SDCI	Director's Rule 14-2021

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 4	Supersedes: DR 3-2017
	Publication:	Effective:
Subject: Updated Rental Registration and Inspection Ordinance (RRIO) Checklist	Code and Section Reference: Seattle Municipal Code 22.214.050.L & 22.214.050.M.1-13	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: RRIO	Approved Date _____ Nathan Torgelson, Director, SDCI	

PURPOSE
This Rule adopts changes to the Rental Registration and Inspection Ordinance (RRIO) Checklist, as authorized by SMC 22.214.050.L and SMC 22.214.050.M.1-13.

The changes to the RRIO Checklist respond to issues identified by the Seattle Department of Construction and Inspections and by qualified private inspectors who conduct RRIO inspections. The changes were developed in consultation with a RRIO stakeholder group composed of landlord and tenant representatives. The changes address key safety and maintenance issues and make the RRIO Checklist easier to understand. They also incorporate new requirements adopted by the City in Ordinance # 125343.

RULE

METHODOLOGY

The proposed RRIO Checklist is attached. Also attached is a draft checklist illustrating additions (underlined), deletions (in strikeout), and amendments to existing sections (underlined).

Additions

This rule specifies *additions* to the RRIO Checklist, including:

- Checklist Instructions – Clarify advisory items. Exceptions: remove guardrails, remove "are required" add "must meet current code requirements". Add: Units with shared kitchens and baths such as those in a Single Room Occupancy (SRO), rooming house, or micro-housing" and remove Units with shared kitchens and baths such as those in a Single Room Occupancy (SRO), rooming house or micro"

- **Section 1 - Door and Window Components and Assemblies**
  - o **Item 1.2.a. –** add language "or missing"
  - o **Item 1.2.b.** – change classification to major item (inspection fails if this item fails)
  - o **Item 1.4.d.** – add note: "Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height."
  - o **Item 1.4.d** - add language "missing return"
- **Section 2 - Interior: Structure, Shelter and Maintenance**
  - o **Item 2.1.d.** – add language "plastic"
  - o **Item 2.2.a.** – add language "missing"
  - o **Item 2.3.e**. - add note: "Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height."
- **Section 3 - Security and Safety (add new section title)**
  - o **Item 3.1.b.** – add language "Escape window opening not a minimum of 5.0 sq. ft. within 5 ft. of grade or 5.7 square feet if higher than 5 ft. above grade. (See above for full requirements.)"
- **Section 3.2 - Entry Doors – (add new section)**

- o **Item 3.2.c.** – add language "Side light window distance to door no more than 31".
- **Section 6 - Electrical Standards**
  - o **Item 6.2 -** add language "otherwise"
  - o **Item 6.2** – add language "and receptacle outlets within 3 ft. of water are not ground fault interrupter (GFI) style."
- **Section 7 - Plumbing and Hot Water**
  - o **Item 7.2** – add "and missing safety straps."
- **Section 8 – Sanitation Standards: Bathroom**
  - o **Item 8.5.a** – change classification to major item (inspection fails if this item fails)
  - o **Item 8.5.b.** – add language ", broken, or otherwise unsafe,"
  - o **Item 8.6 a.** - change classification to major item (inspection fails if this item fails)
  - o **Item 8.6 b** - add language ", broken, or otherwise unsafe,"
- **Section 9 – Sanitation Standards: Kitchen**
  - o **Item 9.5.a** - change classification to major item (inspection fails if this item fails), add language "slow drain"
  - o **Item 9.5.b** – add language "Is not" and "broken, or otherwise unsafe"
- **Section 10 - Owners' Obligations**
  - o **Item 10.1 –** change classification to major item (inspection fails if this item fails)

Deletions

This rule specifies deletions to the RRIO Checklist, including:

- **Section 1 - Exterior: Structure, Shelter and Maintenance**
  - o **Item 1.4.d** – delete "approved"
  - o **Item 1.4.e** – delete "approved"
- **Section 2 - Interior: Structure, Shelter and Maintenance**
  - o **Item 2.3.d.** –delete "approved"
- **Section 6 – Electrical Standards**
  - o **Item 6.2** – delete "or"
  - o **Item 6.3** – delete "including kitchen"
- **Section 8 – Sanitation Standards: Bathrooms**
  - o **Item 8.5.a.** – delete "cracked or chipped porcelain" and or broken but operable handles or knobs
  - o **Item 8.5.b.** – delete "such as cracked through"
  - o **Item 8.6.a** - delete "cracked or chipped porcelain" and or broken but operable handles or knobs
  - o **Item 8.6.b** - delete "such as cracked through"

- **Section 9 - Sanitation Standards: Kitchen**
  - o **Item 9.5.a.** – delete "cracked or chipped porcelain" and "or broken but operable handles or knobs"
  - o **Item 9.5.b.** - delete "Not" and "such as cracked through"

Amendments

This rule specifies amendments the RRIO Checklist, including:
- **Section 1 - Exterior: Structure, Shelter and Maintenance**
  - o **Item 1.4.d** – add language regarding intermediate rails and guardrails

- **Section 2 - Interior: Structure, Shelter and Maintenance**
  - o **Item 2.3.a**. - add language regarding intermediate rails and guardrails
- **Section 3 – Security and Safety**
  - o **Item 3.1.b** – add size requirements for escapement windows to section description
  - o **Item 3**.2c – add language regarding side light window distance
- **Section 6 - Electrical Standards**
  - o **Item 6.2 -** add language regarding receptacle outlets within 3 ft of water and ground fault interrupters
- **Section 10 – Owner's Obligations**
  - o **Item 10.1** change classification to major item (inspection fails if this item fails)