

Part I—Administrative

Chapter 1 ADMINISTRATION

SECTION R101

TITLE, PURPOSE AND SCOPE

R101. Title. This subtitle shall be known as the “Seattle Residential Code for One- and Two-family Dwellings” and may be so cited, and is referred to herein as “this code.”

R101.2 Purpose. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, occupancy, location and maintenance of all buildings and structures within the City and certain equipment specifically regulated herein.

The purpose of this code is to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

06 **NOTE:** The minimum standards of the Seattle Housing and Building
06 Maintenance Code, SMC 22.200-22.208, do not apply to any
06 structure constructed and maintained in compliance with standards
and procedures of the Seattle Building, Residential, Mechanical, Fire,
Electrical and Plumbing Codes currently in effect.

R101.3 Scope. The provisions of this code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with a separate means of egress, and their accessory structures, including adult family homes, foster family care homes and family day care homes licensed by the Washington State Department of Social and Health Services.

→ **Note:** The seismic design for wood-frame buildings with more than two stories above grade shall comply with the Seattle Building Code. See Sections R301.2.2.4 and Table R602.10.1.

Interpretation R101.3a: Mixed use buildings, other than those containing home occupations, shall comply with the Seattle Building Code.

→ **Interpretation R101.3b:** Dwellings located above a common garage or other common space are not within the scope of the Seattle Residential Code, and shall comply with the Seattle Building Code. Units in detached two-family dwellings may share a garage.

06 **R101.4 Internal consistency.** Where in any specific case, different
06 sections of this code specify different materials, methods of
construction or other requirements, the most restrictive shall govern.

[W] R101.5 Conflict with Ventilation Code. In the case of conflict between the ventilation requirements of this code and the ventilation requirements of Washington Administrative Code Chapter 51-13 the *Washington State Ventilation and Indoor Air Quality Code* (VIAQ), the provisions of the VIAQ shall govern.

R101.6 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the

conditions of the listing and manufacturer’s instructions shall apply.

R101.7 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

R101.8 Metric units. Wherever in this ordinance there is a conflict between metric units of measurement and English units, the English units shall govern.

SECTION R102

UNSAFE BUILDINGS, STRUCTURES OR PREMISES

R102.1 Definition. For the purpose of this section, “unsafe buildings, structures or premises” shall be defined to include all buildings or structures, whether erected before or after the effective date of this code, and all premises immediately surrounding buildings or structures that are structurally unsound or unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life or which in relation to existing occupancy constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, deterioration, instability, dilapidation, obsolescence, damage by fire or other causes or abandonment as specified in this code or any other effective ordinance.

R102.2 Emergency orders. Whenever the building official finds that any building or structure, or portion thereof is in such a dangerous and unsafe condition as to constitute an imminent hazard to life or limb, the building official may issue an emergency order directing that the building or structure, or portion thereof be restored to a safe condition. The order shall specify the time for compliance. The order may also require that the building or structure, or portion thereof, be vacated within a reasonable time to be specified in the order. In the case of extreme danger, the order may specify immediate vacation of the building or structure, or may authorize disconnection of the utilities or energy source pursuant to the notice provisions of Section 104.6. No person shall occupy the building or structure, or portion thereof after the date on which the building is required to be vacated until the building or structure, or portion thereof, is restored to a safe condition as required by the order and this code. It is unlawful for any person to fail to comply with an emergency order issued by the building official.

R102.3 Hazard correction order. Whenever the building official finds that an unsafe building, structure or premises exists, the building official may issue a hazard correction order specifying the conditions causing the building, structure or premises to be unsafe and directing the owner or other person responsible for the unsafe building, structure or premises to correct the condition. In lieu of correction, the owner may submit a report or analysis to the building official analyzing said conditions and establishing that the building, structure or premises is, in fact, safe. The building official may require that the report or analysis be prepared by a licensed engineer and may require compliance with Seattle Building Code Chapter 34. It shall be unlawful for any person to fail to comply with a hazard correction order as specified in this subsection.

SECTION R103

VIOLATIONS AND PENALTIES

R103.1 Violations. It shall be a violation of this code for any person, firm or corporation to erect, construct, enlarge, repair, move, improve, remove, convert, demolish, equip, occupy, inspect or maintain any

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building or structure in the City, contrary to or in violation of any of the provisions of this code.

