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HOUSE BILL 1622

State of Washington 65th Legislature 2017 Regular Session

By Representatives Senn, Springer, Tharinger, Ormsby, and Fey Read first time 01/25/17. Referred to Committee on State Government.

- AN ACT Relating to the state building code council; amending RCW 19.27.015, 19.27.035, 19.27.070, 19.27.074, 19.27.085, 19.27.095, and 19.27A.020; reenacting and amending RCW 34.05.328; adding a new section to chapter 19.27 RCW; creating a new section; and providing an expiration date.
- 6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
- 7 **Sec. 1.** RCW 19.27.015 and 2009 c 362 s 2 are each amended to 8 read as follows:
- 9 As used in this chapter:
- 10 (1) "Agricultural structure" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure may not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor may it be a place used by the public((\div)).
- 16 (2) "City" means a city or town((\div)).
- 17 (3) "Commercial building permit" means a building permit issued
- 18 by a city or a county to construct, enlarge, alter, repair, move,
- 19 demolish, or change the occupancy of any building not covered by a
- 20 residential building permit.

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(4) "Multifamily residential building" means common wall residential buildings that consist of four or fewer units, that do not exceed two stories in height, that are less than five thousand square feet in area, and that have a one-hour fire-resistive occupancy separation between units((; and)).

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- 6 ((\(\frac{(+4)}{4}\)) (5) "Residential building permit" means a building permit
 7 issued by a city or a county to construct, enlarge, alter, repair,
 8 move, demolish, or change the occupancy of any building containing
 9 only dwelling units used for independent living of one or more
 10 persons including permanent provisions for living, sleeping, eating,
 11 cooking, and sanitation.
- 12 <u>(6)</u> "Temporary growing structure" means a structure that has the 13 sides and roof covered with polyethylene, polyvinyl, or similar 14 flexible synthetic material and is used to provide plants with either 15 frost protection or increased heat retention.
- 16 **Sec. 2.** RCW 19.27.035 and 1989 c 266 s 6 are each amended to 17 read as follows:
- The building code council shall((, within one year of July 23, 1989,)) adopt a revised process for the review of proposed statewide amendments to the codes enumerated in RCW 19.27.031 by July 1, 2018, and proposed or enacted local amendments to the codes enumerated in RCW 19.27.031 as amended and adopted by the state building code council.
- 24 **Sec. 3.** RCW 19.27.070 and 2011 1st sp.s. c 43 s 244 are each 25 amended to read as follows:
- There is hereby established <u>in the department of enterprise</u>
 services a state building code council, to be appointed by the
 governor.
- 29 (1) The state building code council shall consist of fifteen 30 members:
- 31 (a) Two members must be county elected legislative body members 32 or elected executives;
- 33 (b) Two members must be city elected legislative body members or 34 mayors;
- 35 (c) One member must be a local government building code a enforcement official;
- 37 (d) One member must be a local government fire service official;

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- 1 (e) One member must be a person with a physical disability and 2 shall represent the disability community;
 - (f) One member must represent the general public; and

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- (g) Seven members must represent the private sector as follows:
- (i) One member shall represent general construction, specializing in commercial and industrial building construction;
- 7 (((f))) <u>(ii)</u> One member shall represent general construction, 8 specializing in residential and multifamily building construction;
- 9 $((\frac{g}{g}))$ (iii) One member shall represent the architectural design profession;
- 11 $((\frac{h}{h}))$ One member shall represent the structural engineering profession;
- 13 $((\frac{1}{2}))$ One member shall represent the mechanical engineering 14 profession;
- 15 $((\frac{j}{j}))$ One member shall represent the construction building trades;
- 17 $((\frac{k}{k}))$ One member shall represent manufacturers, 18 installers, or suppliers of building materials and components ((\div)
- 19 (1) One member must be a person with a physical disability and 20 shall represent the disability community; and
- 21 (m) One member shall represent the general public)).
- 22 (2) At least six of these fifteen members shall reside east of the crest of the Cascade mountains.
 - (3) The council shall include: Two members of the house of representatives appointed by the speaker of the house, one from each caucus; two members of the senate appointed by the president of the senate, one from each caucus; and an employee of the electrical division of the department of labor and industries, as ex officio, nonvoting members with all other privileges and rights of membership.
- 30 (4)(a) Terms of office shall be for three years, or for so long 31 as the member remains qualified for the appointment.
- 32 (b) The council shall elect a member to serve as chair of the 33 council for one-year terms of office.
 - (c) Any member who is appointed by virtue of being an elected official or holding public employment shall be removed from the council if he or she ceases being such an elected official or holding such public employment.
- (d)(i) Any member who is appointed to represent a specific private sector industry must maintain sufficiently similar employment or circumstances throughout the term of office to remain qualified to

