

MASTER BUILDER ASSOCIATION OF KING AND SNOHOMISH COUNTIES

GOVERNMENT AFFAIRS ISSUE TRACKER

Region	Jurisdiction	Issue	Status	Comments	Contact
King and Snohomish counties	Various	Economic Stimulus	See Comments	Click here for details of all of the local economic stimulus resolutions MBA is working on.	
King County	County	SEPA Climate Change	Ordinance died for lack of hearing this year. Expect the issue to be raised again in 2010.	The SEPA ordinance was transmitted to the county council on February 11. MBA has met with the Council Chair and other council members. Currently, the ordinance does not have a sponsor and MBA has met with Council staff. We will continue to monitor this ordinance and object to any mandatory and arbitrary legislation that will negatively affect our membership.	King County Manager David Hoffman (425) 460-8224 dhoffman@mbaks.com
King County	County	Volunteer Sign Patrols	Convinced the county to halt the program	King County Roads maintained a program that virtually deputized volunteers who patrolled county roads for illegally placed signs. These volunteers took down legally posted developer signage. After calls from MBA the program was halted permanently.	King County Manager David Hoffman (425) 460-8224 dhoffman@mbaks.com
King County	County	Housing Stimulus Package	Passed and Signed	MBA was extremely successful working with the County Executive and County Council to craft and pass a motion, which directs county department heads and staff to develop a housing stimulus plan aimed at reinvigorating development in King County. MBA is working with departments to draft legislation that will achieve the goals in the motion and develop an overall plan to stimulate housing.	King County Manager David Hoffman (425) 460-8224 dhoffman@mbaks.com

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King County	County	Plat/Short Plat/Building Permit Extension Ordinance	Passed	This is the first priority of the Housing Stimulus Package, which MBA advanced in late-2008. The proposed legislation extends the validity of preliminary approvals for plats and short plats to seven years from the current five-year period, and grants the option for a third extension for building permits where substantial work has not begun. The extension applies to any plat that received preliminary approval on or after December 1, 2003.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	County	DDES Hourly Fee Increase	No action taken, no sponsor	In August 2009, MBA was informed that DDES would propose a 40% increase in the hourly rate paid by our members from the current \$140/hour to \$195/hour. MBA has worked this issue tirelessly at the county council with significant success. So far the budget leadership team has not considered adding this item to the final budget, and no councilmember has sponsored the ordinance to authorize the fee increase.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	County	Land Use Inspection Preferred Applicant Program	Implemented	MBA worked very successfully with DDES, Roads and WLRD to write a preferred applicant program that will provide certain timeline guarantees to those developers who choose to utilize the program.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	Redmond	Development Code Rewrite	In Progress	The city has recently begun what they are calling a “two year process” to rewrite their development code. This is a significant opportunity for the city to start fresh and incorporate innovative and efficient ideas into their code.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>

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King County	Kirkland	LWSD School Impact Fee	Public Hearing set for December 15th, 2009. MBA lobbying against with written and verbal testimony.	Kirkland does not collect the Lake Washington School District Impact Fee due to continuously dropping student enrollment. Due to a new student generation calculator, LWSD is claiming more students are generated by each SFH than previously believed. However, they are claiming that untracked, infill development is responsible for the need for the purchase of portable classrooms at some schools.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	Redmond	LWSD School Impact Fee	Currently set for Council action on December 15 th .	Lake Washington School District is proposing fee increases from the current \$2445 to \$7040 for a single-family home. MBA has met with key council members and discussed with the Mayor. This proposal has little, if any, support. We will continue to work against this fee increase.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	Sammamish Plateau Water and Sewer District	Request for change of collection for GFC's and connection charges	Request made by MBA	MBA was approached in mid-November by members seeking a change in the timing of general facility and connection charges at SPWSD. A request, which asks that these charges be collected at the point of water meter installation, has been drafted and is in the process of being submitted to the district.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>
King County	Issaquah	Concurrency Level of Service Changes (to avoid Moratorium)	Passed	As a direct result of MBA lobbying efforts, the city council voted to change the city's overall level of service standards for Transportation, and preventing a development moratorium for the foreseeable future.	King County Manager David Hoffman (425) 460-8224 <u>dhoffman@mbaks.com</u>

