

Ordinance No. 1009

MEDINA CITY COUNCIL

AN ORDINANCE OF THE CITY OF MEDINA, WASHINGTON, AMENDING MEDINA MUNICIPAL CODE SECTION 16.40.060 TO LIMIT THE NUMBER OF BUILDING PERMIT EXTENSIONS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Medina Municipal Code (“MMC”) chapter 16.40 adopts the state and international building and construction codes; and

WHEREAS, MMC section 16.40.060 establishes amendments to subsection 105.5 of the International Building Code and subsection R105.5 of the International Residential Code related to the expiration of permits; and

WHEREAS, the Medina City Council desires to revise and clarify the foregoing MMC section as established herein to ensure consistency with the City’s Comprehensive Plan and other development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Amend MMC Section 16.40.060. Amend the section titled “Expiration-Subsections 105.5 and R105.5 amended” as follows

Subsection 105.5 of the 2018 International Building Code and Subsection R105.5 of the 2018 International Residential Code are hereby amended to read as follows:

Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance. The building official is authorized to grant, in writing, ~~not more than two-one-or-more~~ extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The processing of the extension may be subject to a fee set forth in the adopted fee schedule.

All work authorized by a permit shall be completed and final inspections made within 18 months from the date the permit is issued and all permits shall finally expire by limitation 18 months from the date of issuance. The building official is authorized to grant ~~one~~ extensions ~~of time~~ for a period not to exceed 12 months provided the work authorized by the permit has not been suspended or abandoned for any 180 day period after the time the work has commenced. The extension shall be requested in writing and justifiable causes demonstrated.

If work or inspections are incomplete at the time a building permit expires, the property owner or their authorized agent may renew action on an expired building permit by ~~obtaining a new permit and~~ paying a new permit fee. The permit fee shall be based upon the building official's determination of percentage of inspections ~~s~~ completed and the fee schedule in effect at the time a new permit application is submitted. However, the permit fee shall not be less than 25 percent of the fee calculated using the fee schedule in effect

ATTACHMENT

at the time the new permit application is submitted. Any previous fees owed on the expired permit shall be paid before a new permit is issued.

If work or inspections are incomplete at the time a permit, other than a building permit, expires, the property owner or their agent may renew action on the expired permit by ~~obtaining a new permit and~~ paying a new full permit fee based upon the fee schedule in effect at the time ~~the new permit application is submitted.~~

Section 2. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener and clerical errors, references, ordinance numbering, section/subsection numbering and any references thereto.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 4. Effective Date. This Ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after such publication.

APPROVED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 9th DAY OF MAY, 2022 AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 9TH DAY OF MAY, 2022.

Jessica Rossman, Mayor

Approved as to form:
Ogden Murphy Wallace, PLLC

Attest:

Office of the City Attorney

Aimee Kellerman, City Clerk

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: