



Planning and Economic Development Committee Agenda REGULAR MEETING

March 19, 2026
4:00 pm–5:30 pm
Hybrid Meeting

This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live streamed on the City’s website <https://seatacwa.gov/seatvlive> and click the “live” channel 1 grey box.

A quorum of the Council may be present.

Committee Members: Councilmember James Lovell, Chair
 Deputy Mayor Senayet Negusse
 Mayor Mohamed Egal

Staff Coordinator: Jenn Kester, Interim Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00
2	<p>PUBLIC COMMENTS: The committee will hear in-person public comments and will also provide remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 2:00 pm, the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.</p> <ul style="list-style-type: none"> • Instructions for registering to providing oral public comments are located at the following link: Registration for Oral Public Comments - Council Committees and Citizen Advisory Committees • Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website. 		Chair	4:00 (5 min)
3	Minutes of 2/19/2026 meeting	Review and Approve	Chair	
4	Plumbing Code Amendments	Review and Recommendation	Scott Shannon	4:05 (20 min)
5	Director’s Report		Jenn Kester	4:25 (5 min)
6	Adjourn		Chair	4:30



Planning & Economic Development Committee Minutes

Thursday, February 19, 2026
4:00 PM – 5:30 PM
* Hybrid Meeting *

Commenced: 4:00pm
Adjourned: 5:36 pm

Committee Members:	Present	Absent	Excused	Unexcused
James Lovell, <i>Chair</i>	X			
Mohamed Egal, <i>Mayor</i>	X			
Senayet Negusse, <i>Deputy Mayor</i>	X			
Other Councilmembers:	None			

Staff & Presenters: *Interim Deputy City Manager (INT_DCM) Evan Maxim, Interim CED Director (INT-Dir) Jenn Kester, Economic Development Manager (EDM) Aleksandr Yeremeyev, Senior Economic Development Strategist (SEDS) Maria Langbauer, Interim Planning Manager (INT-PM) Kaelene Nobis, Senior Planner (SP) Ramon Rodriguez, Admin Asst (AA3) Barb Mailo, ACHD Farmers Market Manager (FMM) Indra Budiman*

1. Call to Order	<ul style="list-style-type: none"> (4:00 pm) Chair Lovell called the meeting to order and roll call.
2. Public Comments	<p>Written comments:</p> <ul style="list-style-type: none"> Public Comments Written: None Remote comments: None In-person comments: None
3. Approval of the 01/15/2026 regular meeting minutes	<p>Review and Approve</p> <ul style="list-style-type: none"> (4:02 pm) Consensus approval of the meeting minutes by PED Committee members present.
4. SeaTac Central Subarea Plan	<p>Informational Briefing</p> <p>Presented by (INT-PM) Nobis</p> <p>Discussion commenced with Chair Lovell, (INT-PM) Nobis, Deputy Mayor Negusse, (INT_DCM) Maxim, and Mayor Egal</p>
5. 23-Hour Crisis Center: Code Amendment	<p>Review and Recommendation</p> <p>Presented by (SP) Rodriguez and (INT-Dir) Kester</p> <p>Discussion commenced with Deputy Mayor Negusse, (INT-Dir) Kester, Mayor Egal, and Chair Lovell</p> <p>*** Committee recommended moving proposed Code Amendments to City Council consent agenda</p>