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Seattle	Seattle	Permit Extensions and economic stimulus	See Comments	Click here for details of all of the local economic stimulus resolutions MBA is working on.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com
Seattle	Office of Sustainability	Tree Resolution and Urban Forestry Commission	Approved	<p>Members of Seattle's Urban Forestry Commission were recently announced, and noticeably absent was any representation of business interests. The Urban Forestry Commission will make policy recommendation to the mayor and city council on trees.</p> <p>Earlier this year, the Seattle-King County Association of REALTORS®, Greater Seattle Chamber of Commerce, Puget Sound Energy, National Association of Industrial and Office Properties and our association's Seattle Builders Council felt the tree discussion lacked a variety of opinions and focused too heavily on tree retention. Upon speaking with various council members, a developer/utility position was created on the commission to provide a business perspective to the tree conversation.</p> <p>The goal was to seek amicable and predictable solutions for Seattle's tree canopy that do not negatively affect the economy. Unfortunately, the business interest that applied to represent of the above-mentioned organizations was passed over, preventing any hope for a rational discussion on tree.</p>	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com

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Seattle	Department of Planning & Development	Midrise & Highrise Code Revision	Approved	<p>Seattle has approved changes to Seattle's Midrise and Highrise Multifamily Zones that may or may not provide some benefit to developers. Many of the changes are benign and of no consequence to builders.</p> <p>Incentive Zoning is included, but in today's market, it's unlikely it will make economic sense, especially with new stormwater and energy efficiency rules taking effect.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
Seattle	Department of Planning & Development	Lowrise Code Revision	Back to DPD Summer 2010	<p>The Multifamily Code update was split into two bills, which is good news for MBA members. The first bill will be the Midrise and Highrise zoning legislation, which will pass by the end of the year and is of lesser interest to our industry. The second bill will feature Lowrise zones and be returned to DPD staff for further research and drafting. Included with this is a delay in the Administrative Design Review for Townhomes ordinance, which as drafted, will present a challenge for MBA members building at the affordable end of the market.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
Seattle	Department of Planning & Development	Design Review for every project with more than 2 units	Council	See Multifamily Code above	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>

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<p>South King County</p>	<p>Statewide</p>	<p>Energy Code</p>	<p>Appeal</p>	<p>The Washington State Building Code Council (SBCC) held a special meeting to consider the comments levied by the Joint Administrative Rules Review Committee (JARRC), which is a bi-partisan, bi-cameral committee. The committee recently met to consider the ramifications of the recently approved 2009 Washington State Energy Code and whether sufficient time and effort was spent evaluating the cost of the new energy code. According to the committee, the SBCC made a poor effort to quantify the cost and more effort is needed before the code is approved. One individual in attendance called the SBCC and Energy Experts defending the code changes as “arrogant” to the JARRC.</p> <p>The decision is now in the Governor’s hands whether to stop the energy code’s progress and do further work to shake out specific costs, or let the code changes move ahead with no changes. It’s likely the Governor would prefer the latter, but the message that sends to the Legislature is cavalier, especially in the face of state budget woes. What happens now is still an open-ended question, but any delay in implementation or easing of the requirements would be an improvement.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
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<p>South King County</p>	<p>Statewide</p>	<p>CO Monitors</p>	<p>Approved Takes Effect Jan 1, 2011</p>	<p>The SBCC approved a surprise stand-alone amendment affecting the International Building, Fire and Residential Codes. A carbon monoxide monitor be required in all new construction after January 1, 2011. Due to some emotional testimony and the foolish people who use outdoor grills in the living room, the SBCC found it necessary to require a CO monitor. Fortunately, the monitor does not need to be hardwired.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
<p>South King County</p>	<p>Statewide</p>	<p>Fire Sprinkler Mandate</p>	<p>Approved Takes Effect July 1, 2010</p>	<p>After July 1, 2010, any town, city or county interested in mandating fire sprinklers on single-family construction has the option to do so. No longer will the SBCC be vetting each local decision.</p> <p>For MBA members, it is a victory, but now the battle moves to King County's 39 cities and the county itself. The battles yet to be waged will be based on the relationship you have with your local elected officials, which may be good or bad depending where you live, or build.</p> <p>The MBA is contemplating what mitigation for sprinklers fire officials are willing to accept. The preferred options is to not have sprinklers in the first place, but if it looks like sprinklers an inevitable, then as the MBA, we want this: examples are narrow residential streets, fewer fire hydrants, fewer access points to a project, etc...</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>

