

SENATE BILL REPORT

SB 5855

As of February 26, 2003

Title: An act relating to state building codes; amending RCW 19.27.031, 19.27.080, and 19.27.110; and creating a new section.

Brief Description: Updating the state building code.

Sponsors: Senators Mulliken, Haugen, Horn and Fairley.

Brief History:

Committee Activity: Land Use & Planning: 2/27/03.

SENATE COMMITTEE ON LAND USE & PLANNING

Staff: Tim Watterson (786-7441)

Background: The State Building Code consists of a set of national model codes and standards that regulate the construction and remodeling of residential, commercial, industrial, and institutional structures. Local governments may amend the State Building Code to provide additional standards. The current State Building Code includes the Uniform Building Code, the Uniform Building Code Standards and the Uniform Mechanical Code (published by the International Conference of Building Officials (ICBO)); the Uniform Fire Code and the Uniform Fire Code Standards (published by the International Fire Code Institute); and the Uniform Plumbing Code and Uniform Plumbing Code Standards (published by the International Association of Plumbing and Mechanical Officials). The State Building Code also includes adopted regulations to make buildings more energy efficient according to the State Energy Code and to make buildings more accessible for disabled and elderly people.

The State Building Code Council (SBCC) is responsible for the adoption and maintenance of the model codes that constitute the State Building Code. The SBCC is required to regularly review updated versions of the uniform model codes and to adopt or amend the uniform model codes as appropriate. Decisions to adopt or amend the uniform model codes must be made before December 1 of any year and do not take effect before the end of the regular legislative session the following year.

The International Code Council (ICC) was established as a nonprofit organization in 1994 for the purpose of developing a single set of national model construction codes. The member organizations of the ICC are the ICBO, the Building Officials and Code Administrators International (BOCA), and the Southern Building Code Congress International (SBCCI). These organizations are the three major model code entities and have developed the model codes that are currently used in most of the United States.

Summary of Bill: The State Building Code is revised to replace the model codes and standards published by the International Conference of Building Officials (ICBO) with the model codes and standards published by the International Code Council (ICC). The Uniform

Building Code and Uniform Building Code Standards are replaced by the International Building Code and the International Residential Code. The Uniform Mechanical Code is replaced by the International Mechanical Code. The Uniform Fire Code and Uniform Fire Code Standards are replaced by the International Fire Code. The Uniform Plumbing Code and Uniform Plumbing Code Standards are not affected. The State Building Code Council (SBCC) is required to adopt the replacement codes.

The International Residential Code shall not take precedence over existing statutory provisions regulating the electrical code, the plumbing code, or the energy code. The SBCC is directed to review all nationally recognized standards on firefighter and worker safety and to amend the adopted codes to incorporate minimum safety standards.

Counties are required to administer and enforce the International Fire Code in unincorporated areas of counties. These requirements also apply to any fire protection district or political subdivision that assumes by interlocal agreement the responsibilities for fire protection activities in those areas.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.