14.1.

Interpretation I505.1: *Mezzanines* within individual *dwelling units* shall not be located above other *dwelling units* or common space other than corridors.

[S] 505.2 Mezzanines. A *mezzanine* or *mezzanines* in compliance with Section 505.2 shall be considered a portion of the *story* below. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area*. The clear height above and below the *mezzanine* floor construction shall be not less than 7 feet (2134 mm).

505.2.1 Area limitation. The aggregate area of a *mezzanine* or *mezzanines* within a room shall be not greater than ((one-third)) **one-half** of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the *mezzanine* is located. In determining the allowable *mezzanine* area, the area of the *mezzanine* shall not be included in the floor area of the room.

Exception: Special provisions of Section 510 shall permit occupancies at *building heights* and number of *stories* other than provided in Section 503.1.

508.4.4 Separation. Individual occupancies shall be separated from adjacent occupancies in accordance with Table 508.4.

508.4.4.1 Construction. Required separations shall be *fire barriers* constructed in accordance with Section 707 or *horizontal assemblies* constructed in accordance with Section 711, or both, so as to completely separate adjacent occupancies. *Mass timber* elements serving as *fire barriers* or *horizontal assemblies* to separate occupancies in Type IV-B or IV-C construction shall be separated from the interior of the building with an *approved* thermal barrier consisting of *gypsum board* that is not less than 1/2 inch (12.7 mm) in thickness or a material that is tested in accordance with and meets the acceptance criteria of both the Temperature Transmission Fire Test and the Integrity Fire Test of NFPA 275.

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)^f

OCCUPANCY	A, E		—		I-1 ^a , I-3, I-4		I-2		R ^a		F-2, S-2 ^b , U		((—)) F-1, ((—)) S-1		—		H-1		H-2		H-3, H-4		H-5	
	S	NS	—	—	S	NS	S	NS	S	NS	S	NS	S	NS	—	—	S	NS	S	NS	S	NS	S	NS
A, E	N	N	—	—	1	2	2	NP	1	2	N	1	1	2	—	—	NP	NP	3	4	2	3	2	NP
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
I-1 ^a , I-3, I-4	1	2	—	—	N	N	2	NP	1	NP	1	2	1	2	—	—	NP	NP	3	NP	2	NP	2	NP
I-2	2	NP	—	—	2	NP	N	N	2	NP	2	NP	2	NP	—	—	NP	NP	3	NP	2	NP	2	NP
R ^a	1	2	—	—	1	NP	2	NP	N	N	1 ^c	2 ^c	1	2	—	—	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	N	1	—	—	1	2	2	NP	1 ^c	2 ^c	N	N	1	2	—	—	NP	NP	3	4	2	3	2	NP
((—)) F-1, ((—)) S-1	1	2	—	—	1	2	2	NP	1	2	1	2	N	N	—	—	NP	NP	2	3	1	2	1	NP
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
H-1	NP	NP	—	—	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	3	4	—	—	3	NP	3	NP	3	NP	3	4	2	3	—	—	NP	NP	N	NP	1	NP	1	NP
H-3, H-4	2	3	—	—	2	NP	2	NP	2	NP	2	3	1	2	—	—	NP	NP	1	NP	1 ^d	NP	1	NP
H-5	2	NP	—	—	2	NP	2	NP	2	NP	2	NP	1	NP	—	—	NP	NP	1	NP	1	NP	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not Permitted.

a. See Section 420.

b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.

c. See Sections 406.3.2 and 406.6.4.

d. Separation is not required between occupancies of the same classification.

e. See Section 422.2 for *ambulatory care facilities*.

f. Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 901.7.

[W][S] 508.5 Live/work units. A *live/work unit* shall comply with Sections 508.5 through 508.5.11.

Exception: *Dwelling or sleeping units* that include an office that is less than 10 percent of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.

508.5.1 Limitations. The following shall apply to live/work areas:

1. The *live/work unit* is permitted to be not greater than 3,000 square feet (279 m²) in area.
2. The nonresidential area is permitted to be not more than 50 percent of the area of each *live/work unit*.
- ~~3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit.~~
- ~~4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.)~~

508.5.2 Occupancies. *Live/work units* shall be classified as a Group R-2 or Group R-3 occupancy. Separation requirements found in ~~((Sections 420 and))~~ Section 508 shall not apply within the *live/work unit* where the *live/work unit* is in compliance with Sections 508.5 and 420. Nonresidential uses that would otherwise be classified as either a Group H or S occupancy shall not be permitted in a *live/work unit*.

Exception: Storage shall be permitted in the *live/work unit* provided that the aggregate area of storage in the nonresidential portion of the *live/work unit* shall be limited to 10 percent of the space dedicated to nonresidential activities.

1. The buildings are separated with a *horizontal assembly* having a *fire-resistance rating* of not less than 2 hours.
2. The occupancies in the building below the *horizontal assembly* are limited to Groups B and M.
3. The occupancy above the *horizontal assembly* is limited to a Group S-2 *open parking garage*.
4. The building below the *horizontal assembly* is of Type IA construction.

Exception: The building below the *horizontal assembly* shall be permitted to be of Type IB or II construction, but not less than the type of construction required for the Group S-2 *open parking garage* above, where the building below is not greater than *one story* in height above *grade plane*.