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<p>South King County</p>	<p>Statewide</p>	<p>Fire Separation</p>	<p>Approved</p>	<p>Adoption of a modified fire separation distance between the home and property line, which until June 30, 2010 will remain at 3 feet, was approved in November.</p> <p>Currently, projections within 3 feet must be fire rated. When the 2009 Residential Code takes effect July 1st, the distance that must be fire rated from the property line will change to 5 feet. Projections, such as chimneys and bay windows, will need to be one-hour fire rated if less than five feet to the property line.</p> <p>In the wisdom of the SBCC's residential housing experts, eaves should be exempt from the one-hour fire rating if the attic venting is done via the roof rather than a home's eaves. The ability for a fire to enter the attic through a vented eave or bird blocks is eliminated and the eave could simply burn off and fire blocking would protect the attic.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
<p>South King County</p>	<p>Maple Valley</p>	<p>Tahoma School Impact Fees</p>	<p>Approved</p>	<p>The Maple Valley City Council approved raising the school impact fee for the Tahoma School District to \$8,000 per single-family home. The council brought up the issue of collecting the fee at the point of sale through a lien on the title that must be cleared before it can transfer. When asked, the school district did not have an issue with collecting the fee when the home is sold rather than at application for building permit.</p> <p>Maple Valley will discuss moving fee collection to the point of sale in 2010.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>

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South King County	Renton	School Impact Fee	Approved	The city of Renton approved a new \$6,000 school impact fee for the Renton School District. Despite our association's plea to collect the fees when the home is sold, the council members decided it was important to begin collecting now, and the question of how to collect all impact fees will be studied next year.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com
South King County	Renton	Road Standards	City Council	Renton approved the Complete Streets Program , which is supported by the MBA and allows stormwater runoff in the right-of-way and more narrow streets for those who fire sprinkle.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com
South King County	Renton	SEPA Thresholds	Planning Commission	At the MBA's request, Renton is raising State Environment Policy Act (SEPA) thresholds.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com
South King County	Fairwood	Annexation	Fall 2010 Vote	After the defeat of incorporation, Renton is proceeding with a vote by Fairwood residents to annex to Renton in fall 2010.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com

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<p>South King County</p>	<p>Federal Way</p>	<p>Fee Collection</p>	<p>Planning Commission</p>	<p>In 2010, the city of Federal Way review the point of collection for all fees paid by the builder for single-family homes. In the wisdom of the council, rather than considering each fee individually, the Planning Commission will discuss on overall policy change that will change fee collection to when a home is sold; not at building permit submission.</p> <p>Federal Way has already approved collecting traffic impact fees at the point of sale through a lien on title that must be paid by the builder before the title can transfer.</p> <p>Any fee that can be collected when the home is sold is not a fee the developer/builder must account for when securing loans prior to construction. The less a developer/builder requests in the form of a loan, the more likely the loan will be granted.</p>	<p>South King & Seattle Manager</p> <p>Garrett Huffman</p> <p>(425) 460-8236</p> <p>ghuffman@mbaks.com</p>
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Snohomish County	County	Fire Flow – Sprinklers – Fire Impact Fee	DEFEATED	MBA defeated the proposed Snohomish County fire sprinkler and fire mitigation fee ordinance. We won so convincingly there was not even a “second” for the ordinance.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Rural Clusters	PASSED	The County Council passed its Rural Cluster Subdivision ordinance largely to the liking of MBA. Key provisions such as density bonuses and counting critical areas in your calculations were preserved. Defeated were harmful amendments relating to fire flow, etc and DNR requests that would have hurt some property owners were defeated as well.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Economic Stimulus Resolution	PASSED	MBA is pleased to report we helped craft and pass a joint Executive/Council resolution aimed at creating a local economic stimulus package. The measure was important to create momentum for changes to regulations that will help revive the housing industry.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Economic Stimulus Summit and Ordinances	PASSED	Plat Extensions of up to 3 years was passed by the County Council on June 3rd. The ordinance applies to approvals granted before 1/1/09 and sunsets 12/31/2010. Bond reform passed also. Changes bond requirements from 150% to 110%.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com

