

CHAPTER 15.08

BUILDING CODE

SECTION:

- 15.08.010: Adoption of the 2006 Editions of the International Building and Residential Codes as Amended by the State of Washington, with Certain Appendices
- 15.08.020: Subsection 101.4.4 Amended - Plumbing
- 15.08.030: Subsection 101.4.7 Amended - Energy
- 15.08.040: Section 103 and R103 Amended - Division of Building Safety Subsections 103.1 and R103.1 - Creation of Enforcement Agency
- 15.08.050: Subsection 105.1 and R105.1 Amended - Permits Required
- 15.08.060: Subsection 105.2 and R105.2 Amended - Work Exempted from Permits
- 15.08.070: Subsection 108 and R108 Amended - Plan Review Fees
- 15.08.080: Obligation of the Parties Amended
- 15.08.090: Section 112 and R112 Amended
- 15.08.100: Subsection 903.2.10.3 Amended - Buildings 36 Feet or More in Height
- 15.08.110: Subsection 1608.1 and R301 Amended - Snow Loads
- 15.08.120: Special Fire Protection Amended
- 15.08.130: Subsections 2701.1 and 2702.1 Amended - Scope
- 15.08.140: Section 113 and R113 Amended - Violations and Penalties

15.08.010: Adoption of the 2006 Editions of the International Building and Residential Codes as Amended by the State of Washington, with Certain Appendices:

(1) The 2006 International Building Code (with the exception of Section 108.2 which Table 1-A shall be adopted from the 1994 Edition of the Uniform Building Code), with appendix chapters C and J (with the exception that grading fee schedules Table A-33-A and Table 33-B of the 1997 Uniform Building Code shall be adopted). Subsections 101.4.1 Electrical, 105.1.1 Annual Permits, 105.1.2 Annual Permit Records, 107.3 Temporary Power, not adopted.

(2) The 2006 International Residential Code, as amended by the State of Washington (with the exception of Section R108.2 which Table 1-A shall be adopted from the 1994 Edition of the Uniform Building Code) with appendix chapter K. Subsection R107.3 Temporary Power, not adopted. (Ord. 5191 Sec. 1, 2007; Ord. 5048 Sec. 1 (part), 2004; Ord. 4038 Sec. 1, 2002; Ord. 3806 Sec. 1, 1998; Ord. 3664 Sec. 2, 1995; Ord. 3408 Sec. 1, 1992; Ord. 3210 Sec. 1, 1989; Ord. 3002 Sec. 1, 1986; Ord. 2791 Sec. 1, 1983; Ord. 2764 Sc. 3, 1983; Ord. 2490 Sec. 2 (part), 1980)

15.08.020: Section 101.4.4 Amended - Plumbing: The provisions of the Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenance, and where connected to a water or sewage system and all aspects of a medical gas system. (Ord. 5048 Sec. 1 (part), 2004)

15.08.030: Section 101.4.7 Amended - Energy: The provisions of the Washington State Energy Code shall apply to all matters governing the design and construction of buildings for energy efficiency. (Ord. 5048 Sec. 1 (part), 2004)

15.08.040: Section 103 and R103 - Division of Building Safety - Subsections 103.1 and R103.1 - Creation of Enforcement Agency: The division of building safety is hereby created and the official in charge thereof shall be known as the Building Official. (Ord. 5048 Sec. 1 (part), 2004)

15.08.050: Subsection 105.1 and R105.1 Amended - Permits Required: No person, firm, or corporation shall erect, construct, enlarge, structurally alter, move, remove, convert, or demolish any building or structure in the City, or cause the same to be done, without first obtaining a separate building permit in each such building or structure from the Building Official. Building permits are subject to Chapter 18.80 relating to Land Use Permits and Section 5.56.070 relating to street and right-of-way improvements. (Ord. 5048 Sec. 1 (part), 2004; Ord. 3759 Sec.1, 1997)

15.08.060: Subsection 105.2 and R105.2 Amended - Work Exempted from Permits:

- (1) A building permit shall not be required for the following exemptions if no hazard to the public health, safety, or welfare has been created by the exception:
 - (a) Oil derricks.
 - (b) Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.
 - (c) Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
 - (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
 - (e) Platforms, walks, and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.
 - (f) Painting, papering, similar finish work, interior decorating, and carpeting provided no structural alterations are made.
 - (g) Temporary motion picture, television, and theater stage sets and scenery.
 - (h) Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches (1372 mm).
 - (i) Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).
 - (j) Normal maintenance and repair of structures not requiring structural alterations, such as roof repair, driveway, and sidewalk repair if the repair does not exceed 25% of the total area of the item being repaired.
 - (k) Maintenance, repair or replacement of household appliances, if the maintenance, repair or replacement is in accord with the original design and location.
 - (l) One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.
 - (2) Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for the above-exempted items.
- (3) Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of

this code or any other laws or ordinances of this jurisdiction. (Ord. 5274 Sec. 1, 2009: Ord. 5048 Sec. 1 (part), 2004: Ord. 3922 Sec. 1, 2000: Ord. 3759 Sec. 2, 1997: Ord. 3664 Sec. 5, 1995: Ord. 3198 Sec. 2, 1989: Ord. 2490 Sec. 2 (part), 1980: Ord. 2083 Sec. 1 (part), 1977: Ord. 3759 Sec.2, 1997)

15.08.070: Subsection 108 and R108 Amended - Plan Review Fees:

(1) When a plan or other data are required to be submitted by Section 106 and R106, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be sixty-five percent (65%) of the building permit fee as required by Section 107.3 of the 1994 Uniform Building Code.