It shall be a violation of this code for any person, firm or corporation to knowingly aid, abet, counsel, encourage, hire, commend, induce or otherwise procure another to violate or fail to comply with this code.

It shall be a violation of this code for any person, firm or corporation to use any material or to install any device, appliance or equipment which does not comply with applicable standards of this code or which has not been approved by the building official.

R103.2 Notice of violation. If, after investigation, the building official determines that standards or requirements of this code have been violated, the building official may serve a notice of violation upon the owner or other person responsible for the action or condition. The notice of violation shall state the standards or requirements violated, shall state what corrective action, if any, is necessary to comply with the standards or requirements, and shall set a reasonable time for compliance. The notice shall be served upon the owner or other responsible person by personal service, certified mail with return receipt requested or registered mail with return receipt requested or registered mail addressed to the last known address of such person. In addition, a copy of the notice may be posted at a conspicuous place on the property. The notice of violation shall be considered an order of the building official. Nothing in this subsection shall be deemed to limit or preclude any action or proceeding pursuant to Sections 102 or 104 of this code, and nothing in this section shall be deemed to obligate or require the building official to issue a notice of violation prior to the imposition of civil or criminal penalties in this section.

R103.3 Civil penalties. Any person, firm or corporation failing to comply with the provisions of this code shall be subject to a cumulative civil penalty in an amount not to exceed \$500 per day for each violation from the date the violation occurs or begins until compliance is achieved. In cases where the building official has issued a notice of violation, the violation will be deemed to begin, for purposes of determining the number of days of violation, on the date compliance is required by the notice of violation. In any civil action for a penalty, the City has the burden of proving by a preponderance of the evidence that a violation exists or existed; the issuance of the notice of violation or of an order following a review by the Director is not itself evidence that a violation exists.

R103.4 Criminal penalty. Anyone who violates or fails to comply with any order issued by the building official pursuant to this code or who removes, mutilates, destroys or conceals a notice issued or posted by the building official shall, upon conviction thereof, be punished by a fine of not more than \$1,000 or by imprisonment for not more than 360 days, or by both such fine and imprisonment. Each day's violation or failure to comply shall constitute a separate offense.

Anyone violating or failing to comply with any of the provisions of this code and who within the past five years has had a judgment against them for civil penalties arising from a violation of the building code, shall upon conviction thereof, be fined in a sum not to exceed \$500 or by imprisonment for not more than 180 days, or by both such fine and imprisonment. Each day's violation or failure to comply shall constitute a separate offense.

R103.5 Additional relief. The building official may seek legal or equitable relief to enjoin any acts or practices and abate any condition that constitutes a violation of this code when civil or criminal penalties are inadequate to effect compliance. In any such action, the

City has the burden of proving by a preponderance of the evidence that a violation exists or will exist; the issuance of the notice of violation or of an order following a review by the Director is not itself evidence that a violation exists or will exist.

R103.6 Notices. It shall be unlawful for any person to remove, mutilate, destroy or conceal any notice issued or posted by the building official pursuant to the provisions of this code, or any notice issued or posted by the building official in response to a natural disaster or other emergency.

The building official may record a copy of any order or notice with the Department of Records and Elections of King County.

The building official may record with the Department of Records and Elections of King County a notification that a permit has expired without a final inspection after reasonable efforts have been made to provide a final inspection.

R103.7 Review by the Director

R103.7.1 Any person affected by a notice of violation issued by the Director pursuant to Section 103.2 may obtain a review of the notice by requesting such review in writing within ten days after service of the notice. When the last day of the period computed is a Saturday, Sunday, federal or City holiday, the period shall run until 5:00 p.m. of the next business day. Upon receipt of a request, the Director shall notify the person requesting the review of the date, time and place of the Director's review. The review shall be not less than ten nor more than twenty days after the request is received, unless otherwise agreed by the person requesting the review. Any person affected by the notice of violation may submit any written material to the Director for consideration on or before the date of the review.

R103.7.2 The review will consist of an informal review meeting held at the Department. A representative of the Director who is familiar with the case and the applicable ordinances will attend. The Director's representative shall explain the reasons for the issuance of the notice of violation and will consider any information presented by the persons attending. At or after the review, the Director shall:

1. Sustain the notice of violation; or
2. Withdraw the notice of violation; or
3. Continue the review to a future date; or
4. Amend the notice of violation.

R103.7.3 The Director shall issue a decision within a reasonable time after the conclusion of the review. The Director shall mail the decision by regular first class mail to the person or persons named in the notice of violation.

SECTION R104 ORGANIZATION AND ENFORCEMENT

R104.1 Jurisdiction of Department of Planning and Development. The Department of Planning and Development is the code enforcement agency in the City of Seattle for this code. The Department is under the administrative and operational control of the Director of the Department of Planning and Development who is the building official.

R104.2 Powers and duties of the building official. The building official is authorized and directed to enforce this code, except where authority as elsewhere provided in this code is specifically vested in the Director of Public Health, the fire chief, the Director of Transportation or the Director of Seattle Public Utilities. Compliance

with the requirements of this code is the obligation of the owner of the building, structure, or premises, the duly authorized agent of the owner, or other person responsible for the condition or work, and not of the City or any of its officers or employees.

R104.3 Deputies. The building official may appoint such officers, inspectors, assistants and other employees as shall be authorized from time to time. The building official may deputize such employees as may be necessary to carry out the functions of the building official.

R104.4 Right of entry. With the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued warrant, the building official may enter a building or premises at any reasonable time to perform the duties imposed by this code.

R104.5 Stop orders. Whenever any work is being done contrary to the provisions of this code, or in the event of dangerous or unsafe conditions related to construction or demolition, the building official may order the affected work stopped by a notice describing the violation in writing, posted on the premises or served on any person responsible for the condition or work. It is unlawful for any person to engage in or to cause any further work to be done until authorization from the building official is received.

R104.6 Occupancy violations. Whenever any building or structure is being occupied contrary to the provisions of this code, the building official may order such occupancy discontinued and the building or structure, or portion thereof, vacated by notice, posted on the premises or served on any person causing such occupancy to be continued.

Any person occupying the building or structure shall discontinue the occupancy within 10 days after receipt or posting of such notice or shall make the building or structure, or portion thereof, comply with the requirements of this code; provided, however, that in the event of an unsafe building, Section 102 may apply. It is unlawful for any person to fail to comply with an order or notice issued by the building official.

R104.7 Liability. Nothing contained in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from the failure of a building to conform to the provisions of this code, or by reason or in consequence of any inspection, notice, order, certificate, permission or approval authorized or issued or done in connection with the implementation or enforcement of this code, or by reason of any action or inaction on the part of the City related in any manner to the enforcement of this code by its officers, employees or agents.

Neither the building official nor any employee charged with the enforcement of this code shall be personally liable for any damage that accrues to persons or property as a result of any act or omission committed in the discharge of their duties, provided that the building official or employee acted in good faith and without malice.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the Department of Planning and Development or the City of Seattle be held to have assumed any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

R104.8 Duties of the fire chief. The duties of the fire chief are as defined in the Fire Code.

R104.9 Responsibilities of parties. The responsibilities of the architect, structural engineer of record, contractor, plans examiner, and field inspector are as provided in the Seattle Building Code.

R104.10 Modifications. The building official may modify the requirements of this code for individual cases provided the building official finds: (1) there are practical difficulties involved in carrying out the provisions of this code; (2) the modification is in conformity with the intent and purpose of this code; and (3) the modification will provide a reasonable level of fire protection and structural integrity when considered together with other safety features of the building or other relevant circumstances. The building official may, but is not required to, record the approval of modifications and any relevant information in the files of the building official or on the approved permit plans.

R104.11 Alternate materials, methods of construction and design. This code does not prevent the use of any material, design or method of construction not specifically allowed or prohibited by this code, provided the alternate has been approved and its use authorized by the building official.

The building official may approve an alternate, provided he/she finds that the proposed alternate complies with the provisions of this code and that the alternate, when considered together with other safety features of the building or other relevant circumstances, will provide at least an equivalent level of strength, effectiveness, fire resistance, durability, safety and sanitation. Certain code alternates have been pre-approved by the building official and are identified in this code as numbered code alternates.

