



Building and Fire Codes Update

- 
- February 27, 2025
 - Christy Osborn Community and Economic Development Director
 - Mathew Gisle Building Official



Background into the Adoption of the 2021 International Codes

- 2021 building and fire codes became effective statewide March 15, 2024.
- Building codes are typically updated on a 3-year cycle but were delayed last cycle (2018).

Mountlake Terrace Building and Fire Codes

Title 15 of the Mountlake Terrace Municipal

Objective:

- To maintain compliance with state and local requirements, the City must adopt the 2021 I codes with Washington State building and fire code amendments.
- Updating code language to allow for automatic amendments when Washington state codes are adjusted.
- Make changes to provide consistency with new code language in the 2021 I codes.

Sample Changes to the Building/Fire Codes and Title 15

- **15.00 International Building Code (IBC)**
 - Requires a screening element at the entry to a restroom due to privacy concerns for public restrooms
 - New requirements for automatic-closing doors on hold-open devices– the automatic release on one hold-open device shall release all such doors within the same smoke compartment.
 - Occupied roofs have been clarified for a more consistent application of the codes intent.
 - Solid blocking of cripple wall for full perimeter of dwelling and interior walls on foundations. Exception for WSP and DWB to reduce bracing removed
- **15.00 International Residential Code (IRC)**
 - Provision for car charging stations (No affect on MLT)
 - Clarification of fire separation on attached ADUs
 - Clarification on unobstructed paths for emergency egress
- **15.00 International Mechanical Code (IMC)**
 - Minor changes to code mainly for clarification
- **15.00 International Fuel Gas Code (IFGC)**
 - Minor changes to code mainly for clarification

Sample Changes to the Building/Fire Codes and Title 15

- **15.00 International Existing Building Code (IEBC)**
 - Minor changes to code mainly for clarification
- **15.05 Uniform Plumbing Code (UPC)**
 - Minor changes to code mainly for clarification
- **15.10 Fire Code (IFC)**
 - Had several changes to code to create safer buildings by utilizing emerging technologies among other items.
- **15.05 Energy Code (WSEC)**
 - In general, buildings will be required to be more energy efficient
 - State energy code is moving toward achieving the legislative goal of 70% reduction in fuel consumption in buildings by 2030

QUESTIONS?

