

RESOLUTION NO. 3119

A RESOLUTION of the Port Commission of the Port of Seattle authorizing the Executive Director to execute an Interlocal Agreement between the City of SeaTac and the Port of Seattle for the purpose of enforcing the State Building Code at Seattle-Tacoma International Airport and to execute further administrative amendments thereto.

WHEREAS, RCW Title 19, as adopted in 1976, provides direction to counties and cities for the enforcement of the State Building Code; and

WHEREAS, the Port established an Airport Building Department in 1976 to enforce the State Building Code for projects occurring on Airport property with the concurrence of King County; and

WHEREAS, Seattle-Tacoma International Airport was located in unincorporated King County until February 1990 when the City of SeaTac was incorporated. The City of SeaTac now encompasses the Airport within its jurisdiction; and

WHEREAS, the City of SeaTac and the Port of Seattle wish to provide for a means of cooperating in the enforcement of the State Building Code on Airport property;

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

Section 1. The Executive Director is hereby authorized to execute an Interlocal Agreement that provides a means for cooperation between the City and the Port of Seattle to enforce the State Building Code at Seattle-Tacoma International Airport in substantially the form attached hereto as Attachment "A."

Section 2. A copy of the final executed Interlocal Agreement shall be attached to this resolution as Attachment "B."

Section 3. The Executive Director may execute such administrative amendments to the final executed Interlocal Agreement as may be agreed upon by the parties from time to time. The Executive Director shall advise the Commission of all such amendments within thirty (30) days of the date of execution

ADOPTED by the Port Commission of the Port of Seattle at a regular meeting thereof, held this 8th day of September, 1992, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

Page R Miller

Jay Grant

Patricia Davis
Paul B. ...
PORT COMMISSION

INTERLOCAL AGREEMENT

Building Permitting at Seattle-Tacoma International Airport

This Agreement is made and entered into this day of September, 1992, by and between the City of SeaTac, Washington, hereinafter referred to as the "City", and the Port of Seattle, hereinafter referred to as the "Port", for the purpose of enforcing the State Building Code at Seattle Tacoma International Airport, herein after referred to as the "Airport".

WHEREAS, RCW Title 19, as adopted in 1976, provides direction to counties and cities for the enforcement of the State Building Code; and

WHEREAS, the major portion of the Airport is located within the jurisdictional boundaries of the City as of February 1990; and

WHEREAS, the Airport was located within the jurisdictional boundaries of unincorporated King County prior to February 1990; and

WHEREAS, the Airport established an Airport Building Department in 1976 and enforced the State Building Code with the concurrence of King County; and

WHEREAS, the Port provides fire protection pursuant to RCW 14.08 120 at the Airport, and

WHEREAS, the Port is responsible for the administration and enforcement of the Uniform Fire Code at the Airport, and

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Building Permitting at Seattle Tacoma International Airport
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WHEREAS, the City, subject to review and concurrence for meeting the intent of the State Building Code and for meeting the unique needs of the facilities located at the Airport, will adopt the Port's "Airport Life Safety Code," as it is referenced in the Seattle Tacoma International Airport Regulations for Airport Construction, as a local jurisdiction amendment to the State Building Code;

NOW THEREFORE, the parties agree as follows:

- I. Purpose of the Agreement:

The purpose of this agreement is to provide a means for cooperation between the parties for the enforcement of the State Building Code at Seattle Tacoma International Airport.
- II. Scope of the Agreement:
 - A. The City will issue and administer building permits at the Airport for the following activities conducted for or by the Port and its tenants;
 - 1. Any project involving structural modifications to any building structure.
 - 2. Any project which adds or deletes square footage from a building
 - 3. Any interior modifications involving the addition or removal of walls that change occupant load, use, or exit configuration.
 - 4. Temporary, permanent, or semi-permanent building placement.
 - B. Separate permits shall be required for mechanical, electrical, and plumbing work whether this mechanical, electrical, and plumbing work is a part of a larger project or this work is a separate stand alone project.

