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SENATE BILL 5139

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State of Washington                      64th Legislature                      2015 Regular Session

By Senators Roach, Liiias, Conway, Benton, McCoy, Dansel, and Ericksen

Read first time 01/14/15.            Referred to Committee on Government  
Operations & State Security.

1            AN ACT Relating to building code standards for certain buildings  
2 four or more stories high; and amending RCW 19.27.060.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4            **Sec. 1.** RCW 19.27.060 and 2002 c 135 s 1 are each amended to  
5 read as follows:

6            (1) The governing bodies of counties and cities may amend the  
7 codes enumerated in RCW 19.27.031 as amended and adopted by the state  
8 building code council as they apply within their respective  
9 jurisdictions, but the amendments shall not result in a code that is  
10 less than the minimum performance standards and objectives contained  
11 in the state building code.

12            (a) No amendment to a code enumerated in RCW 19.27.031 as amended  
13 and adopted by the state building code council that affects single-  
14 family or multifamily residential buildings shall be effective unless  
15 the amendment is approved by the building code council under RCW  
16 19.27.074(1)(b).

17            (b) Any county or city amendment to a code enumerated in RCW  
18 19.27.031 which is approved under RCW 19.27.074(1)(b) shall continue  
19 to be effective after any action is taken under RCW 19.27.074(1)(a)  
20 without necessity of reapproval under RCW 19.27.074(1)(b) unless the  
21 amendment is declared null and void by the council at the time any

1 action is taken under RCW 19.27.074(1)(a) because such action in any  
2 way altered the impact of the amendment.

3 (2) Except as permitted or provided otherwise under this section,  
4 the state building code shall be applicable to all buildings and  
5 structures including those owned by the state or by any governmental  
6 subdivision or unit of local government.

7 (3) The governing body of each county or city may limit the  
8 application of any portion of the state building code to exclude  
9 specified classes or types of buildings or structures according to  
10 use other than single-family or multifamily residential buildings.  
11 However, in no event shall fruits or vegetables of the tree or vine  
12 stored in buildings or warehouses constitute combustible stock for  
13 the purposes of application of the uniform fire code. A governing  
14 body of a county or city may inspect facilities used for temporary  
15 storage and processing of agricultural commodities.

16 ~~(4) ((The provisions of this chapter shall not apply to any  
17 building four or more stories high with a B occupancy as defined by  
18 the uniform building code, 1982 edition, and with a city fire  
19 insurance rating of 1, 2, or 3 as defined by a recognized fire rating  
20 bureau or organization.~~

21 ~~(5))~~ No provision of the uniform fire code concerning roadways  
22 shall be part of the state building code: PROVIDED, That this  
23 subsection shall not limit the authority of a county or city to adopt  
24 street, road, or access standards.

25 ~~((6))~~ (5) The provisions of the state building code may be  
26 preempted by any city or county to the extent that the code  
27 provisions relating to the installation or use of sprinklers in jail  
28 cells conflict with the secure and humane operation of jails.

29 ~~((7))~~ (6)(a) Effective one year after July 23, 1989, the  
30 governing bodies of counties and cities may adopt an ordinance or  
31 resolution to exempt from permit requirements certain construction or  
32 alteration of either group R, division 3, or group M, division 1  
33 occupancies, or both, as defined in the uniform building code, 1988  
34 edition, for which the total cost of fair market value of the  
35 construction or alteration does not exceed fifteen hundred dollars.  
36 The permit exemption shall not otherwise exempt the construction or  
37 alteration from the substantive standards of the codes enumerated in  
38 RCW 19.27.031, as amended and maintained by the state building code  
39 council under RCW 19.27.070.

1           (b) Prior to July 23, 1989, the state building code council shall  
2 adopt by rule, guidelines exempting from permit requirements certain  
3 construction and alteration activities under (a) of this subsection.

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