

Attachment A

1 **Chapter 15.04A**
2 **INTERNATIONAL CODES**

3 Sections:

- 4 15.04A.005 Appendices not adopted.
- 5 15.04A.010 International Building Code adopted.
- 6 15.04A.020 International Residential Code adopted.
- 7 15.04A.030 International Mechanical Code adopted.
- 8 15.04A.040 International Fire Code adopted.
- 9 15.04A.050 Uniform Plumbing Code adopted.
- 10 15.04A.060 International Energy Conservation Code adopted.
- 11 15.04A.070 International Property Maintenance Code adopted.
- 12 15.04A.080 International Wildland-Urban Interface Code
- 13 15.04A.100 *Repealed.*
- 14 15.04A.120 Documents to be filed and available for public inspection.
- 15 15.04A.130 Violation – Penalty.
- 16 15.04A.140 Fees.
- 17 15.04A.150 Technology surcharge imposed.

18 **15.04A.005 Appendices not adopted.**

19 Appendices to the codes adopted by reference in this chapter are not adopted except as specifically adopted in the
20 section adopting each code. (Ord. 955 § 2, 2004).

21 **15.04A.010 International Building Code adopted.**

22 A. The 2021 Edition of the International Building Code (IBC), including the adoption of ICC/ANSI A117.1-2021,
23 requirements for Accessible and Useable Buildings and Facilities, as published by the International Code Council, as
24 adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council
25 in Chapter 51-50 WAC, excluding Chapter 1, “Administration,” is hereby adopted by reference, together with the
26 following appendices:

- 27 1. Appendix Chapter E, “Supplementary Accessibility Requirements.”
- 28 2. Appendix Chapter H, “Signs.”
- 29 3. Appendix Chapter J, “Grading,” provided, this appendix shall govern only grading in conjunction with a
30 building permit and all other grading shall be governed by Chapter 15.20 SMC.
- 31 4. The 2021 International Existing Building Code (IEBC) is included in the adoption of the IBC as provided by
32 IBC Section 101.4.7 and amended in WAC 51-50-480000, excluding Chapter 1, Part 2 – Administration. The
33 construction administrative code, as set forth in Chapter 15.04B SMC, shall be used in place of IEBC Chapter
34 1, Part 2 – Administration.

35 Exception:

- 36 1. The provisions of this code do not apply to temporary growing structures used solely for the commercial
37 production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. “Temporary
38 growing structure” means a structure that has the sides and roof covered with polyethylene, polyvinyl, or
39 similar flexible synthetic material and is used to provide plants with either frost protection or increased heat
40 retention. A temporary growing structure is not considered a building for purposes of this code.
- 41 2. The provisions of this code do not apply to the construction, alteration, or repair of temporary worker
42 housing except as provided by rule adopted under Chapter 70.114A RCW, or Chapter 37, Laws of 1998
43 (SB6168). “Temporary worker housing” means a place, area or piece of land where sleeping places or housing
44 sites are provided by an employer for his or her employees or by another person, including a temporary worker

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45 housing operator, who is providing such accommodations for employees for temporary, seasonal occupancy,
 46 and includes “labor camps” under RCW 70.54.110.

47 B. Section 403.2.1.1 of the IBC is hereby amended to add exception as follows:

48 Exception: The required fire-resistance rating of the structural frame shall not be less than 2
 49 hours.

50 C. Section 3002.4 of the IBC is hereby amended to read as follows:

51 3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in
 52 buildings four or more stories above grade plane; or four or more stories below grade plane;
 53 or in any Group R or I occupancy building provided with an elevator regardless of the number
 54 of stories, at least one elevator shall be provided for fire department emergency access to all
 55 floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by
 56 84-inch (610mm by 1930mm) ambulance stretcher in the horizontal, open position and shall
 57 be identified by the international symbol for emergency medical services (star of life). The
 58 symbol shall not be less than 3 inches (76mm) high and shall be placed inside on both sides of
 59 the hoistway door frame.

60 (Ord. 1246 § 1, 2021; Ord. 1173 § 1, 2016; Ord. 1118 § 1, 2013; Ord. 1064 § 1, 2010; Ord.
 61 1013 § 1, 2007; Ord. 955 § 2, 2004).

