

**Plain Language Summary
Title 16**

Final Ordinance Section #	I-Code Reference	Section Title	King County Code Section #	Comments
16.02 Administration				
		Adoption	16.02.110	Adopts the 2006 editions of the codes and the select appendices.
		Modifications Adopted	16.02.130	Corrects the additions and their effective dates.
		International Mechanical Code - Administration	new	Identifies that 16.02 covers the administration of the International Mechanical Code
	IBC 101.1	General - Title	16.02.150	Identifies that the buildings codes of King County are the IBC, IRC and IMC
	IBC 101.2	General - Scope	new	Identifies the scope of the IBC, the IRC and the IMC
	IBC 104.1	Duties and powers of building official - General	16.02.190	Delegates the authority of the building official to the director of public health for the gas piping requirements in the fuel gas code
	IBC 105.2	Permits - Work exempt from permit	16.02.240	The following exemptions are added: tree supported structures used for play, Antenna and dishes that fall under FCC Rules for television reception. Several editorial changes for clarification.
	IBC 105.5	Permits - Expiration	16.02.290	Adds wording for mechanical systems.
	IBC 106.1	Construction documents - Submittal documents	new	Adds structural observations programs to the IBC language to make consistent with the IRC.
	IBC 106.1.1	Construction documents - Information on construction documents	16.02.320	Add electronic media documents are permitted to be submitted when approved by the building official
	IBC 108	Fees	16.02.400	Corrects four typographical errors in the reprinting of the UBC table.
	IBC 110.3.1	Temporary certificate issued - Temporary certificate of occupancy	16.02.510	Makes several editorial changes and deletes bonding and hold harmless requirements for obtaining a temporary certificate of occupancy.
	IBC 110.3.2	Temporary certificate issued - Temporary certificate of shell completion	16.02.520	Makes several editorial changes and deletes bonding and hold harmless requirements for obtaining a temporary certificate of shell completion.
	IBC 112.2	Board of appeals - General	16.02.560.	Deletes the two term limit for service.
	IBC 113.2	Violations - Notice of Violation	16.02.580	Adds mechanical systems.
16.03 Definitions				
		Term amendments	16.03.040	Adds the term amendment mobile home to manufactured home.
	IRC 202	Home occupation in a dwelling unit	new	Adds a definition to clarify the size and location of a home occupation under the IRC and when to use the IBC.
16.04 International Building Code				
	IBC 313.1	Use of occupancy - Group LC occupancies defined	16.04.200	Repeals
	IBC 403.1	High-rise buildings - Scope	16.04.210	Uses IBC language with the exception of changing 75' in height to 65' in height.
	IBC 403.12	High-rise buildings - Stairway door operation	16.04.220	Repeals

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	IBC 420	Special detailed requirements based on use of occupancy - Day care facilities for children 2 1/2 years or less	16.04.230	Repeals
	IBC 421	Special detailed requirements based on use of occupancy - Special education facilities	16.04.240	Repeals
	IBC 503.1.4	General height and area limitations - General - Portable classrooms - Fire hydrants and access	16.04.260	Changes the section number
	IBC 503.1.5	General height and area limitations - General - Portable classrooms - Location	16.04.270	Changes the section number and editorial changes.
	IBC 509.2	Special provisions - Group S-2 enclosed or open parking garage with Group A, B, M, R or S above	16.04.280	Uses the state amendments language and retains our two amendments as 8 and 8.1.
	IBC 903.2.2.1	Automatic sprinkler systems - Group E - Infant daycare	new	Keeps the requirement for sprinklers for infant day cares of 12 - 50 children that was previously required in 16.04.230 that is being repealed
	IBC 907.2.3	Fire alarm and detection systems - Group E	new	Clarifies that manual alarm systems are not required for infant day cares of 12 or less.
	IBC 1008.1.3	Doors, gates and turnstiles - Doors - Special doors	new	Increases the length of this section to include 1008.1.3.6.
	IBC 1008.1.3.6	Doors, gates and turnstiles - Doors - Mini-storage room doors	new	Adds requirements for mini-storage doors for units both over and under 300 square feet in size.
	IBC 1009.12	Stairways - Stairways to mechanical rooms	new	Exempts mechanical rooms of under 300 square feet or 5'head room from complying stairways.
	IBC 1020.1.7	Vertical exit enclosures - smokeproof enclosure	16.04.350	Changes section number
	IBC 1207	Sound transmission - Sea-Tac sound reduction standards	16.04.370	Changes the appendix reference to Z
	IBC 1403.5	Performance requirements - Flood resistance	16.04.380	Changes section number
	IBC 1403.3	Performance requirements - Flood resistance for high-velocity wave action	16.04.390	Changes section number