The building official may require that sufficient evidence or proof be submitted to reasonably substantiate any claims regarding the use or suitability of the alternate. The building official may, but is not required to, record the approval of modifications and any relevant information in the files of the building official or on the approved permit plans.

R104.12 Tests. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to the City.

Test methods shall be specified by this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine the test procedures. All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official.

R104.13 Rules of the building official.

R104.13.1 Authority of building official. The building official has the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code. The building official is authorized to promulgate, adopt and issue the following rules:

1. "Building Construction Standards" to promulgate standards which are acceptable as a method or as an alternative design for meeting code-required performance criteria, to recognize new technical data affecting code requirements and to eliminate conflicts among code requirements.
2. "Code Interpretations" to interpret and clarify conditions or language expressed in this code.

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3. Any other rule necessary for the administration of the purpose and intent of this code.

R104.13.2 Procedure for adoption of rules. The building official shall promulgate, adopt and issue rules according to the procedures as specified in Chapter 3.02 of the Administrative Code, Seattle Municipal Code.

R104.14 Appeals. Appeals from decisions or actions pertaining to the administration and enforcement of this code shall be addressed to the building official according to Seattle Building Code Section 104.18.

SECTION R105 BUILDING PERMITS

R105.1 Permits required. It is unlawful to erect, construct, enlarge, alter, repair, move, improve, remove, change the occupancy of, or demolish any building or structure in the City, or allow the same to be done, without first obtaining a building permit for each such building or structure from the building official. All work shall comply with this code, even where no permit is required.

R105.2 Work exempt from permit. A building permit shall not be required for the work listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the City.

1. Minor repairs or alterations which, as determined by the building official, cost the owner \$4,000 or less in any 6-month period. Such repairs and alterations shall not include the removal, reduction, alteration, or relocation of any loadbearing support. Egress, light, ventilation, and fire-resistance shall not be reduced.
2. Miscellaneous work including the following, provided no changes are made to the building envelope: patio and concrete slabs on grade, painting or cleaning a building, repointing a chimney, installing kitchen cabinets, paneling or other surface finishes over existing wall and ceiling systems, insulating existing buildings, abatement of hazardous materials, and in-kind or similar replacement of or repair of deteriorated members of a structure.
3. One-story detached accessory buildings used for greenhouse, tool or storage shed, playhouse, or similar uses, provided:
 - 3.1 The projected roof area does not exceed 120 square feet; and
 - 3.2 The building is not placed on a concrete foundation other than a slab on grade.
4. Fences not over 8 feet high which do not have masonry or concrete elements above 6 feet.
5. Arbors and other open-framed landscape structures not exceeding 120 square feet in projected area.
6. Retaining walls and rockeries which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, provided:
 - 6.1 There is no surcharge or impoundment of Class I, II or III-A liquids.
 - 6.2 Construction is not in a critical area or an environmentally sensitive area, nor supports soils in areas of geologic hazard, steep slope or having landslide potential as identified in the environmentally sensitive and critical area regulations contained in Chapters 25.05 and 25.09 of the Seattle Municipal Code.

6.3 Possible failure would likely cause no damage to adjoining property or structures.

7. Platforms, walks and driveways not more than 18 inches above grade and not over any basement or story below.
8. Window awnings supported by an exterior wall when projecting not more than 54 inches.
9. Prefabricated swimming pools, spas and similar equipment accessory to a building subject to this code in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
10. Replacement of roofing materials and siding. This shall not include structural changes, replacement of sheathing or alterations to doors and windows. See Energy Code Sections 101.3.2.5 and 1132.1 for insulation requirements for existing buildings.

Exception: In detached one- and two- family dwellings, the existing roof sheathing may be replaced and roof structure may be repaired without permit provided no changes are made to the building envelope other than adding or replacing insulation, and the work is equivalent to or better than the existing structure.

11. Private playground equipment including tree houses.
12. Removal and/or replacement of underground storage tanks that are subject to regulation by a state or federal agency.

Note: A Fire Department permit is required for removal, replacement and decommissioning of underground storage tanks.