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Snohomish County	Lake Stevens	Park Fee Increase	Passed	Lake Stevens increased its park impact fees to \$2,363 per SFDU and \$1,733 for duplexes and apartments. The city largely ignored contradictory land value data.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Bond Reform	PASSED	By a unanimous vote, the County Council passed an ordinance that lowers from 150% to 110% performance and warranty bond requirements.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Residential Design Guidelines	PASSED	The County has passed its design guideline ordinance. Following over a year of work – we prevailed on most issues that were of concern. We encourage members who may have problems with the new code to contact us as the County wants to work with us to iron out any glitches in the system. The effective date of the ordinance is mid-April.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	County	Building Permits	January 2010 Hearing	The County will consider an ordinance to allow for further extension of permits associated with a plat. The fee will be reduced to \$400 or 50% of the original permit – whichever is less.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com

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Snohomish County	Marysville	Plat & Permit Extension Ordinance	Passed Unanimously by City Council	The city has enacted an ordinance allowing further extensions of building permits and plats.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com
Snohomish County	Marysville	School Fees	Passed 6-1	The discount rate for school impact fees was raised from 25% to 50%.	Mike Pattison mpattison@mbaks.com
Snohomish County	Arlington	Impact Fee Deferral	At Council	Proposal to defer impact fee payments to building permit from current application. MBA asking to change to point of sale.	North Snohomish County Manager Mike Pattison (425) 460-8203 mpattison@mbaks.com

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Snohomish County	County	National Pollution Discharge Elimination System (NPDES) Permits	Planning Commission Public hearing scheduled for March 23, 2010	Snohomish County is currently in the process of updating the Municipal Stormwater Permit. The current draft permit would apply these regulations to <u>all</u> properties, where Ecology only requires it for properties that drain to an MS4 (County owned land). Ecology requires impervious surface drainage thresholds of 2,000sq.ft., the county is proposing that be reduced to 200 sq. ft in the UGA and 400sq. ft. in non-UGA areas. <i>MBA needs member input.</i>	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com

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Snohomish County	County	Climate Change and Sustainability Energy efficiency	Defeated draft Ordinance January 2009 report completed	MBA sat on the Green Ribbon Climate Change Task Force, which produced a final report and recommendations in December 2008. MBA ensured that these recommendations included a detailed economic analysis.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Bothell, Everett, Edmonds, Lynnwood, Mill Creek, Monroe, Snohomish, Sultan	Economic Stimulus Resolutions	Bothell, Everett, Edmonds, Monroe passed Others Ongoing	Click here for details of all of the local economic stimulus resolutions MBA is working on.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Mill Creek	Low Impact Development	Defeated LID requirement	City staff proposed to require mandatory LID, which MBA expressed several concerns about. MBA worked with Council and staff to defeat the mandatory requirements and instead have low impact development incentives encouraged.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Everett	Developer Incentives	Successfully passed 12/09	MBA and a group of members met with city staff to discuss proposed ideas to help stimulate the local housing market. Everett staff agreed to look into lengthening building permit validity, allowing 3-year extensions on short plats and reductions in bonding requirements. Staff to attend 11/4 DBIC	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Bothell	Development Tour	TBD, likely 2010	MBA is working with Bothell staff to host a development tour, focusing on the proposed downtown redevelopment plan and areas where residential growth are planned in the city.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com