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	IBC 1608	Snow loads	16.04.410	Deletes reference to Snow load analysis for Washington and references a public rule. Add clarifying language to show a roof design snow load of 25 pounds.
	IBC 1805.5.3	Foundation walls - Alternative foundation wall reinforcement	16.04.460	Repeals
	IBC 1805.5.3	Footings and foundation - Foundation walls	new	Add Table 1805.5(6) as an alternative
	IBC 1805.5(6)	Footings and foundation - Foundation walls - Table 1805.5(6) Seismic Zone D - Concrete Foundation Walls for Single Family and Duplex Residences	16.04.470	Corrects the table number and updates the alternative foundation table to current standards.
	IBC 1805.5.1.2	Footings and foundation - Foundation walls - Thickness based on soil loads, unbalanced backfill height and wall height.	new	Add Table 1805.5(6) as an alternative
	IBC 1805.5.5.2	Footings and foundation - Foundation walls - foundation wall materials	new	Add Table 1805.5(6) as an alternative
	IBC 1805.5.2.1	Footings and foundation - Foundation walls - concrete foundation walls	new	Add Table 1805.5(6) as an alternative
	IBC 3402.2	Definition for administration of the alternative disaster repair provisions of IBC 3411 as amended by King County	new	Adds a definition of Story in Height to be used only in the Disaster repair provisions.
	IBC 3403.1 and its subsections	Additions, alterations or repairs - Existing buildings or structures	16.04.520	Clarifies 3403.1 and its subsections are not adopted and are replaced with King County flood control standards.
	IBC 3410.2.4.1	Existing structures - Compliance alternatives - flood hazard area.	new	Clarifies King County flood control standards.
	IBC Appendix Z	Sea-Tac sound reduction standards	16.04.550 thru 16.04.860	Changes the appendix reference from K to Z
	IBC AZ 116	Appendix Z, Sound transmission control - ventilation 25 dB compliance	16.04.0700	Changes the gauge of the steel from 20 to 26 and adds clarifying language on alternatives.

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Final Ordinance Section #	I-Code Reference	Section Title	King County Code Section #	Comments
	IBC AZ 123	Appendix Z, Sound transmission control - Floors 30 dB compliance	16.04.770	Adds exception for construction over garages and carports and the standards for that exception.
	IBC AZ 124	Appendix Z, Sound transmission control - ventilation 30 dB compliance	16.04.780	Changes the gauge of the steel from 20 to 26 and adds clarifying language on alternatives.
	IBC AZ 126	Appendix Z, Sound transmission control - Exterior walls 35 dB compliance	16.04.800	Adds clarifying language on alternatives.
	IBC AZ 129	Appendix Z, Sound transmission control - Roofs 35 dB compliance	16.04.830	Adds clarifying language on alternatives.
	IBC AZ 131	Appendix Z, Sound transmission control - Floors 35 dB compliance	16.04.850	Completes and incomplete sentence and adds exception for construction over garages and carports and the standards for that exception.
	IBC AZ 132	Appendix Z, Sound transmission control - Ventilation 35 dB compliance	16.04.850	Changes the gauge of the steel from 20 to 26 and adds clarifying language on alternatives.
		Mandatory residential inspection of conversion condominiums	16.04.890	Changes the reference from the Uniform Housing Code to the International Property Maintenance Code
		Factory built commercial structures and coaches - Standards	16.04.970	Adds clarification that construction office trailers do not need an additional permit if the site is covered by a valid building permit.
		Inspection and enforcement	16.04.980	Delegates the authority of the building official to the director of public health for the gas piping requirements in the fuel gas code
16.05 International Residential Code for one- and two-family dwellings				
		Adoption	16.05.010	Adopts the 2006 editions of the code.
		Appendices Adopted	16.05.030	Appendices adopted are F, G, H and K
	IRC 301.2(1)	Building Planning - Design criteria - Climate and Geographical Design Criteria for King County	16.05.040	Deletes reference to Snow load analysis for Washington and references a public rule. Add clarifying language to show a roof design snow load of 25 pounds. Adds information on frost depth for property over 1000 in elevation.
	IRC 301.9	Building Planning - Design criteria - Disaster repair standards	16.05.050	Corrects the section reference
	IRC 310.5	Building planning- Emergency escape and rescue openings - Emergency escape windows under decks and porches	new	Establishes a height to length ratio for the path of travel from emergency escape windows that are located under decks and porches.