13. Installation of dish and panel antennas 6.56 feet (2 m) or less in diameter or diagonal measurement.
14. Portable heating appliances, portable ventilating equipment, and portable cooling units, provided that the total capacity of these portable appliances shall not exceed 40 percent of the cumulative heating, cooling or ventilating requirements of a building or dwelling unit and shall not exceed 3 kW or 10,000 Btu input.
15. Any closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
16. Minor work or the replacement of any component part of a mechanical system which does not alter its original approval and complies with other applicable requirements of this code.

R105.3 Other permits required. Unless otherwise exempted by this or other pertinent codes, separate master use, plumbing, electrical and mechanical permits shall be required for the above exempted items.

R105.4 Flood hazard areas. In addition to the permit required by this section, all work to be performed in areas of special flood hazard, as identified in the report entitled "Flood Insurance Study for King County, Washington and Incorporated Areas" and the accompanying Flood Insurance Rate Maps and filed in C.F. 295948, is subject to additional standards and requirements, including floodplain development approval or a Floodplain Development License, as set forth in Chapter 25.06, the Seattle Floodplain Development Ordinance.

R105.5 Application for permit

R105.5.1 Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Department of Planning and Development for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, property address or similar description that will readily identify and definitely locate the proposed building or work.
3. Provide the contractor's business name, address, phone number and current contractor registration number (required if contractor has been selected).
4. Be accompanied by plans, and other data as required in Section 105.5.2.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building including cost breakdown between additions and alterations.
6. Be signed by the owner of the property or building, or the owner's authorized agent who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the building official, including, but not limited to, master use and shoreline permits and building identification plans.
8. Indicate the name of the owner and contractor and the name, address and phone number of a contact person.
9. Substantially conform with the Land Use Code, critical areas regulations and residential code regulations in effect on the date that the application is submitted.

R105.5.2 Plans and specifications.

R105.5.2.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit.

Exception: The building official may waive the submission of plans, calculations, diagrams and other data, if he/she finds that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

R105.5.2.2 Preparation by licensed professionals. Plans, computations and specifications for all work shall be prepared and designed by or under the direct supervision of an architect or structural engineer licensed to practice under the laws of the State of Washington. Plans and specifications for work not involving structural design shall be prepared by a professional engineer or architect qualified in the proposed work. Each sheet of plans shall bear the seal and the signature of the licensee.

Exception: When authorized by the building official, plans and specifications need not be prepared by an engineer or architect licensed by the State of Washington for the following:

1. One- and two-family detached dwellings and accessory structures.
2. New construction, additions, alterations or repairs of conventional light-frame construction, and nonstructural alterations having a total valuation of less than \$30,000 excluding the value of electrical and mechanical systems, fixtures, equipment, interior finish and millwork.

3. The building official may accept the design of a licensed professional engineer for assembly line products or designed specialty structural products.
4. Other work as specified in rules promulgated by the Director.

R105.5.2.3 Clarity of plans. Plans shall be drawn to a clearly indicated and commonly accepted scale upon substantial paper such as blueprint quality or standard drafting paper. Tissue paper, posterboard or cardboard will not be accepted. The plans shall be of microfilm quality and limited to a minimum size of 18 inches by 18 inches and a maximum size of 41 inches by 54 inches.

Exception: The plans for metal plate connected wood trusses may be not less than 8-1/2 inches by 11 inches for detached single family structures and no less than 11 inches by 17 inches for all other structures.

R105.5.2.4 Information required on plans. Plans shall include the following, as applicable:

1. A plot plan showing the width of streets, alleys, yards and courts.
2. The location, floor area, story, height, and use as defined by the Land Use Code of the proposed building and of every existing building on the property.
3. Types of heating and air conditioning systems.
4. Architectural plans, including floor plans, elevations and door and finish schedules showing location of all doors, windows, mechanical equipment, shafts, pipes, vents and ducts.
5. Structural plans, including foundation plan and framing plans.
6. Cross-sections and construction details for both architectural and structural plans including wall sections, foundation, floor and roof details, connections of structural members and types of construction material.
7. Topographic plans, including original and final contours, location of all buildings and structures on and, when required by the building official, adjacent to the site, and cubic yards of cut and fill.

A survey of the property prepared by a land surveyor licensed by the State of Washington is required for all new construction, and for additions or accessory buildings where the building official has reason to believe that there may be an intrusion into required open areas or over the property line.