<p>6. 2026 Farmers Market Contract</p>	<p style="text-align: right;">EXHIBIT 3: Page 2 of 2 DATE: 3/19/2026</p> <p>Review and Recommendation</p> <p>Presented by (EDM) Yeremeyev and ACHD (FMM) Budiman</p> <p>Discussion commenced with Mayor Egal, ACHD (FMM) Budiman, (EDM) Yeremeyev, Deputy Mayor Negusse, Chair Lovell, (SEDS) Maria Langbauer, (INT_DCM) Maxim</p> <p>*** Committee recommended moving to City Council consent agenda</p>
<p>7. Director's Report</p>	<p>Presented by (INT_DCM) Maxim</p> <ul style="list-style-type: none"> • New titles appointed – Interim Deputy Manager (Evan Maxim), Interim CED Director (Jenn Kester), • Reaching out to committee regarding alternate meeting date • EDM Yeremeyev – close to landing Bullpen, down to signatures and clearing final technical steps • Staff focused on Community Engagement for this Spring and early Summer, include FIFA events, Farmers Market, Civic Campus, start conversation around Port of Seattle, Engaged with the Master Plans for the Civic Campus
<p>8. Adjourn</p>	<p>(5:36 pm) Chair Lovell adjourned the meeting</p>



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 3/19/2026
To: Planning & Economic Development (PED) Committee
From: Scott Shannon, Building Official
Subject: Plumbing Code Amendments

Summary

Staff are proposing to eliminate references to the International Plumbing Code in the city's plumbing code (Chapter 13.170 SMC)

Background / Analysis

The City Manager received correspondence from Robblee Detwiler, PLLP, representing United Association of Plumbers and Pipefitters Local 32 on behalf of IAPMO (International Association of Mechanical and Plumbing Officials).

Evan Maxim, Deputy City Manager, and I had a meeting with representatives of IAPMO to discuss the rewording of the municipal code. IAPMO has asked the City of SeaTac to amend our UPC (Uniform Plumbing Code) 13.170.010 in the municipal code to eliminate the International Plumbing Code (IPC) Language consistent with a memorandum from the Attorney General of Washington State, dated March 25, 2015. This memorandum requires the use of the Uniform Plumbing Code by all cities and counties in Washington.

Budget Significance:

None

PED Committee Direction

Staff recommend the PED committee review and recommend adoption of the plumbing code amendments and place this item on the consent agenda of a future Regular Council Meeting.

Packet Materials

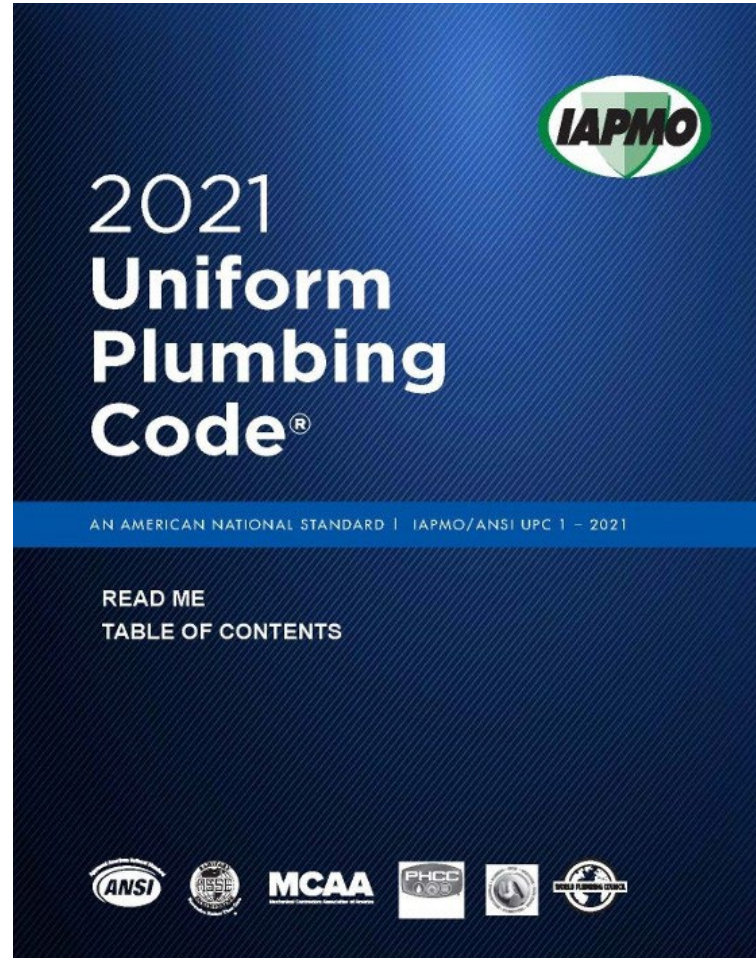
- Presentation, includes Proposed Code Amendment
- Letter from Robblee Detwiler, PLLP with Memorandum of Attorney General, 3/25/2015