(2) The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 108 and R108 and are in addition to the permit fees. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown on supplemental Table 1-A of the 1994 Uniform Building Code.

(3) Plan review fees shall not be required for occupancies classified as R-3 Occupancy detached Single-Family Dwellings and accessory buildings, on the same property classified as U-1 Occupancy, EXCEPT for plan reviews on changes to the plan after a building permit has been issued at an hourly rate as set forth in Table 1-A of the 1994 Uniform Building Code. (Ord. 5048 Sec. 1 (part), 2004: Ord. 4038 Sec. 2, 2002: Ord. 3806 Sec. 7, 1998)

15.08.080: Obligation of the Parties Amended:

(1) In the event of a violation of Section 110 and R110 above provided, it shall be presumed as a matter of law that the person or persons who obtained the building permit or permits for the construction of the structure or building in question caused or allowed the occupancy of the structure or building in violation of the above-stated provision.

(2) It shall be a violation of this code for any person or persons to cause or allow the occupancy of a dwelling within category R-3 by any third person or persons where no Certificate of Occupancy has first been issued. (Ord. 5048 Sec. 1 (part), 2004: Ord. 4038 Sec. 3, 2002: Ord. 3771 Sec. 1, 1997: Ord. 3664 Sec. 8, 1995: Ord. 2490 Sec. 2 (part), 1980: Ord. 2083 Sec. 1 (part), 1977)

15.08.090: Section 112 and R112 Amended: See Section 15.04.050 of this Title. (Ord. 5048 Sec. 1 (part), 2004: Ord. 3664 Sec. 3, 1995: Ord. 3210 Sec. 2, 1989: Ord. 2490 Sec. 2 (part), 1980)

15.08.100: Subsection 903.2.10.3 Amended - Buildings 36 Feet or More in Height: An approved automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 36 feet or more above the lowest level of fire department vehicle access or four stories or more in height.

Exceptions:

1. Airport control towers;
2. Open parking structures;
3. Occupancies in Group F-2.

(Ord. 5048 Sec. 1 (part), 2004: Ord. 3664 Sec. 9, 1995: Ord. 2490 Sec. 2 (part), 1980: Ord. 2083 Sec. 1 (part), 1977)

15.08.110: Subsection 1608.1 and R301 Amended - Snow Loads: Snow loads shall be as determined by Section 1608.1 of the International Building Code and Chapter 3 of the International Residential Code, however the minimum design roof snow load shall be not less than 20 pounds per square foot. (Ord. 5048 Sec. 1 (part), 2004; Ord. 3806 Sec. 2, 1998; Ord. 3664 Sec. 10, 1995; Ord. 3210 Sec. 4, 1989; Ord. 2490 Sec. 2 (part), 1980; Ord. 2083 Sec. 1 (part), 1977)

15.08.120: Special Fire Protection Amended: Notwithstanding other provisions of the International Building and Residential Codes, the following restrictions apply:

(1) The use of cedar shakes or shingles or materials with similar flame spread characteristics for roof construction is prohibited. Class C rated shakes or shingles may be used for existing roof repairs that do not exceed fifty percent (50%) of the existing roof within a twelve (12) month period, and additions to structures with existing wood shingle or shake roofs.

(2) Noncombustible siding and soffit material is required on the downhill side of structures within thirty feet (30') of a fifteen percent (15%) or greater grade.

(3) Structures within thirty feet (30') of the property line must have noncombustible siding on the side adjacent to the undeveloped area that is in excess of five (5) continuous acres.

EXCEPTION: Interior lots of platted parcels and development phases whose streets are accessible and water system is operational. (Ord. 5048 Sec. 1 (part), 2004; Ord. 3534 Sec. 1, 1994)

15.08.130: Subsections 2701.1 and 2702.1 Amended - Scope: This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Electrical Code of the State of Washington. (Ord. 5048 Sec. 1 (part), 2004)

15.08.140: Section 113 and R113 Amended - Violations and Penalties: It is unlawful for any person, firm or corporation to violate any provision of this Title or fail to comply with any provision thereof. Any person, firm or corporation found guilty of violating or failing to comply with any provision of this Title shall be guilty of a misdemeanor and punished accordingly unless another violation is specified. (Ord. 5048 Sec. 1 (part), 2004; Ord. 3664 Sec. 4, 1995; Ord. 2490 Sec. 2 (part), 1980)