

RESOLUTION NO. 3527

A RESOLUTION of the Port Commission of the Port of Seattle adopting the 2003 editions of the International Code Council Building, Mechanical, Fire Codes and Fuel Gas Code, the 2003 Edition of the Uniform Plumbing Code and the editorial changes made to the Washington State Energy Code and Ventilation and Indoor Air Quality Code as adopted by the Washington State Legislature during the 2003 Regular Session as Substitute House Bill 1734; repealing certain sections of the Airport Building Code; adopting new sections of the Airport Building Code and amending Resolution 3445 and Resolution 3454, as Amended.

WHEREAS, in Resolution 3445, the Port Commission adopted the Uniform Codes as defined by the Chap. 19.27 RCW, adopted Chap. 13.01, .06, .07, .08, and .09 of the City of SeaTac Code and adopted the electrical code as defined by Chap. 19.28 RCW to comprise the Airport Building Code;

WHEREAS, in Resolution 3454, as Amended, the Port Commission adopted, amended and repealed certain sections of Chap. 13.06 of the City of SeaTac Code that it previously adopted in Resolution 3445 to be part of the Airport Building Code;

WHEREAS, during the 2003 Regular Session, the Washington State Legislature adopted Substitute House Bill (SHB) 1734 that amended Chap. 19.27 RCW to repeal the Uniform Building Code Standards and to adopt certain International Codes identified in RCW 19.27.031;

WHEREAS, the Port Commission wishes to the Airport Building Code to comply with the provisions of the SHB 1734 adopted by the Washington State Legislature during the 2003 Regular Legislative Session by adopting the International Codes as set forth in RCW 19.27.031;

WHEREAS, the Port Commission wishes to repeal, amend and adopt certain other sections of the Airport Building Code to better protect the public health, welfare and safety;

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle that:

Section 1. The Uniform Codes, as adopted and defined by Chap. 19.27 RCW and adopted in Chap. 13.01, .06, .08, and .09 of the City of SeaTac Code and the Airport Building Code by Resolution 3445 and Resolution 3454 as amended are hereby repealed.

Section 2. The amendments to Chap. 19.27 RCW adopted by the Washington State Legislature during the 2003 Regular Legislative Session as Substitute House Bill 1734 are hereby adopted as part of the Airport Building Code including the International Existing Building Code, the International Fire Code, International Fuel and Gas Code, the International Code Council Performance Codes, and sections 3403 – 3409 (definitions).

Section 3. The International Codes (except for section 113 “Violations”, section 1203.1 “Ventilation-General”, section 1301 “General” and section 3404 “Fire Escapes”), as adopted and defined by RCW 19.27.031 and Chapter 51-46 and 51 – 47 Washington Administrative Code, including International Mechanical Code, the International Fuel Gas Code and the Uniform Plumbing Code (UPC) (except for UPC Table 1-1) are hereby adopted as part of the Airport Building Code;

Section 4. The International Building Code (IBC), with the following new sections and subsections and amended sections and subsections as set forth below in Sections 5-13 of this Resolution are hereby adopted as part of the Airport Building Code;

Section 5. Adopt a new subsection 109.5.1 to the IBC “Reinspections” to read as follows.

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, rather it is intended to control the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 108.2(1).

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section 6. Add new subsections 5, 6 and 7 to IBC Appendix J Section J103.2 Exemptions, to read as follows:

5. Exploratory excavations performed under the direction of a registered design professional.

This phrase was added to assure that the “exploratory excavation” is not to begin construction of a building prior to receiving a permit for the sole purpose of preparing a soils report.

6. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 ½ units horizontal (66.7% slope.)

7. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course.

Section 7. Amend Section J104.2 of the IBC to read as follows:

J104.2 Site Plan requirements. In addition to the provisions of Section 106, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties insufficient detail to identify how grade changes will conform to the requirements of this code:

Section 8. Add a new subsection J105.1 to the IBC to read as follows:

J105.1 General. Inspections shall be governed by Section 109 of this code.

