Goals for Tonight

* Brief overview of process and key elements

* Answer questions
State Building Code Council requires the adoption and amendments to ICC code

* Adopt administrative and property maintenance through Sammamish Municipal Code
Key elements for this cycle

- **Permit expiration** – new language helps us better address abandoned construction sites
- **Energy conservation** – move to international code
- **Lighting systems** – increase efficiency for lamps
- **ADUs** – easier permitting
Questions?
Expiration of permits and permit renewals

- Time limits have not changed, there is now added language that helps alleviate blight issues associated with abandoned construction projects.

- Makes it a violation for permits to expire as well as permit renewal limits if the outside structure including roof, siding, windows and exterior doors are not in place.

- Modeled after City of Kirkland code language.
State is transitioning to the International Energy Conservation Code (IECC) as a base model.

The IECC is not as stringent as the current State Energy Code, therefore a Mash code was created.

The Energy Code will continue to be called the “Washington State Energy Code”.
A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be compact florescent or high efficiency lamps.

This has increased 25 percent from the previous code.
Accessory Dwelling Unit (ADU) Separation

- Allows homeowners to add an ADU within their existing home without a firewall being required.

- Homeowner needs to be living in one of the two units.

- Smoke alarms need to be interconnected between the two units.
Repeal of Earthquake Shut-off Valve Ordinance

- Concern over whether all residents are capable of resetting the earthquake valve after it has tripped either from a seismic event or strong vibration.
- If owners are not able to reset the shut-off valve after it has tripped, they would be without heat and the ability to cook food in most cases.
- The desire to be consistent with all other jurisdictions within the State.
- EQ valves would still be allowed if a homeowner wanted to install one, just not mandatory.
Any floor joist smaller than 2X10 is to be protected on the underside with either ½” gypsum board or 5/8” plywood.

Crawl spaces are exempt.

This is to help prevent firefighter fatalities due to widespread use of engineered floor joists.
The height of escape windows in bedrooms has long been 44 inches measured from the floor to the window sill framed opening. Now it must be measured to the opening in the window frame. This measurement will now vary depending on the type of window installed.
Temperature compensating shower valves

- Shower valves gradually introduce Hot or cold water through the fixture.

- Minimizes the risk of shock to the body, which reduces slipping and falling accidents.