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Building Permitting at Seattle Tacoma International Airport

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- C. The City will NOT issue building permits at the Airport for the following activities conducted for or by the Port and its tenants:
1. Items specified as exempted from building permits in the Uniform Building Code, Section 301 (b).
 2. Installation of loading bridges on the exterior face of the building. Separate electrical permit, issued by the City, is required.
 3. Landscaping.
 4. Interior finishes work (e.g. paint, wall coverings, floor covering, ceiling tile, etc.)
 5. Non electrical sign replacement and installation within the terminal building.
 6. Airfield paving, filling, retaining walls and grading work.
 7. Navigational aids equipment installation.
 8. Any project by or for the Federal Aviation Administration or other Federal Agency.
 9. Removal and or installation of below ground tanks, piping and hydrants.
 10. Asbestos abatement and replacement of non-asbestos containing materials.
 11. Fire Sprinklers installation.
 12. Installation of fire alarm systems. Separate electrical permit, issued by the City, is required.
 13. Roadway work. A right of way permit is required for roadway work located in public right of way controlled by the City.
 14. Installation/modification to baggage handling systems provided that no penetrations are made to any structure or other work which would require a permit
 15. Any project issued a Port building permit prior to the effective date of this Agreement.
 16. Demolition permits in Port of Seattle Land Acquisition Area where the Port will issue a demolition work permit with a copy to the City.
 17. Installation/modification to satellite transit systems (STS). Separate electrical permit, issued by the City, may be required.

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Building Permitting at Seattle Tacoma International Airport

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- D. The City may waive Building Permits at the Airport for the following activities upon the City's review and approval of the Port work permit for the following activities for or by the Port and its tenants.
1. Door and window installations through non-bearing walls.
 2. Minor repairs to buildings/structures.
 3. Relocation of non-bearing walls that do not present conflicts with exiting.

III. Responsibilities of the City

A. Charges

For projects under \$100,000 valuation, where the Port of Seattle or its representatives are the proponent, the City will not charge the Port or its representatives building code enforcement fees in connection with the City's adopted fee schedule. Instead, the City will charge the Port or its representatives reasonable administrative costs for the processing, review, issuance, inspections, and other associated expenses incurred by the City. For projects over \$100,000 valuation, where the Port of Seattle or its representatives are the proponent, charges shall not exceed the fees as they would have applied per the adopted City fee schedule. The City will charge the Port or its representatives reasonable administrative costs for the processing, review, issuance, inspections, and other associated expenses incurred by the City.

Time costs will be based on the current hourly rate as determined by the City's adopted fee schedule. Time costs will be appropriated into 15 minute increments for any time less than one whole hour.

The City will charge the Port's tenants at the Airport fees pursuant to RCW Title 19, fees as adopted and amended by the City.

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Charges for Port projects will be estimated by the City and collected from the Port or its representatives at the time of permit issuance. The City will reimburse the Port or its representatives for charges paid above the actual time spent on the project. The Port or its representatives will pay the City for actual time spent on the project over the previously collected charges.

The City will provide documentation of administrative costs at the completion or termination of each project by or for the Port which has been issued a Building Permit.

In the event that the Port cancels/postpones a project and subsequently a permit is not issued and the City has incurred administrative costs, the City will charge the Port or its representatives reasonable administrative costs upon termination of the project.

B Plan Review

The City will review and comment on preliminary plans submitted to the City for Airport projects.

The City will attend pre-permitting design meetings whenever reasonably possible.

Comments will pertain directly to the State Building Code, as amended and adopted by the City.

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Building Permitting at Seattle Tacoma International Airport

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C. Permit Issuance

Building permits will be submitted to the City by the Port, its representatives, and the Port's tenants and their representatives.

The City will not issue a building permit for Airport projects without prior written approval by the Port.

