



AB 6250:
2021 Construction Codes
Adoption
Ordinance No. 24C-02

February 20, 2024



Overview – Construction Codes



- The construction codes regulate how buildings are constructed, with a focus on life/safety and energy efficiency
- Updates mandated by State of Washington
- State Building Code Council (SBCC) establishes code requirements for all WA jurisdictions
 - Construction codes typically updated every 3 years
 - Currently using 2018 construction codes
- Limited local control

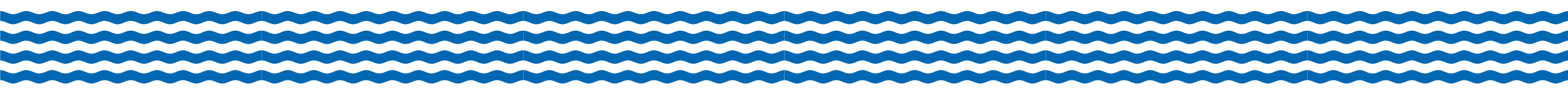
Proposed Construction Code Editions:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 Uniform Plumbing Code (UPC) and Standards.
- Washington State Energy Code (WSEC)
- 2021 International Fire Code (IFC)
- 2021 International Existing Building Code
- 2021 International Wildland-Urban Interface Code (IWUIC)



2021 Construction Codes - Update Process

- Original deadline to adopt: July 1, 2023
- City Council initially adopted the construction codes in May 2023
- SBCC delayed implementation due to litigation and Ninth Circuit Court ruling
- In June 2023, the City Council repealed the ordinance that had adopted the construction codes
- After 2 delays, the SBCC set new implementation deadline of March 15, 2024

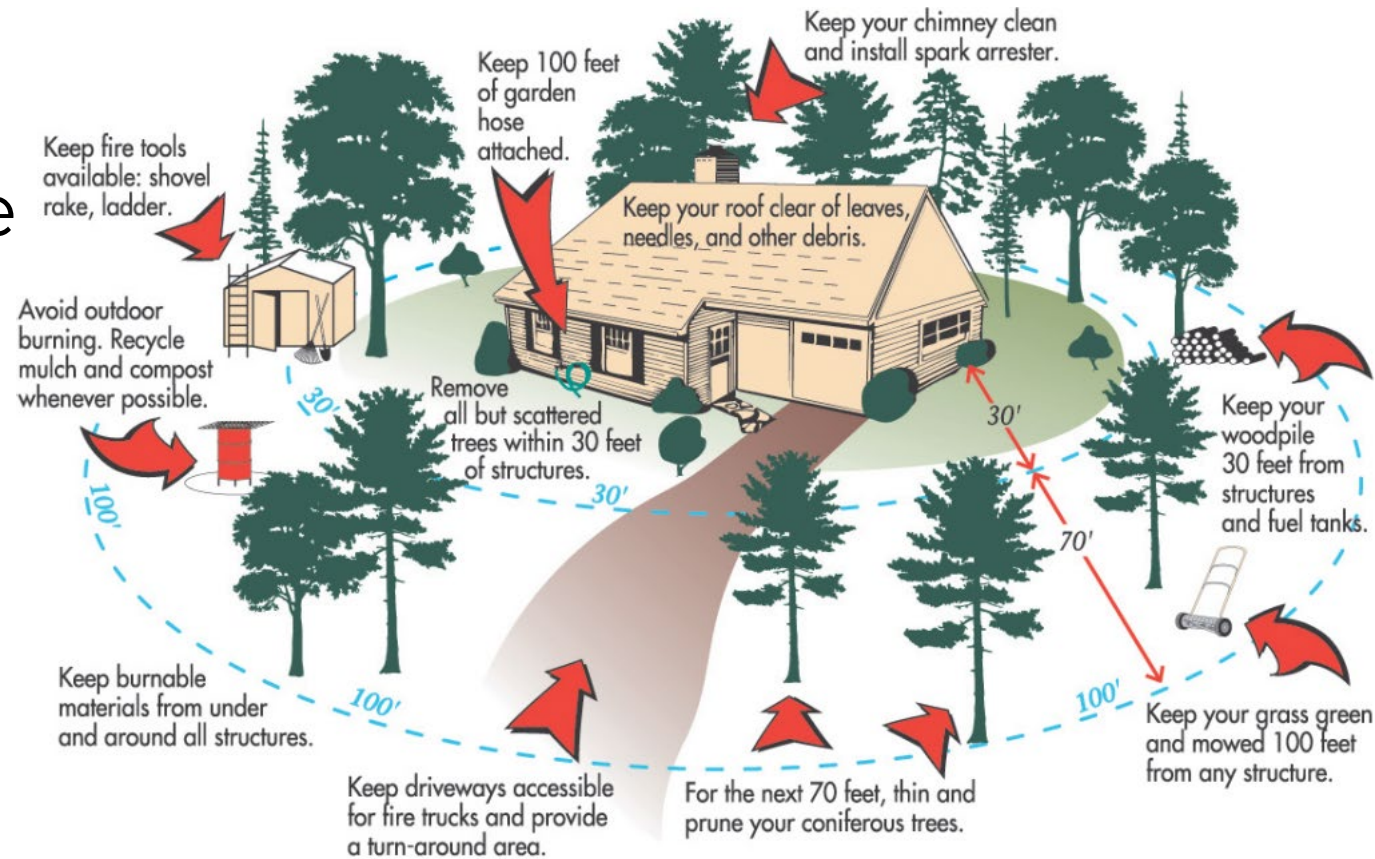


What has changed since the City Council discussed this in 2023?

- Energy code: now provides a pathway to allow fossil fuel appliances with modified requirements, including:
 - higher energy efficiencies,
 - additional energy credits, and
 - providing for electrification readiness.
- Wildland Urban Interface code: modifications ongoing
- Washington Cities Electrical code: adoption coming later this year



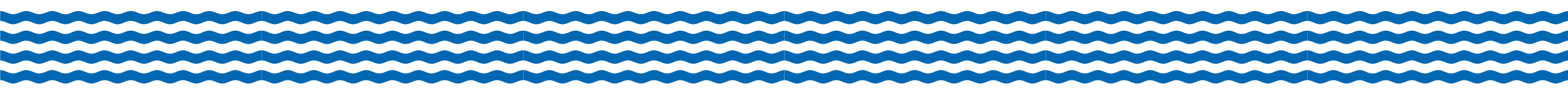
- Should we add info about the WUI code?
- Likely the defensible space requirement will be removed?



Proposed Changes:

Mercer Island Construction Codes

- Consistent with mandated changes from:
 - Model codes (IBC, IRC, IFC, etc.)
 - Washington State amendments to the model codes
- Consistent with *optional* changes to regional model codes
 - Continued participation with MyBuildingPermit.com and Zone 1 Fire Marshalls
 - Provides permit applicants consistent administration and enforcement
- Additional changes to the model codes require SBCC review and approval



Public Outreach Plan – Handouts, Website Information & Training for Building Professionals

State: Washington Association of Building Officials (WABO)

<https://www.wabo.org/education-a-events>

Regional: My Building Permit

<https://www.mybuildingpermit.com/training>

Local: City of Mercer Island

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>



Recommended Action

Adopt Ordinance No. 24C-02 amending MICC Chapter 17 with the updated editions of the Construction Codes to be effective on March 15, 2024, as mandated by the State of Washington.

