



AB 5788
2018 Construction Codes
Adoption

First Ordinance Reading
January 5, 2021

2018 CONSTRUCTION CODES ADOPTION

- Regulates how buildings are constructed.
- Updates mandated by State of Washington.
- Limited local control.
- Updates are consistent with:
 - Suite of base model codes from ICC and WA amendments to model codes.
 - Optional changes regionally and locally (ie. MBP and Zone 1 Fire Marshalls).
- Deadline to complete update is February 1, 2021.
- Construction codes are generally updated every 3 years.
- Mercer Island is currently using 2015 construction codes.



2018 CONSTRUCTION CODES ADOPTION

- 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) and Standards.
- Washington State Energy Code (WSEC)
- 2018 International Fire Code (IFC)
- Washington Cities Electrical Code
- 2018 International Existing Building Code



2018 CONSTRUCTION CODES ADOPTION

A public outreach plan has been established at various levels:

State = WABO

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

Regional = MBP

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

Local = City

<https://www.mercerisland.gov/cpd/page/2018-building-code-updates>



2018 CONSTRUCTION CODES ADOPTION

Recommended Action:

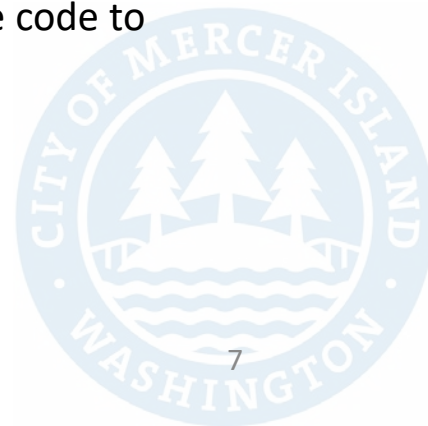
Set Ordinance No. 21C-01 to January 19, 2021 for a second reading and adoption.



Background on Model Administrative Provisions

- ❑ **Adopted Single Model Administrative Provisions regionally in 2003 as a “fix” when the State switched to the International Codes**
 - Uniform Codes had a single Administrative Code
 - I-Codes did not include a single and comprehensive Administrative Code

- ❑ **Single Administrative Code is preferred**
 - Resolves conflicts of administrative provisions within various adopted codes – IBC, UPC, NFPA, NEC, etc.
 - Resolves conflicts, aligns and provides administrative provisions consistent with MICC administrative provisions (fees, violations, appeals, etc.)
 - Single reference to the administrative provisions of all the construction codes (instead of perusing through nine different codes by multiple organizations).
 - Simplifies the addition of administrative provisions that are not addressed within the differing construction codes (fees, violations, penalties, appeals, etc.).
 - Creates less work when adopting and amending administrative provisions. Specifically, there is only one code to amend instead of amending nine codes.
 - Provides permit applicants consistent administration and enforcement when working in the region (MyBuildingPermit.com jurisdictions).



ADOPTION OF THE 2018 CONSTRUCTION CODES

- Optional changes to the International Fire Code:
 - To provide clarity to the adopted code as related to jurisdictional specific requirements.
 - To align code with our regional jurisdictional partners to provide consistency for our citizens, business owners, and contractors.
 - A summary with commentary has been provided as an attachment to this agenda bill (Exhibit 3).