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	IRC 324	Building Planning - Flood-resistant construction	16.05.070	Corrects the section reference
	IRC 325	Building Planning - Automatic fire sprinklers	16.05.080	Corrects the section reference
	IRC 404.1.2	Foundation walls - Concrete foundation walls	16.05.090	Corrects wording and referenced tables - provides for the alternative foundation table
	IRC 408.7	Under floor space -- Flood resistance	16.05.100	Corrects the section reference
	IRC Appendix G 101.2	Appendix G - Swimming pools, Spas and hot tubs - General - Location of pool	recodifies	Recodifies 16.70.010
	IRC Appendix G 101.3	Appendix G - Swimming pools, Spas and hot tubs - General - Scope of code	recodifies	recodifies 16.70.040
	IRC Appendix G 101.4	Appendix G - Swimming pools, Spas and hot tubs - General- Submission of plans prior to construction - Inspection and approval of pool - Use before approval constitutes violation	recodifies	recodifies 16.70.030
	IRC Appendix G 101.5	Appendix G - Swimming pools, Spas and hot tubs - General - Enforcement	recodifies	recodifies 16.70.060
	IRC Appendix G 105.2	Appendix G - Swimming pools, Spas and hot tubs - Barrier requirements - outdoor swimming pool	16.05.110	Adds in the code language for alarm criteria, maintains our requirements for height of barrier and latching
	IRC Appendix G 105.6	Appendix G - Swimming pools, Spas and hot tubs - Barrier requirements - Barrier required - exception	recodifies	Recodifies 16.70.020 and modifies language to comply with 16.05.110
	IRC Appendix G 105.7	Appendix G - Swimming pools, Spas and hot tubs - Barrier requirements - Conformance of existing pools - time limit for compliance with code - Failure to comply	recodifies	Recodifies 16.70.050

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	IRC Appendix K	Sound transmission - Sea-Tac noise program areas	16.05.130	Points to Appendix Z
16.06 International Building Code - Existing structures - Disaster Damage				
	IBC 3411.2	Disaster damage - critical structures	16.06.020	Removes the reference to LC Classification as it is no longer in the code.
	IBC 3411.5	Disaster damage - Alternative residential provisions	16.06.050	Adds clarifying language
16.10 King County Building Security Code				
		Obstructing exits - General	new	Adds back in language on obstruction of exits
		Obstructing exits - Emergency escape or rescue windows	new	Adds back in language on obstruction of emergency escape windows
		Hinges	new	Adds back in language on security requirements for hinges exposed to the exterior.
16.12 Mechanical Code				
		Adoption	16.12.010	Adopts the current code
		Administration	new	Moves the administration of the mechanical code to 16.02
			16.12.015 - 16.12.160	Repeals
16.14 International Property Maintenance Code				
		Adoption	16.14.010	Adopts the current code
	IPMC 109.9.1	Emergency Measures - Rapid abatement plan - Applicability	16.14.320	Adds the exception that an owner may choose emergency demolition instead of preparing the rapid abatement plan.
	IPMC 109.9.1	Emergency Measures - Emergency demolition permit in lieu of preparing a Rapid abatement plan	new	Describes and gives the criteria for the emergency demolition permit.
	IPMC 109.11	Emergency Measures - Rapid abatement plan - Assessment of immediacy and notification	16.14.340	Adds the exception that an owner may choose emergency demolition instead of preparing the rapid abatement plan.
	IPMC 109.13	Emergency Measures - Rapid abatement plan - Time frame for submittal	16.14.360	Adds the exception that an owner may choose emergency demolition instead of preparing the rapid abatement plan.
	IPMC 109.14	Emergency Measures - Statement of emergency demolition	new	Describes the statement of emergency demolition.
	IPMC 109.14.1	Emergency Measures - Statement of emergency demolition - Contents	new	Gives criteria for what must be contained in the statement of emergency demolition.
	IPMC 109.15	Emergency Measures - Rapid abatement plan - Street and road groups	16.14.370	Changes the citation number