62 **15.04A.020 International Residential Code adopted.**

63 A. The 2021 Edition of the International Residential Code (IRC), as published by the International Code Council, as
 64 adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council
 65 in Chapter 51-51 WAC, together with Appendix Chapter AG, Swimming Pools, Spas and Hot Tubs, and excluding
 66 Chapter 1, “Administration,” Chapter 11, “Energy Efficiency” and Chapters 25 through 43, is hereby adopted by
 67 reference.

68 B. Table R301.2(1), Climatic and Geographic Design Criteria, is hereby amended to read as follows:

69 **TABLE R301.2 (1)**
 70

71 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**
 72

Ground Snow Load ^k	WIND SPEED ^d (mph)	SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE			WINTER DESIGN	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP
			Weathering ^g	Frost Line Depth: ^b	Termite ^c					
35 psf	98	D-2	Moderate	18"	Slight to Moderate	22°F	N/A	FEMA NFIP FIRM Date 8/19/2020	170°F	50.2°F

73
 74 For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

75 a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code.
 76 The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from
 77 the Weathering Probability Map [Figure R301.2(3)].

78 b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column
 79 with the minimum depth of footing below finish grade.

80 c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local
 81 subterranean termite damage.

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- 82 d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure
83 category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- 84 e. The outdoor design dry-bulb temperature shall be selected from the columns of 97.5 percent values for winter from Appendix D of the
85 International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather
86 experience as determined by the Building Official.
- 87 f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- 88 g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date
89 of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or
90 other flood hazard map adopted by the community, as may be amended.
- 91 h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1 and R905.8.3.1, where there has been a history of local
92 damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this
93 part of the table with "NO."
- 94 i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from
95 the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32° Fahrenheit)" at
96 www.ncdc.noaa.gov/fpsf.html.
- 97 j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air
98 Freezing Index – USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
- 99 k. For elevations up to 700 feet above mean sea level. For elevations from 701 feet to 800 feet, the assigned value is 45 psf. For elevations
100 from 801 feet to 900 feet, the assigned value is 50 psf. For elevations from 901 feet to 1,000 feet, the assigned value is 55 psf. For elevations
101 exceeding 1,001 feet, the assigned value is 60 psf.
- 102 (Ord. 1246 § 2, 2021; Ord. 1173 § 2, 2016; Ord. 1118 § 2, 2013; Ord. 1064 § 2, 2010; Ord. 1013 § 2, 2007; Ord. 955
103 § 2, 2004).

104 **15.04A.030 International Mechanical Code adopted.**

105 The 2021 Edition of the International Mechanical Code (IMC), as published by the International Code Council, as
106 adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council
107 in Chapter 51-52 WAC, including the adoption of and amendments to the 2021 International Fuel Gas Code, the
108 adoption of the 2021 National Fuel Gas Code (NFPA 54) and adoption of the 2020 Liquefied Petroleum Gas Code
109 (NFPA 58), but excluding Chapter 1, "Administration," is hereby adopted by reference. (Ord. 1246 § 3, 2021; Ord.
110 1173 § 3, 2016; Ord. 1118 § 3, 2013; Ord. 1064 § 3, 2010; Ord. 1013 § 3, 2007; Ord. 955 § 2, 2004).

111 **15.04A.040 International Fire Code adopted.**

112 A. The 2021 Edition of the International Fire Code ("IFC"), as published by the International Code Council, as
113 adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council
114 in Chapter 51-54A WAC, excluding Chapter 1, "Administration," is hereby adopted by reference, as amended in
115 this section.

116 B. The manufacture, storage, handling, sale and use of fireworks shall be governed by Chapter 70.77 RCW and by
117 Chapter 212-17 WAC and local ordinances consistent with Chapter 212-17 WAC.

118 C. All references to the ICC Electrical Code are instead to reference the National Electric Code.

119 D. The following optional sections and appendices are adopted:

- 120 1. Section 503, "Fire Apparatus Access Roads."
- 121 2. Appendix B, "Fire-Flow Requirements for Buildings."
- 122 3. Appendix C, "Fire Hydrant Locations and Distribution."
- 123 4. Appendix D, "Fire Apparatus Access Roads."
- 124 5. Appendix E, "Hazard Categories."

