



MEDINA, WASHINGTON

AGENDA BILL

Monday February 12, 2024

Subject: 2021 Washington State Building Code Update

Category: City Business

Staff Contact: Steven Wilcox, Development Services Director

Summary

Washington State typically amends its building construction safety laws on a three-year cycle. Currently the City of Medina uses the 2018 Washington State Building Code (State Code) with our own amendments.

This 2021 State Code adoption combined with proposed amendments meets and supports the Council's priorities: 2, 4, and 5.

1. Financial Stability and Accountability
2. Quality Infrastructure
3. Efficient and Effective Government
4. Public Safety and Health
5. Neighborhood Character

Adoption of the 2021 State Code is required with an implementation date of March 15, 2024. While it is mandatory to implement the 2021 State Code, Medina must also adopt it to retain our existing amendments. Within certain limits, jurisdictions are allowed to add their own amendments to the State Code which Medina has done over time. During 2024 and 2025 there will likely be proposals to amend portions of our Medina Building and Construction Code Chapter 16.40.

This code adoption includes a proposal to update Medina Municipal Code Section 16.40.010 State Building Code adopted by consolidation to match the State adoption.

Attachment

Ordinance No. 1025 adopting the 2021 Washington State Building Code.

Budget/Fiscal Impact:

I estimate the budget Impact at \$16,000 annually to Medina for this 2021 State Code adoption primarily due to the Energy Code and Wildland-Urban Interface Code (WUIC) as we currently understand them. The budget impact is associated with increased time in permit review and field inspections. While there are hundreds of Building Code amendments mandated by the state, the Energy Code and WUIC are most impactful. The Building Industry Association of Washington (BIAW) estimates the minimum increase in *construction costs* due to the entire 2021 State Code

adoption is \$55,282 for a 2,200 sq. ft. home. BIAW estimates may be skewed high, however there are no state sponsored cost estimates available currently to provide comparison.

Recommendation: Adopt Ordinance No. 1025.

City Manager Approval: 

Proposed Council Motion: "I move to adopt Ordinance No. 1025 which implements the 2021 Washington State Building Code including previously adopted city amendments to Chapter 16.40 of the Medina Municipal Code."