The City will make a good faith effort to issue permits within no more than two weeks from the receipt of permit application.

The City will attend pre-construction conferences scheduled by the Port and its tenants for work covered under a City issued building permit.

D. Inspection

The City will provide mandatory building inspections as well as inspections on an on-call basis, including weekends/holidays if the circumstances preclude completing the inspection during the normal work week, related to the enforcement of the State Building Code. Inspections will be provided within 24 (twenty four) hours of notification (excluding weekends and holidays).

An accurate inspection report will be compiled and maintained by the City. A copy of the report will be made available to the Port on request.

The City will not approve changes to the plans and specifications related to the enforcement of the Building Code without a written request by the permit applicant and without written approval of the request by the Port. The City will make a good faith effort to approve changes/revisions within no more than two weeks from the receipt of the changes/revisions.

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Corrective notices for building code deficiencies found in any Port project will be posted on site and reported to the designated contact person on permit application. Correction notices for building code deficiencies found in any of the Port's tenant's projects will be posted on site. A reasonable period of time shall be allowed to correct the deficiency. If a stop work order is issued by the City for failure to correct a deficiency, the City shall notify the designated contact person on the permit application immediately.

The City will invite the Port to participate in final walk throughs for Port projects and for Port tenant projects.

E Appeals

Any unresolved interpretation of the Building Code between the City and the Port will be submitted to the City's Director of Public Works and the Port's Director of Facilities & Maintenance for review. If an interpretation is still not resolved after the review by these two individuals, the City's Board of Appeals will make the final interpretation. The City will make a good faith effort to convene the Board within two weeks of notification of appeal.

F. Staffing

The City will provide a qualified staff person on a half time basis at the Airport. This person will provide plan review and Code interpretation on behalf of the City.

The above referenced individual as well as any other City staff expected to conduct work at the Airport must have a valid Airport identification badge and wear it at all times while at the Airport. Identification badges are not transferable and remain the property of the Port.

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The City staff will observe all FAA and Airport security regulations while at the Airport.

IV. Responsibilities of the Port

A. Plan Review

The Port will conduct structural reviews on applicable Airport projects prior to submittal to the City for building permit issuance. A Washington State licensed structural engineer will conduct this review and provide written verifications. This written verification will be included with the building permit application.

The Port will coordinate preliminary reviews prior to submittals.

B. Permit Issuance

The Port will invite the City to pre-construction conferences scheduled for work covered under a City issued building permit. Conference notices shall be in writing and sent at least five working days prior to the date of the conference.

C. Inspections

The Port will provide an escort for City inspectors in secured parts of the Airport for City duties related directly to this Agreement. The City will provide the Port advance notice (excluding weekends and holidays) by at least 1600 hours on the day prior to the day on which an escort is needed.

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D. Appeals

Any unresolved interpretation of the Building Code between the City and the Port will be submitted to the City's Director of Public Works and the Port's Director of Facilities & Maintenance for review. If an interpretation is still not resolved after the review by these two individuals, the City's Board of Appeals will make the final interpretation.

E. Staffing

The Port will provide a work station to include desk, chair, phone, for the City's staff person at the Airport. A drafting table will be shared with other Port staff in the immediate vicinity. The Port will also provide parking for one vehicle in the employee parking lot for the City's staff person while working at the Airport.

V. Effectiveness and Duration

- A. This Agreement shall be effective upon signature by all parties.
- B. This Agreement shall endure until such time as the parties mutually agree in writing to terminate the Agreement or until changes in State law prevent either or both parties from performing the duties and addressing the responsibilities provided in this Agreement.
- C. A meeting shall be held biannually with both the Port and the City to evaluate the effectiveness of this Agreement and recommend amendments, as required. A written account of these meetings will be kept in the files of both parties.