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- represent the specified industry. Retirement or unemployment is not cause for termination. However, if a councilmember enters into employment outside of the industry he or she has been appointed to represent, then he or she shall be removed from the council.
- (ii) Any member who is appointed after the effective date of this 5 6 section to represent a specific private sector industry must maintain 7 sufficiently similar private sector employment or circumstances throughout the term of office to remain qualified to represent the 8 specified industry. Retirement or unemployment is not cause for 9 10 termination. However, if a councilmember appointed after the effective date of this section to represent a specific private sector 11 12 industry enters into employment outside of the industry, or outside of the private sector, he or she has been appointed to represent, 13 then he or she must be removed from the council. 14
 - (e) Any member who no longer qualifies for appointment under this section may not vote on council actions, but may participate as an ex officio, nonvoting member until a replacement member is appointed. A member must notify the council staff and the governor's office within thirty days of the date the member no longer qualifies for appointment under this section. The governor shall appoint a qualified replacement for the member within sixty days of notice.
- 22 (5) Before making any appointments to the building code council, 23 the governor shall seek nominations from recognized organizations 24 which represent the entities or interests identified in this section.
- 25 (6) Members shall not be compensated but shall receive 26 reimbursement for travel expenses in accordance with RCW 43.03.050 27 and 43.03.060.
- 28 (((7) The department of enterprise services shall provide 29 administrative and clerical assistance to the building code 30 council.))
- 31 **Sec. 4.** RCW 19.27.074 and 1989 c 266 s 3 are each amended to 32 read as follows:
 - (1) The state building code council shall:

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(a) Adopt and maintain the codes to which reference is made in RCW 19.27.031 in a status which is consistent with the state's interest as set forth in RCW 19.27.020. In maintaining these codes, the council shall regularly review updated versions of the codes referred to in RCW 19.27.031 and other pertinent information and shall amend the codes as deemed appropriate by the council;

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- 1 (b) Approve or deny all county or city amendments to any code 2 referred to in RCW 19.27.031 to the degree the amendments apply to 3 single-family or multifamily residential buildings;
 - (c) As required by the legislature, develop and adopt any codes relating to buildings; and
 - (d) Propose a budget for the operation of the state building code council to be submitted to the office of financial management pursuant to RCW 43.88.090.
 - (2) The state building code council may:

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- 10 (a) Appoint technical advisory committees which may include 11 members of the council; and
- 12 (b) ((Employ permanent and temporary staff and contract for services; and
- (e))) Conduct research into matters relating to any code or codes referred to in RCW 19.27.031 or any related matter.
- (3)(a) All meetings of the state building code council shall be open to the public under the open public meetings act, chapter 42.30 RCW. All actions of the state building code council which adopt or amend any code of statewide applicability shall be pursuant to the administrative procedure act, chapter 34.05 RCW.
- 21 <u>(b)</u> All council decisions relating to the codes enumerated in RCW 22 19.27.031 shall require approval by at least a majority of the 23 members of the council.
- 24 <u>(c)</u> All decisions to adopt or amend codes of statewide 25 application shall be made prior to December 1 of any year and shall 26 not take effect before the end of the regular legislative session in 27 the next year.
- 28 <u>(4) The department of enterprise services shall employ permanent</u> 29 <u>and temporary staff and contract for services for the state building</u> 30 <u>code council.</u>
- 31 **Sec. 5.** RCW 19.27.085 and 1989 c 256 s 1 are each amended to 32 read as follows:
- 33 (1) There is hereby created the building code council account in 34 the state treasury. Moneys deposited into the account shall be used 35 by the building code council, after appropriation, to perform the 36 purposes of the council.
- 37 (2) All moneys collected under subsection (3) of this section 38 shall be deposited into the building code council account. Every four 39 years the state treasurer shall report to the legislature on the

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balances in the account so that the legislature may adjust the charges imposed under subsection (3) of this section.

