



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 5788
January 5, 2021
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 5788: First Reading of Ordinance No. 21C-01 amending the Mercer Island City Code Title 17, Construction Codes to implement the 2018 Amendments to the State Building Code.	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
	RECOMMENDED ACTION:	
	Set Ordinance No. 21C-01 for second reading and adoption on January 19, 2021.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Interim CPD Director Don Cole, Building Official Jeromy Hicks, Fire Marshal
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance No. 21C-01 and Exhibit A 2. 2018 Construction Codes Required Amendments Summary 3. 2018 Fire Code Recommended Amendments Summary
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

SUMMARY

The purpose of this Agenda Bill is to review draft Ordinance No. 21C-01 (Exhibit 1) and the State-mandated updates to the City’s construction codes - Mercer Island City Code, Title 17 Construction Codes.

REQUIRED STATE MANDATED AMENDMENTS

Effective February 1, 2021, Washington statutes require all jurisdictions in the State to implement the following updated Construction Code editions as they were adopted and amended by the State of Washington:

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 International Fire Code (IFC)
- 2018 International Existing Building Code

- 2018 International Swimming Pool and Spa Code
- Washington State Energy Code (WSEC)
- Washington Cities Electrical Code (WCEC)

State updates to the construction codes occur on a three-year cycle. However, due to the COVID-19 pandemic, the deadline for adoption of the 2018 Construction Codes updates was deferred incrementally from July 1, 2020 ultimately to February 1, 2021. General information on the 2018 Construction Codes update is available on the City’s website at <https://www.mercerisland.gov/cpd/page/2018-building-code-updates>.

Proposed Ordinance No. 21C-01 updates Mercer Island City Code (MICC) Title 17 to implement the updated State Construction Codes. These mandated code updates include hundreds of changes related to safety, energy efficiency, construction costs, etc. For example, the updates include changes to seismic design requirements to improve building resiliency in an earthquake. The updates also include more stringent commercial energy code requirements. A summary of the required significant amendments is provided in Exhibit 2.

ADDITIONAL RECOMMENDED AMENDMENTS

In addition to the State-mandated code amendments, staff also recommends the City adopt the following code amendments to better align with best practices in the region:

1. **Update the Administrative Provisions to remain consistent with the Regional Model Code (MyBuildingPermit.com).** The proposed code revisions include minor amendments to the administrative provisions within the existing MICC Title 17, Construction Codes ensuring the Mercer Island Administrative Code is consistent with the regional model administrative code for cities participating within MyBuildingPermit.com. Examples include designating the authority for interpretations and enforcement, setting expiration criteria for permit applications and permits, and similar administrative provisions.
2. **Update the Fire Code as recommended by the King County Zone 1 Fire Marshals.** The Fire Marshals in Zone 1 have been collaborating on a number of code amendments to improve code consistency across the region. A detailed summary of the proposed code amendments is included in Exhibit 3.

OUTREACH

A public outreach plan was established to ease the transition to the new codes for stakeholders including architects, engineers, builders, and contractors, as they move towards the implementation date of the updated codes. The City has contributed to the development of training seminars targeted towards contractors and design professionals through its participation and membership in MyBuildingPermit.com and the Washington Association of Building Officials (WABO). Additionally, the City is providing information regarding the significant code amendments on the City’s website as well as answering specific questions from customers related to the updates.

NEXT STEPS

Upon adoption of Ordinance No. 21C-01 on January 19, 2021, the updated Construction Codes will take effect on February 1, 2021.

RECOMMENDATION

Set Ordinance No. 21C-01 to January 19, 2021 for a second reading and adoption.