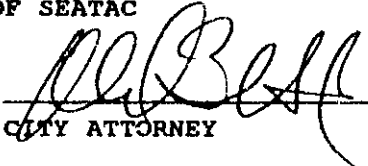
VI. Amendment

- A. This Agreement may be amended, altered, or clarified, for administrative purposes by written agreement of both parties. The City delegates this authority to the City Manager. The Port delegates this authority to the Executive Director.

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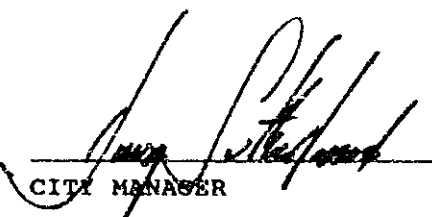
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first above mentioned.

Approved as to form:

CITY OF SEATAC
By 
CITY ATTORNEY

PORT OF SEATTLE
By _____
GENERAL COUNSEL

EXECUTED BY:

CITY OF SEATAC
By 
CITY MANAGER

PORT OF SEATTLE
By _____
PRESIDENT, PORT OF SEATTLE
COMMISSION

Date Aug 5, 1992

Date _____

By: _____
SECRETARY, PORT OF SEATTLE
COMMISSION

Date _____

INTERLOCAL AGREEMENT

Building Permitting at Seattle-Tacoma International Airport

This Agreement is made and entered into this 10th day of September, 1992, by and between the City of SeaTac, Washington, hereinafter referred to as the "City", and the Port of Seattle, hereinafter referred to as the "Port", for the purpose of enforcing the State Building Code at Seattle Tacoma International Airport, herein after referred to as the "Airport".

WHEREAS, RCW Title 19, as adopted in 1976, provides direction to counties and cities for the enforcement of the State Building Code; and

WHEREAS, the major portion of the Airport is located within the jurisdictional boundaries of the City as of February 1990; and

WHEREAS, the Airport was located within the jurisdictional boundaries of unincorporated King County prior to February 1990; and

WHEREAS, the Airport established an Airport Building Department in 1976 and enforced the State Building Code with the concurrence of King County; and

WHEREAS, the Port provides fire protection pursuant to RCW 14.08.120 at the Airport; and

WHEREAS, the Port is responsible for the administration and enforcement of the Uniform Fire Code at the Airport; and

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Building Permitting at Seattle Tacoma International Airport

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NOW THEREFORE, the parties agree as follows:

- I. Purpose of the Agreement:

The purpose of this agreement is to provide a means for cooperation between the parties for the enforcement of the State Building Code at Seattle Tacoma International Airport.
- II. Scope of the Agreement:
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Building Permitting at Seattle Tacoma International Airport

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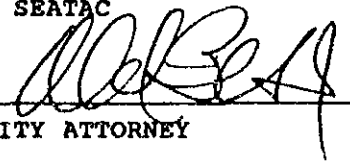
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day first above mentioned.

Approved as to form:

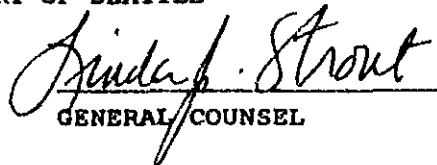
CITY OF SEATAC

By


CITY ATTORNEY

PORT OF SEATTLE

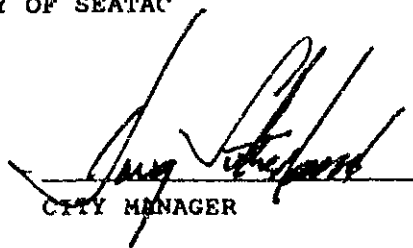
By


GENERAL COUNSEL

EXECUTED BY:

CITY OF SEATAC

By


CITY MANAGER

PORT OF SEATTLE

By


EXECUTIVE DIRECTOR

Date

Aug 5, 1992

Date

9-10-92

By:

~~SECRETARY, PORT OF SEATTLE
COMMISSION~~

Date

~~_____~~

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