

ORDINANCE NO. 1289

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING CHAPTERS 15.04A AND 15.04B OF THE SNOQUALMIE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2021 EDITIONS OF CERTAIN INTERNATIONAL AND UNIFORM CODES; AMENDING THE PERMIT FEES IN TABLES 1-5 OF SECTION 15.04A.140; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington Legislature has established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, per RCW 19.27.031, the State Building Code is comprised of the entirety or portions of multiple different “International” codes (“I-codes”), published by the International Code Council, Inc., and certain “Uniform” codes, including but not limited to the following: (1) The International Building Code (“IBC”); (2) The International Residential Code (“IRC”); (3) The International Mechanical Code (“IMC”); (4) The International Fire Code, including certain standards of the National Fire Protection Association specifically referenced therein; (5) Portions of the International Wildland Urban Interface Code; (6) The Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials; and (7) the International Energy Conservation Code; and

WHEREAS, in RCW 19.27.074, the Legislature delegated to the Washington State Building Code Council (“SBCC”) the authority and obligation to adopt and maintain the State Building Code by regularly reviewing updated versions of the I-codes and other pertinent information, and amending the I-codes and other standards as deemed appropriate by the SBCC; and

WHEREAS, RCW 19.27.031 mandates that the State Building Code “shall be in effect in all counties and cities” in the State of Washington; and

WHEREAS, RCW 19.27.040 authorizes the governing body of each county or city to amend the State Building Code as it applies within the jurisdiction of the county or city, so long as the minimum performance standards of the Code and the legislative purposes enumerated in RCW 19.27.020 are not diminished and, if the local amendment affects single-family or multifamily residential buildings, so long as the amendment is approved by the SBCC; and

WHEREAS, RCW 19.27.060(4) authorizes the governing body of each county or city to limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use, except for single-family or multifamily residential buildings; and

WHEREAS, over the past several decades, the Snoqualmie City Council has regularly adopted the State Building Code and the regular SBCC amendments thereto, in order to give local effect within Snoqualmie to RCW 19.27.031’s mandate to clearly make the State Building Code effective within Snoqualmie while also from time to adopting local amendments and exceptions to the Code; and

WHEREAS, the State Building Code Council has adopted the 2021 versions of the I-codes and other Uniform codes into the State Building Code, with an original effective date of July 1, 2023; and

WHEREAS, on May 24, 2023, the State Building Code Council voted to delay the effective date of the 2021 editions of the model codes with Washington State Amendments for 120 days to start rulemaking for modifying commercial and residential energy codes to reduce the risk of preemption under the federal Energy Policy and Conservation Act (EPCA); and

WHEREAS, the State Building Code Council voted again on September 15, 2023, to delay the effective date for all 2021 building codes until March 15, 2024; and

WHEREAS the adopting the 2021 updates to the State Building Code, with Washington State and other local amendments would promote the public health, safety and welfare; and

WHEREAS the City Council finds that it is necessary and proper to update the permit fees provided in SMC Chapter 15.04A to more accurately reflect the City's current costs;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. SMC Chapters 15.04A and 15.04B are hereby amended as shown in Attachment A.

Section 2. Severability. If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section of this ordinance.

Section 3. Corrections by the City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Effective Date. This ordinance shall be effective five (5) days after passage and publication, as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this 11th day of March 2024.

Katherine Ross, Mayor

ATTEST:

Deana Dean, City Clerk

APPROVED AS TO FORM:

David Linehan, Interim City Attorney