- (3) There is imposed a fee of ((four)) five dollars and fifty cents on each residential building permit and a fee of ten dollars for each commercial building permit, issued by a county or a city, plus an additional surcharge of two dollars for each residential unit, but not including the first unit, on each building containing more than one residential unit. Quarterly each county and city shall remit moneys collected under this section to the state treasury; however, no remittance is required until a minimum of fifty dollars has accumulated pursuant to this subsection.
- **Sec. 6.** RCW 19.27.095 and 1991 c 281 s 27 are each amended to 13 read as follows:
 - (1) A valid and fully complete building permit application for a structure, that is permitted under the zoning or other land use control ordinances in effect on the date of the application shall be considered under the building permit ordinance in effect at the time of application, and the zoning or other land use control ordinances in effect on the date of application. Architectural and engineering designs in building permit applications and through construction are controlled by codes and ordinances in effect on the date of application.
 - (2) The requirements for a fully completed application shall be defined by local ordinance but for any construction project costing more than five thousand dollars the application shall include, at a minimum:
 - (a) The legal description, or the tax parcel number assigned pursuant to RCW 84.40.160, and the street address if available, and may include any other identification of the construction site by the prime contractor;
 - (b) The property owner's name, address, and phone number;
- 32 (c) The prime contractor's business name, address, phone number, 33 current state contractor registration number; and
 - (d) Either:

- 35 (i) The name, address, and phone number of the office of the 36 lender administering the interim construction financing, if any; or
- 37 (ii) The name and address of the firm that has issued a payment 38 bond, if any, on behalf of the prime contractor for the protection of

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the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.

- (3) The information required on the building permit application by subsection (2)(a) through (d) of this section shall be set forth on the building permit document which is issued to the owner, and on the inspection record card which shall be posted at the construction site.
- (4) The information required by subsection (2) of this section and information supplied by the applicant after the permit is issued under subsection (5) of this section shall be kept on record in the office where building permits are issued and made available to any person on request. If a copy is requested, a reasonable charge may be made.
- (5) If any of the information required by subsection (2)(d) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting under subsection (1) of this section. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.
- 23 (6) The limitations imposed by this section shall not restrict 24 conditions imposed under chapter 43.21C RCW.
- NEW SECTION. Sec. 7. A new section is added to chapter 19.27 RCW to read as follows:

The building code council in consultation with the office of the chief information officer shall assess the costs and benefits of the potential acquisition and implementation of open public access information technologies to enhance the council's code adoption process and report back to the appropriate committees of the legislature by November 15, 2018.

- NEW SECTION. Sec. 8. (1)(a) A legislative task force on the state building code council's administration and operations is established, with members as provided in this subsection.
- 36 (i) The president of the senate shall appoint one member from 37 each of the two largest caucuses of the senate.

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1 (ii) The speaker of the house of representatives shall appoint 2 one member from each of the two largest caucuses of the house of 3 representatives.