PLUMBING CODE AMENDMENTS

PED - 03/19/2026

EXHIBIT 4b: Page 1 of 6

DATE: 3/19/2026



PURPOSE OF PRESENTATION

To review amendments to Title 13.170.010, eliminating the International Plumbing Code (IPC) language.

WHY IS THIS ISSUE IMPORTANT?

1. City needs to be in compliance with the state laws and regulations.
2. City staff proposal to amend the code in accordance with the State Attorney General to minimize legal risk.



POTENTIAL COMMITTEE ACTION

EXHIBIT 4b: Page 3 of 6

DATE: 3/19/2026

COMMITTEE ACTION REQUESTED:

Recommend adoption of the proposed plumbing code amendments and placement on the consent agenda of a future Regular Council Meeting.

STAFF RECOMMENDATION:

Staff: Approval

REVIEWS TO DATE:

PED: 03/19/2026

1. City Manager received correspondence from Robblee Detwiler, PLLP in August of 2025.
2. Enclosed was a Memorandum from the WA State Attorney General's Office, dated March 25, 2015. The legislature had adopted and mandated the Uniform Plumbing Code (UPC) be in effect in all counties and cities.
3. Robblee Detwiler represents International Association of Plumbing and Mechanical Officials (IAPMO) & United Association of Plumbers & Pipefitters, Local 32.
4. City staff proposes removing the International Plumbing Code (IPC) language from 13.170.010
5. Created new subsection A; using the "alternative code" by submitting an Alternative Material, Methods Request to the Building Official for review and approval.

SMC 13.170.010 Uniform Plumbing Code

The most current edition of the Uniform Plumbing Code as amended by the Washington State Building Code Council and published in Chapter 51-56 WAC is hereby adopted by reference, as now or hereafter amended with the following exceptions:

~~A. The most current edition of the International Plumbing Code, as published by the International Code Council, may be used as an approved alternate to the Uniform Plumbing Code per SMC 13.100.040 as an alternate material, design and method of~~

~~B. When the approved alternate plumbing code is utilized, the entire plumbing installation shall be installed and governed under provisions of the alternate code~~
the permit documents shall clearly state which code is used.



POTENTIAL COMMITTEE ACTION

EXHIBIT 4b: Page 6 of 6

DATE: 3/19/2026

COMMITTEE ACTION REQUESTED:

Recommend adoption of the proposed plumbing code amendments and placement on the consent agenda of a future Regular Council Meeting.

STAFF RECOMMENDATION:

Staff: Approval

REVIEWS TO DATE:

PED: 03/19/2026

Robblee Detwiler PLLP
Attorneys at Law

IAPMO

EXHIBIT 4c: Page 1 of 7
DATE: 3/19/2026

Kristina Detwiler
Bradley Medlin

2101 Fourth Avenue
Suite 1000
Seattle, Washington 98121-2317
206.467.6700 · 1.800.548.7959
206.467.7589 facsimile

Richard H. Robblee
*Of counsel

August 7, 2025

Jonathan Young
City Manager
City of SeaTac
4800 S 188th St
SeaTac, WA 98188

VIA ELECTRONIC AND US MAIL

Re: SMC 13.170.010(A)
Our File No. 2078-647

Dear Mr. Young:

This office represents United Association of Plumbers and Pipefitters Local 32. I write to you about the legality of SeaTac Municipal Code 13.170.010(A) permitting the International Plumbing Code to be used as “an approved alternate to the Uniform Plumbing Code.” This ordinance is contrary to state law and should be repealed.

