



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

1500 Jefferson Street SE • P.O. Box 41449 • Olympia, Washington 98504
(360) 407-9280 • fax (360) 586-5366 • e-mail sbcc@ga.wa.gov • www.ga.wa.gov/sbcc

March 8

To: State Building Code Council Members
From: Tim Nogler, Managing Director
RE: Issaquah Ordinance

The City of Issaquah has requested approval of their local ordinance 2664 including sections 16.40 sustainable building and 18.07 required design and development standards. Local amendments to the state building code that affect single and multi-family buildings must be approved by the State Building Code Council (RCW19.27.060).

Summary of local amendments and staff recommended actions:

Section 16.40.040 Heat Island Mitigation

- Amends section C402 of the energy code related to roof reflectance. Applies to commercial buildings as defined in the energy code and does not affect the building code for single and multi-family buildings. No action is necessary.

Section 16.40.050 Plumbing fixtures

- Amends the state plumbing code section 402 Water-Conserving fixtures. State law prohibits local amendments to water conservation performance standards. Recommend the Council advise the city of Issaquah of the prohibition.
- **RCW 19.27.170(9)** The water conservation performance standards shall supersede all local government codes. After July 1, 1990, cities, towns, and counties shall not amend the code revisions and standards established under subsection (4) or (5) of this section.

Section 16.40.060 Diversion of materials from landfills

- Requires a waste diversion plan for construction projects. Does not amend the state building codes as adopted by the Council, so is outside the scope of local amendments to the building code for single and multi-family construction. No action is necessary.

Section 18.07.040 Setbacks

- Provides setbacks for architectural features and to allow for added insulation. References compliance with fire separation in the state building and fire code, and establishes a local administrative policy for code enforcement, and does not amend the building code for single and multi-family buildings. No action is necessary.

Section 18.07.060 Building Height

- Sets local administrative policy for measuring heights of building and structures. No action is necessary.

Section 18.07.110 Accessory structures

- Sets local administrative policy for accessory structures and does not amend the state building code for single and multi-family structures. No action is necessary.