(Insert facing page 4)

R103.10 Administrative review by the building official. Prior to issuance of the building permit, ((~~A~~))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, ((~~A~~))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 a panel of 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.

(Insert facing page 5)

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 the provisions of this code or any other laws or ordinances of the City.

1. Minor repairs or alterations that, as determined by the building official, cost the owner ((~~$4,000~~)) $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.

(Insert facing page 21)

FLOATING HOME. A ((~~building constructed on a float, used in whole or in part for human habitation as a~~)) single-family dwelling constructed to float, which is moored, anchored or otherwise secured in waters. A floating home is not a vessel, even though it may be capable of being towed, and is not a "floating on water residence" as defined in the Seattle Municipal Code Title 23.

(Insert facing page 54)

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by ((~~fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.~~)) one of the following methods:

((**~~Exception:~~**))1. A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 ((~~is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the Seattle Electrical Code.~~)) and a fire sprinkler system in accordance with Section P2904 in both townhouses shall be provided. The cavity of the common wall shall not contain plumbing or mechanical equipment, ducts or vents. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

2. A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 shall be provided. The cavity of the common wall shall not contain plumbing or mechanical equipment, ducts or vents. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.
3. Two wall assemblies meeting the requirements of Section R302.1 for exterior walls shall be provided.

(Insert facing page 55)

[W] TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from the outside ((~~both sides~~))	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]
Projections	Fire-resistance rated	1 hour on the underside[b, c]	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

For IS: 1 foot = 304.8 mm.
N/A = Not Applicable

a For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

b Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

c Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

(Insert facing page 56)

[W] R302.2.4 Structural independence. Each individual *townhouse* shall be structurally independent.

Exceptions:

1. Foundations supporting *exterior walls* or common walls.
2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. *Townhouses* separated by a common ((~~1 hour fire-resistance rated~~)) wall as provided in Section R302.2, Item 1 or 2.
6. Floor sheathing may fasten to the floor framing of both units.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

Exception: The supporting construction is not required to be fire-resistance rated where:

1. Automatic fire sprinklers are installed in accordance with Section P2904 in both dwelling units; or
2. All required smoke alarms in both dwelling units are interconnected in such a manner than the actuation of one alarm will activate all alarms in both dwelling units.