8. Where any building or structure is to be erected or constructed on property abutting an unimproved or partially improved street or alley, the plans shall also include a profile showing the established or proposed grade of the street or alley, based upon information obtained from the Director of Transportation relating to the proposed finished elevations of the property and improvements thereon.

R105.5.2.5 Information on first sheet. The first or general note sheet of each set of plans shall specify the following, as applicable:

1. The building and street address of the work.
2. The name and address of the owner and person who prepared the plans.

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3. Legal description of the property.
4. Type of occupancy of all parts of the building as defined in this code including notation of fixed fire protection devices or systems.
5. Zoning classification of the property and existing and proposed uses of the structure as defined in the Land Use Code.
6. Number of stories above grade and the number of basements as defined in this code.
7. Variances, conditional uses, special exceptions, including project numbers, approval and approval extension dates.

R105.5.2.6 Structural notes. Plans submitted for buildings with more than two stories, buildings of more than 4,500 square feet total floor area or buildings or other structures that are determined by the building official to embody hazards or complex structural concepts shall include applicable information including, but not limited to, the following:

1. Design loads: Snow load, live loads and live load reductions and lateral loads.
2. Foundations: Foundation investigations, allowable bearing pressure for spread footings, allowable load capacity of piles, pile driving formulas, lateral earth pressure;
3. Soil fill and back fill: Type, compaction and drainage;
4. Masonry: Type and strength of units, strength or proportions of mortar and grout, type and strength of reinforcement, method of testing, design strength;
5. Wood: Species or species groups, and grades of sawn lumber, glued-laminated lumber, plywood and assemblies, type of fasteners;
6. Concrete: Design strengths, mix designs, type and strength of reinforcing steel, welding of reinforcing steel, restrictions, if any;
7. Steel and aluminum: Specification types, grades and strengths, welding electrode types and strengths;
8. Assignment of responsibilities for inspection and testing during construction, and the degree of inspection and testing;
9. Computations, stress diagrams, shop and fabrication drawings and other data sufficient to show the adequacy of the plans shall be submitted when required by the building official.

In lieu of detailed structural notes the building official may approve minor references on the plans to a specific section or part of this code or other ordinances or laws.

R105.6 Permit issuance

R105.6.1 General. The application, plans, specifications and other data filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction. The building official shall mail notice to or otherwise notify the applicant within twenty-eight days of application if additional information is required and what additional information is required before the application will be complete. Within fourteen days of receiving the additional information, the building official shall notify the applicant in

writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the building official does not notify the applicant in writing by the deadlines in this section that the application is incomplete. The Director shall approve, condition or deny the application within 120 days as that time period is calculated pursuant to RCW 36.70B.090. If the building official finds that the work as described in an application for permit and the plans, specifications and other data filed therewith substantially conforms to the requirements of this code and other pertinent laws and ordinances and that the fees specified in the Fee Subtitle have been paid, he/she shall issue a permit therefore to the applicant who becomes the permit holder or authorized agent.

Exceptions:

1. The building official may issue a permit for the construction of part of a building or structure before complete plans for the whole building or structure have been submitted or approved, provided that the proposed project complies with the State Environmental Policy Act as adopted by the City (Chapter 25.05 Seattle Municipal Code) and as amended and the Land Use Code, as amended; and provided further that adequate information and plans have been filed and checked to assure compliance with all pertinent requirements of this and other pertinent codes. The holder of such a permit shall proceed at his/her own risk without the assurance that the permit for the entire building or structure will be granted.
2. After approval of a Master Use Permit as required by the Land Use Code, a permit for excavation may be issued.

The building official may condition a permit where he/she determines that risks associated with development, construction, ownership and occupation in areas of the city, including, but not limited to potential slide areas, can be reduced to an acceptable level. The building official may deny such permit where he/she determines that the risks cannot be reduced to an acceptable level.

R105.6.2 Compliance with approved plans and permit. When the building official issues a permit, he/she shall endorse the permit in writing and endorse in writing or stamp the plans **APPROVED**. Such approved plans and permit shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans and permit except as the building official may require during field inspection to correct errors or omissions.