Section 9. Add a new subsection J103.3 to the IBC to read as follows:

J103.3 Permits for quarrying and mining. The Building Official shall have the authority to issue permits for quarrying and mining operations for specific application to airport construction, and removal of sand, gravel, rock and other natural deposits, together with the necessary buildings, apparatus or appurtenances incident thereto. This permit may authorize rock crushers, concrete-batching plants and asphalt-batching plants and similar equipment in conjunction with such operations or allied uses. The Building Official shall also have the authority to issue permits for the removal of existing stockpiles of previously mined material for the reclamation of land.

The Building Official shall consider the effect of the proposed operation on the city road system and any effect it may have on surface or groundwater drainage and flood control, and shall make such recommendations as are necessary to protect the public interest in this regard.

The Building Official shall also consider the effect of the proposed operation on the current and future land use in the area affected by the proposed operation and shall condition permits as necessary to protect the public interest in this regard.

Quarrying and mining permits are good for the life of any specific job but shall be reviewed annually. Each permit site affected by the proposed operation shall be restored to the current or future proposed land use in accordance with a plan prepared as defined in Section J104.6. Such restoration shall be completed within the term of the last permit issued before permanent abandonment of the mining or quarrying operation unless the site is subsequently designated with "aviation operations or aviation commercial" Zone classifications.

Section 10. Adopt a new section J104.5 to the IBC to read as follows:

J104.5 Bonds. The building official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

Section 11. Adopt a new section J104.6 and subsections 1-6 to the IBC to read as follows:

J104.6 Land Restoration Study. Prior to the exhaustion of materials or the permanent abandonment of the quarrying or mining operation under a permit as administered in Section J103.1, a plan shall be submitted by a professional civil engineer licensed in the State of Washington that shows how the property will be restored to a useful condition. The plan shall include the following items:

1. All nonconforming buildings, structures, apparatus or appurtenances accessory to the quarrying and mining operation shall be removed or otherwise dismantled to the satisfaction of the Building Official.
2. Final grades shall be prepared so that the uses permitted at the site can be done. Stockpiles of waste or soil shall be leveled or removed.
3. Grading or backfilling shall be made with non-noxious, nonflammable, noncombustible and non-putrescible solids.
4. Cut or fill slopes that shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding them, and to a depth of at least four inches.
5. Such topsoil as required by subdivision 4 shall be planted to control against erosion with trees, shrubs, legumes or grasses. Said flora shall be so selected as to be indigenous to the surrounding area.
6. Graded or backfilled areas shall be reclaimed in a manner which will not allow water to collect and permit stagnant water to remain. If natural drainage is not possible, drainage systems shall be designed by the well-established principles of hydrology and hydraulics and shall be constructed or installed before abandonment of the quarrying operation.

Section 12. Amend section 1203.1 "Ventilation" of the IBC to read as follows:

Buildings shall be provided with natural ventilation in accordance with section 1202.4, or mechanical ventilation in accordance with the International Mechanical Code. Where relevant, the provisions of the Washington State Ventilation and Indoor Air Quality code (WVIAQ) may

be considered. At least two copies of the WVIAQ shall be on file in the Airport Building Department.


Section 13. Amend section 1301 "Energy Efficiency" of the IBC to read as follows:

1301.1 Scope This chapter governs the design and construction of building for energy efficiency.

Section 14. Amend subsection 1301.1 "criteria" of the IBC to read as follows:

Buildings shall be designed and constructed in accordance with the Washington Energy Code, 2003 Edition, as amended by the Washington State Building Code Council on November 21, 2003 is hereby adopted. At least two copies of the Washington State Energy Code shall be on file in the Airport Building Department Office.

ADOPTED by the Port Commission of the Port of Seattle at a regular meeting thereof, held this 8th day of June, 2004, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.



Paige R Miller

PAIGE MILLER

Bob Edwards

BOB EDWARDS

L. T. Molloy

LAWRENCE T. MOLLOY

Alec Fiskén

ALEC FISKEN

Patricia Davis
Port Commissioners

PATRICIA DAVIS