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- (iii) The president of the senate and the speaker of the house of representatives shall appoint the following eight members:
- 6 (A) Two current members of the building code council representing 7 the private sector;
- 8 (B) One current member of the building code council representing 9 local government;
- 10 (C) One current member of the building code council representing 11 labor interests; and
- 12 (D) Four members who regularly work with the council, each 13 representing one of the following: Local government, private sector 14 interests, labor interests, and environmental interests.
- 15 (iv) The director of the department of enterprise services shall 16 appoint one member from the department of enterprise services and one 17 member from the department of commerce energy program.
 - (b) The task force shall choose its chair from among its legislative membership. The legislative members of the task force shall convene the initial meeting of the task force.
- 21 (2) The task force shall review and provide recommendations on 22 the following issues:
- 23 (a) The current structure, operations, and resources of the 24 council;
- (b) The building code development process and length, including the policy and procedure, technical, and economic aspects including the public and private construction costs of review and adoption of the state building code;
- 29 (c) Total resources necessary for an effective state building 30 code development process, including staffing and needs;
 - (d) Options for long-term, reliable funding of the council;
- 32 (e) The powers, duties, and support services of the department of 33 enterprise services relevant to the council;
 - (f) Council membership, composition, and size; and
- 35 (g) The council's compliance with current statutes and 36 requirements.
- 37 (3) Staff support for the task force must be provided by senate 38 committee services and the office of program research.
- 39 (4) Legislative members of the task force are reimbursed for 40 travel expenses in accordance with RCW 44.04.120. Nonlegislative

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- members are not entitled to be reimbursed for travel expenses if they are elected officials or are participating on behalf of an employer, governmental entity, or other organization. Any reimbursement for other nonlegislative members is subject to chapter 43.03 RCW.
 - (5) The expenses of the task force must be paid jointly by the senate and the house of representatives. Task force expenditures are subject to the approval of the senate facilities and operations committee and the house of representatives executive rules committee, or their successor committees.
- 10 (6) The task force shall report its findings and recommendations 11 to the appropriate committees of the legislature by December 1, 2018.
 - (7) This section expires December 1, 2018.

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- 13 **Sec. 9.** RCW 19.27A.020 and 2015 c 11 s 3 are each amended to 14 read as follows:
 - (1) The state building code council <u>in the department of</u> <u>enterprise services</u> shall adopt rules to be known as the Washington state energy code as part of the state building code.
- 18 (2) The council shall follow the legislature's standards set 19 forth in this section to adopt rules to be known as the Washington 20 state energy code. The Washington state energy code shall be designed 21 to:
 - (a) Construct increasingly energy efficient homes and buildings that help achieve the broader goal of building zero fossil-fuel greenhouse gas emission homes and buildings by the year 2031;
 - (b) Require new buildings to meet a certain level of energy efficiency, but allow flexibility in building design, construction, and heating equipment efficiencies within that framework; and
- 28 (c) Allow space heating equipment efficiency to offset or 29 substitute for building envelope thermal performance.
- 30 (3) The Washington state energy code shall take into account regional climatic conditions. One climate zone includes: Adams, 31 Asotin, Benton, Chelan, Columbia, Douglas, Ferry, Franklin, Garfield, 32 Grant, Kittitas, Klickitat, Lincoln, Okanogan, Pend Oreille, 33 34 Skamania, Spokane, Stevens, Walla Walla, Whitman, and counties. The other climate zone includes all other counties not 35 listed in this subsection (3). The assignment of a county to a 36 climate zone may not be changed by adoption of a model code or rule. 37 Nothing in this section prohibits the council from adopting the same 38

rules or standards for each climate zone.

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- 1 (4) The Washington state energy code for residential buildings 2 shall be the 2006 edition of the Washington state energy code, or as 3 amended by rule by the council.
 - (5) The minimum state energy code for new nonresidential buildings shall be the Washington state energy code, 2006 edition, or as amended by the council by rule.

