



Memorandum

Date: 2/20/2024
Meeting of: City Council

File No. AM No. 24-023
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Jason Lynch	Deputy PCD Director - Building Official
Planning and Community Development	Travis Salley	DSC Manager - Building Plan Review

TITLE:

Adoption of an Ordinance Amending RMC 15.08, Building Code, 15.12 Electrical Code, 15.14 Mechanical Code, 15.16 Plumbing Code, 15.18 Energy Code, and 15.26 Wildland-Urban Interface Code

- a. Ordinance No. 3148: An Ordinance of the City of Redmond, Washington, Amending RMC Chapters 15.08, Building Code; 15.12, Electrical Code; 15.14, Mechanical Code; 15.16, Plumbing Code; 15.18, Energy Code, and Adding 15.26, Wildland-Urban Interface Code, to Update the City's Building and Construction Codes to Reflect Current State Standards

OVERVIEW STATEMENT:

The City is required to align its codes and regulations with the latest editions and technical standards mandated in the State Building, Electrical, Energy, Mechanical, Plumbing, and Wildland-Urban Interface Codes. Optional appendices are also available for contemporaneous adoption at the City's discretion. Updates occur on a three-year cycle and generally go into effect on July 1. Actions by the State Building Code Council (SBCC) delayed the effective date of this adoption, with the anticipated date to be March 15, 2024. The Electrical Code is typically adopted one year after the Building, Energy, Mechanical and Plumbing Codes. Due to the State delay of these codes, the Electrical Code is anticipated to be adopted April 1, 2024.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Municipal Code; Redmond Environmental Sustainability Action Plan Strategy B1.4.
- **Required:**
RCW 19.27.031 State Building Code
- **Council Request:**
N/A
- **Other Key Facts:**
Routine amendment and adoption of State and Local Codes occurs every three years.

OUTCOMES:

As originally proposed, this year's adoption requires updates to the Redmond administrative and enforcement provisions. Updates to align with mandated codes would help protect personal and commercial real estate investments by providing a minimum level of construction quality and safety. Consistent building, mechanical, plumbing, electrical, energy, and wildland-urban interface codes help the design and construction community develop products around a common set of laws, codes, and standards. In the Residential Building Code, Optional Appendix T was also included as a component of this adoption cycle to advance Strategy B1.4 of the Redmond Environmental Sustainability Action Plan.

During the May 23, 2023, Parks and Environmental Sustainability Committee of the Whole meeting, the City Council directed staff to place the code adoption, including Appendix T, on the June 6 Regular Business Meeting for approval. However, the State Building Code Council voted on May 24, 2023, to delay the effective date of the 2021 codes for 120 days, which changed the effective date from July 1, 2023, to October 29, 2023. On September 15, 2023, the State Building Code Council agreed on another delay. The new effective date for all building codes is anticipated to be March 15, 2024. The effective date for the electrical code is anticipated to be April 1, 2024.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Building code amendments are generally updated by the state on a three-year cycle. In order to create predictability for the development community, Redmond adopts mandated amendments contemporaneously with the state effective date.
- **Outreach Methods and Results:**
Notification of the code update is provided on the Development Services Center web pages and is physically posted in the Development Services Center. Stakeholder groups such as OneRedmond Government Affairs and Master Builders Association of King and Snohomish Counties are also notified.
- **Feedback Summary:**
One Redmond Government Affairs members were briefed on the 120-day delay on May 25, 2023. Stakeholder groups are ready to have a clear path to move forward with their permitting and development.

BUDGET IMPACT:

Total Cost:

Cost is included in the ongoing operational costs of the Divisions responsible for permit review.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:

Development Services 000042

Budget Priority:

Safe and Resilient
Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A

If yes, explain:

N/A

Funding source(s):

General Fund and revenue collected from fees

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
5/23/23	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
6/6/23	Business Meeting	Receive Information
2/6/24	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

The State adoption is currently anticipated to become effective on March 15, 2024. The State electrical code adoption is currently anticipated to become effective on April 1, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

If Redmond does not adopt the new codes when they become effective, there could be a negative fiscal impact on our Building Code Effectiveness Grading Schedule (BCEGS) classification which is used by property/casualty insurers in determining rates paid by building owners in our jurisdiction. Our current BCEGS rating is a two (2) which is the second-highest rating. The rating is dependent upon; code adoption, staff qualifications, public awareness, and structural provisions.

ATTACHMENTS:

Attachment A: Original Ordinance Amending; RMC Chapter/Titles: 15.08, Building Code, 15.12, Electrical Code, 15.14 Mechanical Code, 15.16 Plumbing Code, 15.18 Energy Code, 15.26 Wildland-Urban Interface Code