State law directs that “there shall be in effect in all counties and cities the state building code which shall consists of the following model codes.” RCW 19.27.031(1). The Uniform Plumbing Code is listed as the model code for plumbing standards. RCW 19.27.031(1)(e). State law further directs that “the state building code ... shall be enforced by the counties and cities.” RCW 19.27.050. Counties and cities “may amend the codes enumerated in” the state building code “but the amendments shall not result in a code that is less than the minimum performance standards and objectives contained in the state building code.” RCW 19.27.060(1).

In a 2015 opinion letter, the Attorney General specifically rejected the use of the IPC as an “approved alternate” to the UPC, concluding that replacement of the UPC with the IPC is not an alternate material or method and is not a lawful “amendment” permitted by RCW 19.27.060(1). (Attached) In rejecting the use of the IPC, the Attorney General first noted that the plain language of the statutory scheme offers no room for the use of alternate codes. The state building code incorporates several uniform codes, including the UPC. RCW 19.27.031. The states also require that the UPC “be in effect” in every municipality of this state. RCW 19.27.031. Indeed, the legislature expressly selected particular codes in order to standardize minimum construction requirements for the entire state. RCW 19.27.020(1). This mandate is clear and unambiguous.

Next, the Attorney General considered whether substituting the IPC might be considered an authorized “amendment” to the UPC. In giving statutory terms their ordinary meaning, the Attorney General found that substituting an entire code cannot reasonably be termed an “amendment.” Instead, it is a full and impermissible replacement. The Attorney General also

found that sanctioning optional use of another code violates the directive that the UPC “be in effect in all cities and counties” in Washington. RCW 19.27.031.

The Attorney General’s reasoning is fully applicable to the City of SeaTac. The state building code expressly supersedes any city, or other local municipality’s building codes. RCW 19.27.031; WAC 51-56-008. The legislature expressly chose the UPC as the standard plumbing code for Washington State. By allowing the use of another code, the City frustrates this purpose. While a municipality may locally amend the enumerated codes, fully swapping one code for another is an unauthorized replacement prohibited by state law.

SMC 13.170.010(A), allowing for the use of the International Plumbing Code as an “approved alternate to the Uniform Plumbing Code” is not a lawful “amendment” permitted by RCW 19.27.060(1).

Based on the Attorney General’s opinion letter and our own legal analysis, we believe we have strong arguments to challenge the legality of SMC 13.170.010(A) in court. Rather than pursue legal remedies, we would prefer that the City take action to correct this problem without the need for further expense of resources. Please review this letter with the City Council, Building Official, and City Attorney, and let me know if the City intends to repeal SMC 13.170.010(A).

Please contact me if you would like to discuss this matter further.

Very truly yours,



Kristina Detwiler

Enc.

cc: Michael Kunkel

KD:si



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

Government Operations Division
PO Box 40108 • Olympia WA 98504-0108 • (360) 586-3636

MEMORANDUM

DATE: March 25, 2015

TO: Tim Nogler, Managing Director, Building Code Council

FROM: Ann C. Essko, Senior Counsel, Office of the Attorney General

SUBJECT: **Request to Amend the Uniform Plumbing Code to Recognize the 2015 International Plumbing Code as a Statewide Preapproved Alternate Method**

This memorandum is written in response to your request for an analysis of the Building Code Council's authority to amend the Uniform Plumbing Code to recognize the 2015 International Plumbing Code as a statewide preapproved alternative method for installing plumbing and plumbing systems. For the reasons outlined in the balance of this memorandum, I conclude that a reviewing court is unlikely to conclude that the Council possesses the authority amend the Uniform Plumbing Code in this fashion.

