



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB24-025
February 26, 2024
Ordinance

AGENDA BILL INFORMATION

TITLE:	AB24-025: Proposed Amendment to SMC Title 15 Building and Construction, Chapter 15.04A and 15.04B	☐ Discussion Only
PROPOSED ACTION:	Adopt Ordinance 1298 to Amend SMC Chapters 15.04A and 15.04B, Building Codes	☒ Action Needed: ☐ Motion ☒ Ordinance ☐ Resolution

REVIEW:	Department Director Finance Legal City Administrator	Emily Arteche n/a David Linehan Mike Chambless	2/5/2024 Click or tap to enter a date. 2/8/2024 Click or tap to enter a date.
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DEPARTMENT:	Community Development		
	STAFF: Emily Arteche		
	COMMITTEE: Community Development		COMMITTEE DATE: February 20, 2024
	EXHIBITS: 1. AB24-025x1 Ordinance 2. AB24-025x2 Attachment A, Amendments to SMC 15.04A and 15.04B 3. AB24-025x3 City of Duvall Informational Building Code Update Presentation		

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

SUMMARY

INTRODUCTION

The proposed ordinance amends Snoqualmie Municipal Code Chapters 15.04A and 15.04B and adopts by reference the 2021 International and Uniform Codes as adopted and amended by the State Building Code Council (SBCC).

LEGISLATIVE HISTORY

Over the past several decades, the Snoqualmie City Council has regularly adopted the State Building Code and regular SBCC amendments including updated editions of certain International codes and certain Uniform codes of WAC 51-50. On May 23, 2016, and subsequently on March 8, 2021, by Ordinance Numbers 1173 and 1246, respectively, the City Council adopted updates to SMC Chapters 15.04A and 15.04B to incorporate by reference the then-current editions of various International codes and Uniform codes, as codified in WAC Title 51.

BACKGROUND

As set forth in RCW 19.27.031, the Washington State Legislature established the State Building Code, comprised of the entirety or portions of multiple different “International” codes, published by the International Code Council, Inc., and certain “Uniform” codes, including the International Building Code (“IBC”); the International Residential Code (“IRC”); the International Mechanical Code (“IMC”); the International Fire Code (“IFC”); portions of the International Wildland Urban Interface Code; and the Uniform Plumbing Code and Uniform Plumbing Code Standards. In RCW 19.27.074, the Legislature delegated to the Washington State Building Code Council (“SBCC”) the authority and obligation to adopt and maintain the State Building Code by regularly reviewing updated versions of the I-codes and other pertinent information, amending the I-codes and other standards as deemed appropriate by the SBCC.

In 2023, the SBCC amended WAC Title 51 to incorporate the 2021 versions of various International and Uniform codes, together with other Washington-specific amendments, to be effective July 1, 2023. However, on May 24, 2023, the SBCC voted to delay the effective date of the 2021 editions of the model codes with Washington State Amendments for 120 days to start rulemaking for modifying commercial and residential energy codes to reduce the risk of preemption under the federal Energy Policy and Conservation Act (EPCA). On September 15, 2023, the SBCC again voted to delay the effective date for implementing all 2021 building codes until March 15, 2024.

ANALYSIS

RCW 19.27.031 mandates that the State Building Code “shall be in effect in all counties and cities” in the State, subject to any local amendments adopted by individual cities or counties under RCW 19.27.040 so long as the minimum performance standards of the Code are not diminished and, if the amendment affects single-family or multifamily residential buildings, the amendment is approved by the SBCC. The new 2021 editions of the codes include:

- 2021 International Building Code (includes the 2021 International Existing Building Code, 2021 International Swimming Pool and Spa code, and 2017 ICC/ANSI A117.1)
- 2021 International Residential Code
- 2021 International Mechanical Code (includes the 2021 International Fuel Gas Code, 2020 Liquefied Petroleum Gas Code (NFPA 58), and 2021 National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations)
- 2021 International Fire Code
- 2021 Wildland-Urban Interface Code
- 2021 Uniform Plumbing Code
- 2021 Washington State Energy Code
- National Electrical Code (NFPA 70) -- Please see the Department of Labor and Industries for information on the adoption and amendment of the National Electrical Code.

A complete analysis is summarized in Exhibit 3, City of Duvall Informational Building Code Update Presentation. The City will need to adopt the 2021 versions of these codes into SMC Title 15 as shown in Attachment A, Amendments to SMC 15.04A and 15.04B by March 15, 2024, to remain in compliance with Washington State laws.

BUDGET IMPACTS

N/A

NEXT STEPS

This is the first reading of Ordinance 1289 to approve proposed amendments of SMC Title 15 Building and Construction, Chapter 15.04A and 15.04B. A second reading and adoption of the ordinance is scheduled on March 11, 2024.

PROPOSED ACTION

Discussion only, first reading. A second reading and recommended adoption of ordinance 1289 is scheduled on March 11, 2024.