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South Snohomish County	Snohomish	Development Tour	TBD, likely 2010	MBA is working with Snohomish staff to host a development tour, focusing on proposed redevelopment plan and areas where residential growth are planned throughout the city.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Everett	Development Tours	6 tours held between 12/08-2/09, 23 MBA members + PUD attended	The city hosted a developer roundtable meeting on November 10, 2008 with 11 MBA members to give an overview of all of the development projects in Everett. City staff talked about projects along the waterfront, in the downtown core, in the riverside district and at Port Gardner Wharf. Meeting followed up with these tours.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Mountlake Terrace	Development Tour	March 12, 2009 from 1:30-3 p.m.	This tour focused on the Town Center area, which includes a programmatic EIS and 700 new housing units by 2025. Contact MBA for a copy of the tour packet information.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
South Snohomish County	Lynnwood	Development Tour	May 22, 2009	MBA worked with Lynnwood planning and economic development staff to provide a member tour of redevelopment sites located throughout the city. Contact MBA for a copy of the tour packet information.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com

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South Snohomish County	Mill Creek	Park Impact Fees	Defeated original fees, added a 50% discount factor and got fees phased-in	The city of Mill Creek proposed dramatic increases in park impact fees. MBA presented local studies, testimony and a legal challenge to the city on their fee calculations. The city backed down and voted for lower fees that include a 50% discount factor.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
Puget Sound	Region	Quality Growth Alliance – Climate Change Workgroup	Meeting monthly in 2010	MBA is a participant on this workgroup, which is currently reviewing proposed legislation and will be putting together a booklet on climate change issues and their relationship to land use.	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
Washington	Statewide	GMA revisions	Rules passed on 1/19/2010 and go into effect 2/19/2010	CTED is reviewing proposed changes to administrative guidelines in the Growth Management Act (GMA). CTED would like jurisdictions to incorporate changes in during the next round of comprehensive plan updates, due in 2011. MBA has sent our list of top priority changes that need to be made to GMA rules. Rules will be reviewed and revised every two years. More info at CTED GMA Website .	South Snohomish County Manager Jennifer Jerabek (425) 460-8240 jjerabek@mbaks.com
Washington	Statewide	Residential Fire Sprinklers	State Building Code Council	The latest battle of the ongoing war about fire sprinklers has started with the Washington State Building Code Council (SBCC). The International Residential Code (IRC) Technical Advisory Group approved an amendment that is supported by the MBA and BIAW that will remove the sprinkler mandate statewide. In it's place is the ability for each local jurisdiction to approve sprinklers if deemed necessary without any approval by the SBCC, which is the current standard. The proposal has a difficult climb ahead before full Council approval in November, but it's better than a statewide mandate.	South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com

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Washington	Statewide	Fire Separation	State Building Code Council	<p>Fire separation is once again a big issue at the State Building Code Council. Fire officials are attempting to remove the permanent language adopted last fall in lieu of going to the national standard, which is problematic due to the Growth Management Act (GMA). The current language leaves the distance between buildings at three feet, rather than at the national standard of five feet.</p> <p>Washington builds in a more dense urban environment; therefore, close structures are the norm. Due to the down economy, the inventory that everyone believed would be sold by 2011 will be non-compliant and presents a problem. Builders will be asked to attend the an upcoming meeting and show support for the current language.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>
Washington	Statewide	Washington's Energy Code	State Building Code Council	<p>The State Building Code Council approved a rather confusing motion to implement the 2009 International Energy Conservation Code, a win for the construction industry, but not have it take effect until 2012. The energy Technical Advisory Group (TAG) of the SBCC will continue working with a 30% mandate in mind, but many of the Councilmembers are beginning to understand the industry's position that a 30% increase will pose a real burden on housing costs. When questioned, it was revealed the Governor never made a formal request of the SBCC to implement a 30% energy efficiency increase. The TAG will recommend changes to the code by July and will take effect next summer.</p>	<p>South King & Seattle Manager Garrett Huffman (425) 460-8236 ghuffman@mbaks.com</p>