R105.6.3 Amendments to the permit. When substitutions or changes are made during construction, approval shall be secured prior to execution. However, the building inspector may approve minor modifications to the plans for work not reducing the structural strength or fire and life safety of the structure. The building inspector shall determine if it is necessary to revise the approved plans. Substitutions, changes and clarifications shall be shown on two sets of plans which shall be submitted to and approved by the building official, accompanied by fees specified in the Fee Subtitle prior to occupancy. These substitutions and changes shall conform to the requirements of this code and other pertinent laws and ordinances.

R105.6.4. Cancellation of permit application. Applications may be cancelled if no permit is issued by the earlier of the following: (1) within twelve months following the date of application; or (2) within sixty days from the date of written notice of approval for

issuance. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official.

The building official shall notify the applicant in writing at least thirty days before the application is cancelled. The notice shall specify a date by which a request for extension must be submitted. The date shall be at least two weeks prior to the date on which the application will be cancelled.

At the discretion of the building official, applications for projects that require more than twelve months to complete may be extended for a period that provides reasonable time to complete the work, but in no case longer than twenty-four months from the date of application. No application shall be extended more than once. In order to renew action on an application after cancellation, the applicant shall submit a new application and pay a new fee.

Notwithstanding other provisions of this code, applications may be extended where issuance of the permit is delayed by litigation, preparation of environmental impact statements, appeals, strikes or other causes related to the application that are beyond the applicant's control, or while the applicant is making progress toward issuance of a master use permit.

See the Fee Subtitle for fee refunds.

R105.7 Retention of plans. One set of approved plans, which may be on microfilm, shall be retained by the building official. One set of approved plans shall be returned to the applicant and shall be kept at the site of the building or work at all times during which the work authorized is in progress for use by the inspection personnel.

R105.8 Validity of permit. The issuance or granting of a permit or approval of plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or other pertinent laws and ordinances. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorizes is lawful.

The issuance of a permit based upon plans shall not prevent the building official from thereafter requiring the correction of errors in said plans or from preventing building operations being carried on thereunder when in violation of this code or of other pertinent laws and ordinances of the City.

The issuance of a building permit shall not prevent the building official from requiring correction of conditions found to be in violation of this code or other pertinent laws and ordinances of the City, nor shall the period of time for which any such permit is issued be construed to extend or otherwise affect any period of time for compliance specified in any notice or order issued by the building official or other administrative authority requiring the correction of any such conditions.

R105.9 Expiration and renewal.

R105.9.1 Expiration. Permits and renewed permits shall expire eighteen months from the date of issuance.

Exception: Permits which expire in less than eighteen months may be issued where the building official determines a shorter period is appropriate.

R105.9.2 Renewal. Permits may be renewed and renewed permits may be further renewed by the building official provided the following conditions are met:

1. Application for renewal shall be made within the thirty-day period immediately preceding the date of expiration of the permit; and

2. If the permit has had an associated discretionary Land Use review,
 - 2.1 the Land Use application was approved for issuance five years or less before the date of the application for renewal; or
 - 2.2 the work authorized by the permit has been started and is substantially underway. "Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical and finish work is being completed on a continuing basis.
3. If an application for renewal is made either more than eighteen months after the date of mandatory compliance with a new or revised edition of the building code or after the effective date of an amendment to applicable provisions of the Land Use Code or the Regulations for Environmentally Critical Areas, the permit shall not be renewed unless:
 - 3.1 The building official determines that the permit complies, or is modified to comply, with the code or codes in effect on the date of application renewal; or
 - 3.2 The work authorized by the permit is substantially underway and progressing at a rate approved by the building official. "Substantially underway" means that work such as excavation, inspections, and installation of framing, electrical, mechanical and finish work is being completed on a continuing basis.

Permits may also be renewed where commencement or completion of the work authorized by the permit is delayed by litigation, appeals, strikes or other causes related to the work authorized by the permit, beyond the permit holder's control.

Note: In addition to satisfying the provisions of this section, an applicant seeking to renew a building permit for new or additional development in a landslide-prone area, as described in the Environmentally Critical Areas (ECA) Ordinance, (SMC 25.09), must satisfy Section 25.09.345 of the ECA Ordinance, Permit Renewals in Landslide-prone Areas.

R105.9.3 Reestablishment. A new permit shall be required to complete work where a permit has expired and was not renewed.