Agencies possess only those powers expressly granted to them by the legislature or necessarily implied from their statutory grant of authority. *Tuerk v. Department of Licensing*, 123 Wn.2d 120, 124-125, 864 P.3d 1382 (1994). In RCW 19.27.031, the legislature took three actions pertinent to your inquiry.¹ First, the legislature formally adopted the Uniform Plumbing Code as part of the state building code. Second, the legislature mandated that the Uniform Plumbing Code, as part of the adopted state building code, "be in effect in all counties and cities." Third, by referencing RCW 19.27.074 the legislature required that the Council promulgate the Uniform Plumbing Code as a rule and maintain it with amendments the Council deems appropriate.²

¹ RCW 19.27.031 states in pertinent part that:

... there shall be in effect in all counties and cities the state building code which shall consist of the following codes which are hereby adopted by reference: ... (4) ... the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials ... The codes enumerated in this section shall be adopted by the council as provided in RCW 19.27.074

² RCW 19.27.074(1) states in pertinent part that the Council shall:

ATTORNEY GENERAL OF WASHINGTON

March 25, 2015
Page 2

Established legal principles guide the interpretation of these statutes. The fundamental purpose of statutory construction is to ascertain and carry out the intent of the legislature, which is determined primarily from the statutory language itself. *In re Schneider*, 173 Wn.2d 353, 363, 268 P.3d 215 (2011). In the absence of ambiguity in the statutory language, a court will give effect to the plain meaning of the statute. *Id.*

Applying these principles to RCW 19.27.031, the statutory language appears plain -- the legislature adopted the Uniform Plumbing Code as part of the state building code and required the Uniform Plumbing Code to "be in effect" in all cities and counties. RCW 19.27.074 appears equally plain: the Council is to promulgate the Uniform Plumbing Code as a rule and make appropriate amendments to that specific code.

Even if a court were to deem these statutes be ambiguous, the Court would apply principles of statutory construction to help determine the legislature's intent. *Anthis v. Copland*, 173 Wn.2d 752, 755-756, 270 P.3d 574 (2012). One such principle is that the expression of one thing in a statute implies the exclusion of other things, i.e., statutory omissions are deemed to be exclusions. *In re Detention of Williams*, 147 Wn.2d 476, 491, 55 P.3d 597 (2002). As applied here, this principle would mean that the legislature's express selection of the Uniform Plumbing Code requires the exclusion of the International Plumbing Code.

Moreover, what is being proposed does not appear to be an *amendment* of the Uniform Plumbing Code so much as the optional *replacement* of the Uniform Plumbing Code with the International Plumbing Code. To "amend" a document is "to make emendations (as a text) . . . to change or modify in any way for the better . . . to change or alter in any way esp. in phraseology . . . *specit* to alter (as a motion, bill, or law) formally by modification, deletion, or addition. . ." *Webster's Third New International Dictionary*, 68 (1981) (italics in original). In contrast, the word "replace" means to "take the place of, serve as a substitute for or successor of; SUCCEED, SUPPLANT . . . to put in place of; provide a substitute or successor for. . ." *Id.* at 1925 (capitalization in original).

These definitions are important because RCW 19.27.074(1)(a) authorizes the Building Code Council to "amend" the Uniform Plumbing Code. The question, accordingly, is whether the Council's authority to *amend* the Uniform Plumbing Code allows the Council to approve the *replacement* of the Uniform Plumbing Code with the International Plumbing Code. When a statute does not provide a definition for a term such as "amend," the term is given its common law or ordinary meaning. *State v. Chester*, 133 Wn.2d 15, 22, 940 P.2d 1374 (1997), and the meaning may be discerned from the dictionary definition. *State v. Kimz*, 169 Wn.2d 537, 546-

Adopt and maintain the codes to which reference is made in RCW 19.27.031 in a status which is consistent with the state's interest. . . . In maintaining these codes, the council shall regularly review updated versions of the codes referred to in RCW 19.27.031 and other pertinent information and shall amend the codes as deemed appropriate by the council.

