



Legislation Text

File #: AM No. 20-103, **Version:** 1

MEMO TO: Mayor and Members of the City Council

FROM: Carol Helland, Director of Planning and Community Development

Don Horton, Acting Fire Chief

SUBJECT:

Ordinance Amending Redmond Municipal Code (RMC) Chapters: 15.06 Fire Code, 15.08 Building Code, 15.12 Electrical Code, 15.14 Mechanical Code, 15.16 Plumbing Code, and 15.18 Energy Code, to Update the City's Building and Construction Codes to Reflect Current State Standards and City of Redmond Amendments; and a Resolution Adding Fees to Provide for Fire Permits Associated with the Adoption of the 2018 Redmond Fire Code

I. RECOMMENDED ACTION

Approve the Redmond Building and Fire Codes and associated Fire Fees as attached.

II. DEPARTMENT CONTACTS

Carol Helland, Director	425-556-2107
Jason Lynch, Assistant Director, Development Services	425-556-2483
Carol Lewis, Supervisor, Development Services	425-556-2410
<i>Planning & Community Development Department</i>	

Don Horton, Acting Fire Chief	425-556-2208
Todd Short, Acting Deputy Fire Chief	425-556-2242
Rich Gieseke, Acting Fire Marshall	425-556-2204
<i>Fire Department</i>	

III. DESCRIPTION/BACKGROUND

The City must adopt the State Building, Fire Codes, and Electrical Code to update Redmond's Building, Fire, and Construction Codes to the latest editions and technical standards. This adoption will establish our own administrative and enforcement provisions. Technical codes are updated on a three year cycle to help protect personal and commercial real estate investments by providing a minimum level of construction quality and safety. Consistent building codes, fire, and electrical codes and standards create predictability and will help the design and construction community develop products around a common set of laws, codes, and standards.

Outreach has begun with internal departments, local jurisdictions, customers of Development Services Center (DSC), and will continue with OneRedmond, and the Master Builders Association.

IV. PREVIOUS DISCUSSIONS HELD

June 9, 2020	Planning and Public Works Committee of the Whole
June 16, 2020	Public Safety Committee of the Whole

V. IMPACT

A. Service/Delivery:

Changes to the building codes, fire, and electrical codes will have an initial impact on the design and construction community as well as code officials while gaining an understanding of the new technical codes. However, in the long-term, these new codes and standards will help achieve a higher level of uniform design criteria and improve building safety in the community.

B. Fiscal Note:

Training dollars have already been allocated to assist staff in preparation for new code implementation and enforcement. A permit application life extension is also proposed to be codified as a component of this action and will increase the permit life from 180 days to 365 days. A reduction in extension fee collections is expected as a result of this extension. For comparative reference, 511 permit extensions were granted in 2019 and generated \$46,402.53 in extension fees. By extending the length of time permits are valid, applicants will have more time to respond to comments and have flexibility to adapt their plans to reflect unanticipated circumstances (both physical and economic). The extended time will also provide additional staff capacity to work on accepting applications, routing permits, processing reviews, issuing permits, collecting fees, and assisting customers.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

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

VII. TIME CONSTRAINTS

The Washington State Building Code Council adopted the 2018 Building, Fire and 2020 National Electrical Codes to become effective on July 1, 2020, and Governor Inslee Proclamation 20-40 “Stay Home Stay Safe” postponed the adoption until November 1st, 2020. The State Building Code Council

(SBCC) has postponed the adoption until February 1, 2021. The updated code language would become effective on February 1, 2021.

VIII. LIST OF ATTACHMENTS

Attachment A: Presentation: Adoption 2018 - Building and Fire Codes

Attachment B: Chapter 15.06 Fire Code Ordinance

Attachment C: Chapter 15.08-15.18 Building Codes Ordinance

Attachment D: Fire Fee Resolution