Exception: A permit which has been expired for less than one year may be reestablished upon approval of the building official provided it complies with Section 105.9.2, Items 2 and 3 above.

R105.9.4 Suspension or revocation. The building official may, by written order, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any provisions of this code.

SECTION R106 FEES

A fee for each building permit and for other activities related to the enforcement of this code shall be paid as set forth in the Fee Subtitle.

SECTION R108 INSPECTIONS

R108.1 General. All construction or work for which a permit is required is subject to inspection by the building official.

A survey of the lot may be required by the building official to verify compliance of the structure with approved plans.

ADMINISTRATION

R108.2 Inspection requests. It is the duty of the owner of the property or the owner's authorized agent, or the person designated by the owner/agent to do the work authorized by a permit, to notify the building official that work requiring inspection as specified in this section is ready for inspection.

It is the duty of the person requesting any inspection required by this code to provide access to and means for proper inspection of such work. It is the duty of the permit holder to cause the work to be accessible and exposed for inspection purposes until approved by the building official. Neither the building official nor the City shall be liable for expense entailed in the required removal or replacement of any material to allow inspection.

R108.3 Inspection record. Work requiring a permit shall not be commenced until the permit holder or his/her agent has posted an inspection record in a conspicuous place on the premises and in a position which allows the building official to conveniently make the required entries thereon regarding inspection of the work. This record shall be maintained in such a position by the permit holder until final approval has been granted by the building official.

R108.4 Approvals required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the building official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required in Section 108.5. There shall be a final inspection and approval of all buildings when completed and ready for occupancy.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the City. Inspections presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City shall not be valid.

R108.5 Required inspections.

R108.5.1 General. No required reinforcing steel or structural framework of any part of any building or structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the building official.

Exception: Modular homes and commercial coaches identified by State of Washington stickers as specified in Section 106.10.3 of the Seattle Building Code and placed upon a permanent foundation approved and inspected by the building official.

The building official, upon notification by the permit holder or his/her agent, of the property address and permit number, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his/her agent where the construction fails to comply with the law.

R108.5.2 Site inspection: To be made at the time land-disturbing activity begins, following installation of erosion control measures and fencing of required slope, riparian or other buffer delineations which may restrict land disturbance.

Note: The purpose of this inspection is to verify the erosion control method, location and proper installation. Approved drainage plan requirements and site plan conditions will also be verified.

R108.5.2 Foundation inspection: To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "ready mix") is to be used, materials need not be on the job.

R108.5.3 Concrete slab or under-floor inspection: To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or floor sheathing installed, including the subfloor.

R108.5.4 Frame inspection: To be made after the roof, all framing, fire-blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

R108.5.5 Insulation inspection: To be made after all insulation and vapor barriers are in place but before any gypsum board or plaster is applied.

R108.5.6 Lath and/or gypsum board inspection: For shear walls, to be made after lathing and/or gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

R108.5.7 Final Inspection: To be made after finish grading and the building is completed and before occupancy.

R108.6 Other inspections. In addition to the called inspections specified above, the building official may make or require any other inspections of any construction work to ascertain compliance with the provisions of this code and other pertinent laws and ordinances which are enforced by the building official.

Where work for which any permit or approval is required, is commenced or performed prior to making formal application and receiving the building official's permission to proceed, the building official may make a special investigation inspection before a permit may be issued for such work. Where a special investigation is made, a special investigation fee may be assessed in accordance with the Fee Subtitle.

R108.7 Reinspections. The building official may require a reinspection when work for which inspection is called is not complete, corrections called for are not made, the inspection record is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or when deviations from plans which require the approval of the building official have been made without proper approval.

For the purpose of determining compliance with Seattle Building Code Section 3402 the building official or the fire chief may cause any structure to be reinspected.

The building official may assess a reinspection fee as set forth in the Fee Subtitle for any action listed above for which reinspection may be required.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

R108.8 Approval for occupancy. Except for alterations and additions, no building or structure subject to this code shall be occupied until approved for occupancy after final inspection. Final inspection shall not be construed as an approval of a violation of the provisions of this code or other pertinent laws and ordinances of the City. Certificates presuming to give authority to violate or cancel the provisions of this code or of other pertinent laws and ordinances of the City shall not be valid.