ATTORNEY GENERAL OF WASHINGTON

March 25, 2015

Page 5

547, 238 P.3d 470 (2010). Based on the very different definitions of “amend” and “replace” it appears that the legislature did not intend to allow the Council to amend the Uniform Plumbing Code by entirely replacing it with the International Plumbing Code. Such an action does not appear to fall within the Council’s statutory authority to amend (i.e., to alter) *the Uniform Plumbing Code*.

In addition, the optional replacement of the Uniform Plumbing Code with the International Plumbing Code also appears to violate the statutory mandate that the Uniform Plumbing Code “be in effect” in all cities and counties. Self-evidently, if a city or county elected to use the International Plumbing Code, the Uniform Plumbing Code would no longer “be in effect” in that jurisdiction.

Furthermore, in light of this statutory framework, a reviewing court is unlikely to agree with the suggestion before the Council that the blanket substitution of one code for another is an allowable different “method” under section 301.2 of the Uniform Plumbing Code. Section 301.2 states that nothing in the code “is intended to prevent the use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety over those prescribed in this code.” Significantly, Section 301.2 cannot be applied to circumvent the overarching statutory framework that, as discussed above, does not appear to allow the substitution of the International Plumbing Code for the Uniform Plumbing Code. Rules are invalid if they conflict with the agency’s statutory authority, RCW 34.05.574(2)(c); *Edelman v State ex rel. Public Disclosure Commission*, 152 Wn.2d 584, 591, 99 P.3d 386 (2004).

Finally, the substitution of the entirety of the International Plumbing Code for the Uniform Plumbing Code may not be a “method” within the meaning of section 301.2. A “method” is a “procedure or process for attaining an object.” *Webster’s Third New International Dictionary*, 1422 (1981). Here, by its own terms, Section 301.2 appears to state its objective as allowing the achievement of equivalent or superior performance using systems, methods, or devices other than those specified *in the Uniform Plumbing Code* (i.e., “in this code”). In other words, the Uniform Plumbing Code appears to remain the standard against which compliance with Section 301.2 is measured. This cannot occur if the Uniform Plumbing Code has been entirely replaced. It is also doubtful that wholesale replacement of the Uniform Plumbing Code would be a “procedure or process,” i.e., a “method” as that term is used in Section 301.2.

For all of these reasons, I conclude that a reviewing court is unlikely to conclude that the Council possesses the authority to allow the replacement of the legislatively adopted Uniform Plumbing Code with another code such as the International Plumbing Code. If I can provide any additional assistance, please don’t hesitate to contact me.

Chapter 13.170 PLUMBING CODE

EXHIBIT 4c: Page 6 of 7
DATE: 3/19/2026

Sections:

13.170.010 Uniform Plumbing Code.

13.170.020 Repealed.

13.170.010 Uniform Plumbing Code.

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A. The most current edition of the International Plumbing Code, as published by the International Code Council, may be used as an approved alternate to the Uniform Plumbing Code per SMC 13.100.040 as an alternate material, design and method of construction.

B. When the approved alternate plumbing code is utilized, the entire plumbing installation shall be installed and governed under provisions of the alternate code and the permit documents shall clearly state which code is used.

13.170.020 Copy on file.

Repealed by Ord. 23-1016. (Ord. 20-1028 § 4; Ord. 16-1008 § 5 (part); Ord. 10-1018 § 9 (part); Ord. 04-1008 § 3)

The SeaTac Municipal Code is current through Ordinance 25-1026, passed October 28, 2025.

Disclaimer: The City Clerk's office has the official version of the SeaTac Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.seatacwa.gov/>

City Telephone: (206) 973-4800

Codification services provided by General Code

SEATAC PROPOSED REVISIONS

SMC 13.170.010 Uniform Plumbing Code

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~~B. When the approved alternate plumbing code is utilized, the entire plumbing installation shall be installed and governed under provisions of the alternate code~~
vN the permit documents shall clearly state which code is used.