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R107.9 Substantial alterations or repairs. Any building or structure to which substantial *alterations* or repairs are made shall conform to the requirements of this Section and Sections R310 (emergency escape and rescue openings), R311 (means of egress), R314 (smoke alarms), R315 (carbon monoxide alarms) and R302.2((-)) through R302.4 (*dwelling unit* separation).

R107.9.1 Definition. For the purpose of this section, substantial *alterations* or repairs may mean any one of the following, as determined by the *building official*:

1. Repair of buildings with *damage ratios* of 60 percent or more.
2. Remodeling or additions that substantially extend the useful physical and/or economic life of the building or a significant portion of the building.
3. Change to a use within the scope of this code from a use not within the scope of this code.
4. Change from an *accessory structure* to any other use within the scope of this code.
5. Change from a detached one- or two-family dwelling to a townhouse.
6. Change to *adult family home* or family child day care home from any other use.

R107.9.2 Seismic regulations. Buildings or structures to which substantial *alterations* or repairs are made shall comply with Sections R301.1.3 or Sections R403.1.6, R602.10 and R602.11. In addition, the *building official* may require testing of existing materials, at applicant or property owner's expense, if there is insufficient evidence of structural strength or integrity of the building or structure.

Exception: In lieu of compliance with the seismic provisions of Sections R403.1.6, R602.10 and R602.11, if *approved* by the *building official*, the applicant may evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls.

R107.9.3 Other structural work. All other structural work shall comply with the requirements of Chapters 3, 4, 5, 6, 8 and 10 of this code.

R107.10 Change of use. If the use of a building or portion thereof is changed, any elements of the *dwelling unit* envelope that are altered shall comply with the sound transmission control requirements of Section R331. If the use of a building or portion thereof is changed to *adult family home* or to *family home child care*, the building shall comply with the applicable provisions of Section R327 or R328.

R107.11 Moved buildings. Residential buildings or structures moved into or within the City are not required to comply with the requirements of this code if the original use classification of the building or structure is not changed. Compliance with the requirements of this chapter is required if the moved residential buildings or structures undergo sub-

stantial *alteration* as defined in R107.9.1. Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.

R107.12 Rat abatement for demolished buildings. All applicants for a demolition permit shall initiate a rat abatement program on the project site at least 15 days prior to the start of demolition or any clearing or grading activity on the demolition site.

R107.12.1 Duration of rat abatement program. The rat abatement program must continue at least until demolition begins. No demolition or clearing or grading on the demolition site shall begin until the rat abatement program is complete unless approved by the *building official*. The rat abatement program may be terminated or waived by the *building official* when supported by a written recommendation of a licensed pest control agent.

R107.12.2 Requirements of rat abatement program. The rat abatement program shall be approved by a qualified pest control agent and shall comply with the Seattle-King County Public Health Department guidelines and recommendations for rat baiting. The use of any pesticide shall comply with WAC 16-228-1380. The *building official* may require additional deterrent measures on recommendation of the Seattle-King County Public Health Department.

107.12.3 Demolition permit. The *building official* shall not issue any demolition permit until the applicant has provided a copy of the rat abatement program and a declaration that the requirements of Section R107.12 have been or will be complied with prior to the start of demolition.