

GG291-14

1003.2

Proponent: Maureen Traxler, City of Seattle Dept of Planning & Development, representing City of Seattle Dept of Planning & Development (maureen.traxler@seattle.gov)

Revise as follows:

1003.2 Requirements for alterations. Alterations of portions or components of buildings shall comply with Sections 1003.2.1 through 1003.2.7.

Exceptions:

1. The total cost of improvements required by Sections 1003.2.1 through 1003.2.7 shall not be required to exceed 10 percent of the costs of the alterations exclusive of land and building site improvements.
2. This section shall not require compliance that exceeds that required for systems regulated by Chapters 6 through 8 of this code.
3. Materials, assemblies and components are not required to comply with ~~regulated by~~ Sections 1003.2.1 through 1003.2.7 that where they are dependent upon properties of other concealed materials, assemblies or system components to function properly, and where the ~~properties of the~~ concealed materials, assemblies or components ~~are unknown or insufficient and~~ will not be revealed during construction.
4. Alterations are not required to comply with the requirements of Sections 1003.2.1 through 1003.2.7 where the *code official* determines the alterations to be *infeasible* based upon the existing configuration of spaces, unless those spaces or portions thereof will be reconfigured as part of the alteration project.
5. Where a tenant in a multi-tenant building does not have control within that tenant space of a complete system or item, compliance for that complete system or item shall not be required.
6. Where the total cost of the alteration to the existing building is less than the percent of the value of the building as indicated in Table 1003.2, compliance with Section 1003.2 shall not be required. The percent value of the building shall be determined by the original construction cost plus completed improvement costs of the building.

Reason: This proposal clarifies exception 3, and makes it a complete sentence like the other exceptions to Section 1003.2. The proposal also makes a slight change so materials that won't be revealed during construction are not required to comply.

Cost Impact: Will not increase the cost of construction

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