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	IPMC 109.16	Emergency Measures - Rapid abatement plan - Time frame for completion abatement	16.14.380	Adds the exception that an owner may choose emergency demolition instead of preparing the rapid abatement plan.
	IPMC 109.17	Emergency Measures - Emergency demolition in lieu of rapid abatement - Disapproval by the code official	new	Describes how notice is served if the emergency demolition is denied
	IPMC 109.18	Emergency Measures - Rapid abatement plan - disapproval by the code official	16.14.390	Changes the citation number
	IPMC 109.19	Emergency Measures - Rapid abatement plan - by the code official	16.14.400	Changes the citation number
16.32 PLUMBING CHAPTER				
		Adoption	16.32.030	Adopts the Uniform Plumbing Code and the gas piping provisions of the International Fuel Gas Code, NFPA 54, NFPA 58 and the International Residential Code.
	UPC 102.0	Enforcement	16.32.050	Authorizes enforcement of the code per KCC Title 23.
		Fees	16.32.080	Changes "Administrative Authority" to "Authority Having Jurisdiction"
		Board of Appeals	16.32.170	Changes "Administrative Authority" to "Authority Having Jurisdiction"
	UPC 101.4.1	Scope	New	Amended to require all plumbing systems to be subject to the code as defined by the code.
	UPC 101.5.1	Additions, Alterations or Repairs	New	Adds language stating that such work shall not allow an existing system to become unsafe, insanitary or overloaded.
	UPC 102.1	Authority Having Jurisdiction	New	Defines the director of Public Health or the director's authorized representative and the Authority Having Jurisdiction.
	UPC 102.2.2	Right of Entry	New	Provides clarification regarding right of entry that is consistent with state and local regulations.
	UPC 102.2.3	Stop Work Order and Correction Order	New	Adds additional procedures not specifically addressed in KCC Title 23.
	UPC 102.2.5	Authority to Correct Hazardous or Insanitary Plumbing	New	Clarifies that the Authority Having Jurisdiction is authorized to make determinations regarding hazardous or insanitary systems and the methods for abating.

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	UPC 102.2.6	Liability Claims	New	the substituted language is consistent with liability claims language found throughout the King County Code and the King County Board of Health.
	UPC 102.3.1	Violations	New	Adds "or other entity" after "corporation."
	UPC 102.3.2	Penalties	New	Clarifies that penalties are to be administered in accordance with KCC Title 23.
	UPC 103.1.1	Permits Required	New	Adds "or other entity" to the code section.
	UPC 103.1.3	Certification and Registration	New	Adds "contractor registration" along with certification already addressed in the code section.
	UPC 103.3.3	Validity of Permit	New	Adds language stating that the permit is to be on site during construction. Also allows for a one-time renewal of the permit.
	UPC 103.3.5	Suspension, Revocation or Limitation of Permits	New	Clarifies under what conditions the permit can be suspended, revoked or otherwise limited. Also allows for suspending of activity authorized by the permit by means of a stop work order.
	UPC 103.5.6	Reinspections	New	Minor clarification to include "part or all of the work" needing to be ready for inspection, and points to 16.32.080 for the applicable fee.
	UPC 103.5.6.1	Corrections	New	Changes the word "written" to "issued" and changes "penalties" to "remedies for violations."
	UPC 103.5.6.2	Retesting	New	Minor revision to indicate that work which does not pass required tests or inspection is to be corrected and subject to
	UPC 103.5.6.3	Approval	New	Removes "on demand" regarding issuing a certificate of approval. Such language is confusing as to who makes the demand.
		Parking Garage Drainage Systems	New	This is existing language in Title 16 and is not moved to the appropriate chapter in the plumbing code as a result of the common code format revisions that took place with the 1994 UPC. A last sentence is added to clarify that this section does not apply to one- and two-family dwellings.
	UPC 1104.3	Combining Storm with Sanitary Sewage	New	Modifies the code section to require the storm and sanitary systems within the building to be separate.

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		Repeals	16.32.010 16.32.020 16.32.040 16.32.060 16.32.070 16.32.090 16.32.100 16.32.110 16.32.120 16.32.130 16.32.140 16.32.150 16.32.190 16.32.200 16.32.210 16.32.240 16.32.250 16.32.280 16.32.290 16.32.292 16.32.297 16.32.300 16.32.305 16.32.320 16.32.325 16.32.330 16.32.340 16.32.350 16.32.358 16.32.360 16.32.370	These sections were repealed because the code changes that have occurred up to the 2006 Uniform Plumbing Code have included the information contained in some of these sections. In other cases it was determined that the amendments were not needed or were out-dated.
Chapter 16.70 Private Swimming pool construction standards				
			16.70.010 thru 16.70.060	These section will be recodifies into Appendix G of the International Residential Code so that all information on private swimming pools will be in one location.