2009 International Building Codes & Related SMC Changes

City Council Meeting June 1, 2010
Goals for Tonight

- Overview of key changes in 2009 I-Codes.
- Describe process to date and next steps.
- Answer Questions.
In 2009 codes, State continues to allow each jurisdiction the local choices.

Sammamish has required sprinklers in new structures greater than 5000 square feet since 2004.

Issaquah, North Bend and Eastside Fire and Rescue are currently in alignment on this decision.
Carbon Monoxide Detectors

- For new construction, carbon monoxide alarms are required if there is an attached garage and/or fuel-fired appliances.

- The source of unsafe levels of carbon monoxide in the home is typically from faulty operation of fuel fired furnace or water heater, or exhaust of automobiles.

- Because carbon monoxide poisoning deaths often occur when the occupant is sleeping, carbon monoxide alarms are to be located outside each sleeping area similar to that of smoke detectors.
Duct Sealing

- Leak tests are now required for all new construction as well as space conditioning systems that are altered such as air handler replacement, furnace heat exchangers, cooling or heating coils and outdoor condensing units.

- Due to the significant amount of heat loss through air supply ducts, new sealing methods and tests have been added.

- Tests are to be performed by a qualified technician, with the affidavit given to the inspector.

- Duct leakage requirements are less stringent on existing construction.

- Concealed ducts on existing homes are not required to be sealed.
Air leakage testing now required for all new construction.

The test must be performed using a blower door device which consists of a large fan, a frame and panel. A manometer (pressure gauge) is used to read house and fan pressures.

An air leakage test is not required for additions less than 750 square feet.

Performed by a third party technician after rough-in, affidavit given to the inspector.
To conserve energy, the code now requires at least 50 percent of the lamps in permanently installed lighting fixtures to be fluorescent lamps or other high-efficiency lamps.

Goal to eliminate the use of incandescent lamps for permanent lighting fixtures as mandated by the energy bill by the year 2012.
By definition, a live/work unit is primarily residential in nature but has sizable portion of the space devoted to nonresidential activities. Often service-related in nature, the nonresidential portion is limited in several respects. The following shall apply to all live/work units:

- The unit itself, including both the residential and nonresidential portions, is limited to 3,000 square feet in total floor area.

- The nonresidential activities cannot take up more than 50% of the unit’s total floor area.

- The portion dedicated to nonresidential use must be located on the first floor of the unit, or where applicable, on the unit’s main floor level.

- A maximum of 5 nonresidential workers or employees is permitted at any one time. The intent is that the provisions for live/work units are not applicable to home offices. More specifically, the provisions exempt residential units with office uses from the requirements for live/work units where the office area is less than 10% of the area of the dwelling unit or sleeping unit.
SMC 16.20. 235
Expiration of issued permits

- Consistent with the current permit timeline ordinance.

- Having permits valid for (2) years allows for less city staff time tracking, renewing and issuing renewals.

- Customers are not “under the gun” trying to complete projects within (1) year, allows them more time.

- Consistent with many local jurisdictions’ permit expiration ordinances.
Title 23 SMC provides a better option. This allows more flexibility through Notice and Orders, appeals and VCA’s.

Offers the ability to provide education, warnings and worst case scenario civil penalties.
Questions?