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- (6)(a) Except as provided in (b) of this subsection, the Washington state energy code for residential structures shall preempt the residential energy code of each city, town, and county in the state of Washington.
- (b) The state energy code for residential structures does not preempt a city, town, or county's energy code for residential structures which exceeds the requirements of the state energy code and which was adopted by the city, town, or county prior to March 1, 1990. Such cities, towns, or counties may not subsequently amend their energy code for residential structures to exceed the requirements adopted prior to March 1, 1990.
- 18 (7) The state building code council shall consult with the 19 department of enterprise services as provided in RCW 34.05.310 prior 20 to publication of proposed rules. The director of the department of 21 enterprise services shall recommend to the state building code 22 council any changes necessary to conform the proposed rules to the 23 requirements of this section.
- 24 (8) The state building code council shall evaluate and consider 25 adoption of the international energy conservation code in Washington 26 state in place of the existing state energy code.
- 27 (9) The definitions in RCW 19.27A.140 apply throughout this 28 section.
- 29 **Sec. 10.** RCW 34.05.328 and 2011 c 298 s 21 and 2011 c 149 s 1 30 are each reenacted and amended to read as follows:
- 31 (1) Before adopting a rule described in subsection (5) of this 32 section, an agency must:
- 33 (a) Clearly state in detail the general goals and specific 34 objectives of the statute that the rule implements;
- 35 (b) Determine that the rule is needed to achieve the general 36 goals and specific objectives stated under (a) of this subsection, 37 and analyze alternatives to rule making and the consequences of not 38 adopting the rule;

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(c) Provide notification in the notice of proposed rule making under RCW 34.05.320 that a preliminary cost-benefit analysis is available. The preliminary cost-benefit analysis must fulfill the requirements of the cost-benefit analysis under (d) of this subsection. If the agency files a supplemental notice under RCW 34.05.340, the supplemental notice must include notification that a revised preliminary cost-benefit analysis is available. A final cost-benefit analysis must be available when the rule is adopted under RCW 34.05.360;

- (d) Determine that the probable benefits of the rule are greater than its probable costs, taking into account both the qualitative and quantitative benefits and costs and the specific directives of the statute being implemented;
- (e) Determine, after considering alternative versions of the rule and the analysis required under (b), (c), and (d) of this subsection, that the rule being adopted is the least burdensome alternative for those required to comply with it that will achieve the general goals and specific objectives stated under (a) of this subsection;
- (f) Determine that the rule does not require those to whom it applies to take an action that violates requirements of another federal or state law;
- (g) Determine that the rule does not impose more stringent performance requirements on private entities than on public entities unless required to do so by federal or state law;
- (h) Determine if the rule differs from any federal regulation or statute applicable to the same activity or subject matter and, if so, determine that the difference is justified by the following:
- (i) A state statute that explicitly allows the agency to differ from federal standards; or
- (ii) Substantial evidence that the difference is necessary to achieve the general goals and specific objectives stated under (a) of this subsection; and
- (i) Coordinate the rule, to the maximum extent practicable, with other federal, state, and local laws applicable to the same activity or subject matter.
- (2) In making its determinations pursuant to subsection (1)(b) through (h) of this section, the agency must place in the rule-making file documentation of sufficient quantity and quality so as to persuade a reasonable person that the determinations are justified.

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- 1 (3) Before adopting rules described in subsection (5) of this section, an agency must place in the rule-making file a rule implementation plan for rules filed under each adopting order. The 3 plan must describe how the agency intends to: 4
- (a) Implement and enforce the rule, including a description of 5 б the resources the agency intends to use;
 - (b) Inform and educate affected persons about the rule;
- (c) Promote and assist voluntary compliance; and 8

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- (d) Evaluate whether the rule achieves the purpose for which it 9 was adopted, including, to the maximum extent practicable, the use of 10 11 interim milestones to assess progress and the use of objectively 12 measurable outcomes.
 - (4) After adopting a rule described in subsection (5) of this section regulating the same activity or subject matter as another provision of federal or state law, an agency must do all of the following:
 - (a) Coordinate implementation and enforcement of the rule with the other federal and state entities regulating the same activity or subject matter by making every effort to do one or more of the following:
 - (i) Deferring to the other entity;
 - (ii) Designating a lead agency; or
- (iii) Entering into an agreement with the other entities 23 specifying how the agency and entities will coordinate implementation 24 25 and enforcement.
 - If the agency is unable to comply with this subsection (4)(a), the agency must report to the legislature pursuant to (b) of this subsection;
 - (b) Report to the joint administrative rules review committee:
- (i) The existence of any overlap or duplication of other federal 30 31 state laws, any differences from federal law, and any known overlap, duplication, or conflict with local laws; and 32
- 33 (ii) Make recommendations for any legislation that may be necessary to eliminate or mitigate any adverse effects of such 34 35 overlap, duplication, or difference.
- 36 (5)(a) Except as provided in (b) of this subsection, this section 37 applies to:
- (i) Significant legislative rules of the departments of ecology, 38 39 labor and industries, health, revenue, social and health services, 40 and natural resources, the employment security department, the forest