5. The height and area of the building below the *horizontal assembly* does not exceed the limits set forth in Section 503.
6. The height and area of the Group S-2 *open parking garage* does not exceed the limits set forth in Section 406.5. The height, in both feet and *stories*, of the Group S-2 *open parking garage* shall be measured from *grade plane* and shall include the building below the *horizontal assembly*.
7. *Exits* serving the Group S-2 *open parking garage* shall discharge at grade with direct and unobstructed access to a street or *public way* and are separated from the building below the *horizontal assembly* by 2-hour *fire barriers* constructed in accordance with Section 707 or 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.

((510.9)) 510.8 Multiple buildings above a horizontal assembly. Where two or more buildings are provided above the *horizontal assembly* separating a Group S-2 parking garage or building below from the buildings above in accordance with the special provisions in Section 510.2, 510.3 or **((510.8)) 510.7**, the buildings above the *horizontal assembly* shall be regarded as separate and distinct buildings from each other and shall comply with all other provisions of this code as applicable to each separate and distinct building.

[W][S] ((510.5)) 510.9 Group R-1 and R-2 buildings of Type IIIA construction. For buildings of Type IIIA construction in Groups R-1 and R-2, the maximum allowable height in Table 504.4 shall be increased ~~((by 10 feet (3048 mm) and the maximum allowable number of stories in Table 504.4 shall be increased))~~ by one *story* where the first-floor assembly above the *basement* has a *fire-resistance rating* of not less than 3 hours and the floor area is subdivided by 2-hour fire-resistance-rated *fire walls* into areas of not more than 3,000 square feet (279 m²).

[S] 510.10 Group R-2 buildings of Type IIIA construction. The height limitation for *buildings* of Type IIIA construction in Group R-2 shall be increased to six *stories* where all of the following conditions are met:

1. The first story of Type IIIA construction is separated from stories above with a *horizontal assembly* having a *fire-resistance rating* of not less than 2 hours. Fire-resistance rated mass timber is permitted in the horizontal assembly and its supporting structure.
2. All stories of Type IIIA construction greater than 6,000 gross square feet shall be subdivided into compartments, by 2-hour fire-resistance rated *fire walls*, with areas of not more than 12,000 gross square feet.
3. Each compartment shall have an enclosed *exit stairway*, and a standpipe in accordance with Section 905.
4. Unprotected vertical openings, including unenclosed interior *exit access stairways*, shall not penetrate floor/ceiling assemblies between stories of Type IIIA construction or between stories of Type IIIA and Type IA construction.
5. Mezzanines shall not be allowed in any story of the Type IIIA construction.
6. The maximum total design *dead load* shall be 50 psf for all roof areas above the sixth story of Type IIIA construction.

Note: The *dead load* shall be calculated as specified in Chapter 2 and Section 1606 of this code.

Note: The maximum total design *dead load* of 50 psf is permitted to be applied over the entire roof area above the sixth story of Type IIIA construction.

**

CHAPTER 35

REFERENCED STANDARDS

User note:

About this chapter: The International Building Code® contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. This chapter contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4.

AA.

Aluminum Association
1400 Crystal Drive, Suite 430
Arlington, VA 22202

ADM—2020. Aluminum Design Manual
1604.3.5, 2002.1

ASM 35—00. Aluminum Sheet Metal Work in Building Construction (Fourth Edition)
2002.1

AAMA.

American Architectural Manufacturers Association
1900 E Golf Road, Suite 1250
Schaumburg, IL 60173

711—20. Specification for Self-Adhering Flashing Used for Installation of Exterior Wall Fenestration Products
1404.4

714—19. Voluntary Specification for Liquid-Applied Flashing Used to Create a Water-Resistive Seal around Exterior Wall Openings in Buildings
1404.4

1402—09. Standard Specifications for Aluminum Siding, Soffit and Fascia
1403.5.1

2502—19. Comparative Analysis Procedure for Window and Door Products
1709.5

AAMA/WDMA/CSA 101/LS.2/A440—17. North American Fenestration Standard/Specification for Windows, Doors, and Skylights
1709.5.1, 2405.5

ACI.

American Concrete Institute
38800 Country Club Drive
Farmington Hills, MI 48331-3439

117—10. Specification for Tolerances for Concrete Construction and Materials
1901.7.1

216.1—14. Code Requirements for Determining Fire Resistance of Concrete and Masonry Construction Assemblies
Table 721.1(2), 722.1

318—19. Building Code Requirements for Structural Concrete
722.2.4.3, 1604.3.2, 1616.2.1, 1616.3.1, 1704.5, Table 1705.3, 1705.3.2, 1808.8.2, Table 1808.8.2, 1808.8.5, 1808.8.6, 1810.1.3, 1810.2.4.1, 1810.3.2.1.1, 1810.3.2.1.2, 1810.3.8, 1810.3.9.4.2.1, 1810.3.9.4.2.2, 1810.3.10.1, 1810.3.11, 1810.3.11.1, 1810.3.12, 1810.3.13, 1901.2, 1901.3, 1902.1, 1903.1, 1904.1, 1904.2, 1905.1, 1905.1.1, 1905.1.2, 1905.1.3, 1905.1.4, 1905.1.5, 1905.1.6, 1905.1.7, 1905.1.8, 1908.1, 2108.3, 2206.1

550.5—18. Code Requirements for the Design of Precast Concrete Diaphragms for Earthquake Motions
Table 1705.3

[S] 562.21. Assessment, Repair and Rehabilitation of Existing Concrete Structures