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- practices board, the office of the insurance commissioner, the state building code council, and to the legislative rules of the department of fish and wildlife implementing chapter 77.55 RCW; and
 - (ii) Any rule of any agency, if this section is voluntarily made applicable to the rule by the agency, or is made applicable to the rule by a majority vote of the joint administrative rules review committee within forty-five days of receiving the notice of proposed rule making under RCW 34.05.320.
 - (b) This section does not apply to:

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- (i) Emergency rules adopted under RCW 34.05.350;
- 11 (ii) Rules relating only to internal governmental operations that 12 are not subject to violation by a nongovernment party;
 - (iii) Rules adopting or incorporating by reference without material change federal statutes or regulations, Washington state statutes, rules of other Washington state agencies, shoreline master programs other than those programs governing shorelines of statewide significance, or, as referenced by Washington state law, national consensus codes that generally establish industry standards, if the material adopted or incorporated regulates the same subject matter and conduct as the adopting or incorporating rule;
- (iv) Rules that only correct typographical errors, make address or name changes, or clarify language of a rule without changing its effect;
- 24 (v) Rules the content of which is explicitly and specifically 25 dictated by statute;
- (vi) Rules that set or adjust fees under the authority of RCW 19.02.075 or that set or adjust fees or rates pursuant to legislative standards, including fees set or adjusted under the authority of RCW 19.80.045;
- (vii) Rules of the department of social and health services relating only to client medical or financial eligibility and rules concerning liability for care of dependents; or
- (viii) Rules of the department of revenue that adopt a uniform expiration date for reseller permits as authorized in RCW 82.32.780 and 82.32.783.
 - (c) For purposes of this subsection:
- (i) A "procedural rule" is a rule that adopts, amends, or repeals
 (A) any procedure, practice, or requirement relating to any agency
 hearings; (B) any filing or related process requirement for making
 application to an agency for a license or permit; or (C) any policy

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1 statement pertaining to the consistent internal operations of an 2 agency.

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- (ii) An "interpretive rule" is a rule, the violation of which does not subject a person to a penalty or sanction, that sets forth the agency's interpretation of statutory provisions it administers.
- (iii) A "significant legislative rule" is a rule other than a procedural or interpretive rule that (A) adopts substantive provisions of law pursuant to delegated legislative authority, the violation of which subjects a violator of such rule to a penalty or sanction; (B) establishes, alters, or revokes any qualification or standard for the issuance, suspension, or revocation of a license or permit; or (C) adopts a new, or makes significant amendments to, a policy or regulatory program.
- (d) In the notice of proposed rule making under RCW 34.05.320, an agency must state whether this section applies to the proposed rule pursuant to (a)(i) of this subsection, or if the agency will apply this section voluntarily.
- (6) By January 31, 1996, and by January 31st of each evennumbered year thereafter, the office of regulatory assistance, after consulting with state agencies, counties, and cities, and business, labor, and environmental organizations, must report to the governor and the legislature regarding the effects of this section on the regulatory system in this state. The report must document:
- (a) The rules proposed to which this section applied and to the extent possible, how compliance with this section affected the substance of the rule, if any, that the agency ultimately adopted;
- (b) The costs incurred by state agencies in complying with this section;
- (c) Any legal action maintained based upon the alleged failure of any agency to comply with this section, the costs to the state of such action, and the result;
- (d) The extent to which this section has adversely affected the capacity of agencies to fulfill their legislatively prescribed mission;
- 35 (e) The extent to which this section has improved the 36 acceptability of state rules to those regulated; and
- 37 (f) Any other information considered by the office of financial 38 management to be useful in evaluating the effect of this section.

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