125 E. Section 308.3 is hereby amended to read as follows:

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- 126 308.3 Group A occupancies. Exception 1. Where approved by the fire code official.
- 127 F. Section 507.5.1 is hereby amended to read as follows:
- 128 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or
129 moved into or within the jurisdiction is more than 150 feet (45.7m) from a hydrant on a fire
130 apparatus road, as measured by an approved route around the exterior of the facility or
131 building, on-site fire hydrants and mains shall be provided where required by the fire code
132 official.
- 133 Exceptions:
- 134 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183
135 m).
- 136 2. For buildings equipped throughout with an approved automatic sprinkler system installed in
137 accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet
138 (183 m).
- 139 G. Section 903.2 is amended to read as follows:
- 140 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures
141 shall be provided in the locations described in this section.
- 142 All newly constructed buildings with a gross square footage of 3,600 square feet regardless of
143 type or use as well as zero lot line townhouses with an aggregate area of 3,600 square feet or
144 greater must be sprinklered. Additions to existing buildings which would result in a gross
145 floor area greater than 3,600 square feet must be retrofitted with an automatic sprinkler
146 system. Subject to the approval of the Fire Code Official, a phasing plan of up to five years is
147 permitted.
- 148 Exception: Additions to group R division 3 occupancies of up to 500 square feet are permitted
149 without compliance with this section. This is a one-time exemption.
- 150 H. Section 903.4.3 is amended to read as follows:
- 151 903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided
152 at the point of connection to the riser on each floor in high-rise buildings.
- 153 Exception: When approved by the fire code official in NFPA 13D and NFPA 13R systems.
- 154 I. Section 907.6 is amended to read as follows:
- 155 907.6 Installation and monitoring. When required by the fire code official, all fire detection
156 systems shall be monitored and shall meet the following requirements:
- 157 a. Current NFPA Article 72, National Fire Alarm Code.
- 158 b. The current International Building and Fire Codes.
- 159 c. The system shall be supervised.
- 160 d. All signals from the fire alarm control panel shall be transmitted to an approved central
161 station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by
162 the fire code official.
- 163 e. The building owner must provide the fire code official proof of monitoring service.

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164 f. The installer shall provide written certification to the fire code official that the system has
165 been installed in accordance with approved plans and specifications.

166 g. The system must have a signal maintenance agreement prior to Certificate of Occupancy.

167 J. The codes and standards referenced in this code shall be those that are listed in IFC Chapter 80 and such codes
168 and standards shall be considered part of the requirements of this code to the prescribed extent of each such
169 reference. Where differences occur between the provisions of this code and the referenced standards, the provisions
170 of this code shall apply. (Ord. 1246 § 5, 2021; Ord. 1173 § 7, 2016; Ord. 1118 § 7, 2013; Ord. 1064 § 7, 2010; Ord.
171 1013 § 7, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.070).

172 **15.04A.050 Uniform Plumbing Code adopted.**

173 A. The 2021 Edition of the Uniform Plumbing Code (“UPC”) and Uniform Plumbing Code Standards (“UPCS”), as
174 published by the International Association of Plumbing and Mechanical Officials, as adopted by RCW 19.27.031
175 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-56 WAC,
176 excluding Chapter 1, “Administration,” Chapter 12, “Fuel Gas Piping,” Chapter 14, “Firestop Protection,” and those
177 requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found
178 in Chapter 5 and those portions of the code addressing building sewers, is hereby adopted by reference, together
179 with the following appendices and as amended in this section.

180 B. The following chapters of the appendix are adopted:

- 181 1. Appendix Chapter A, “Recommended Rules for Sizing the Water Supply System”;
- 182 2. Appendix Chapter B, “Explanatory Notes on Combination Waste and Vent Systems”;
- 183 3. Appendix Chapter C, “Alternate Plumbing Systems”; and
- 184 4. Appendix Chapter I, “Installation Standards.”

185 C. Section 708.0 is hereby amended to read as follows:

186 708.1 Grade of Horizontal Drainage Piping. Horizontal drainage piping shall be run in
187 practical alignment and a uniform slope of not less than one-fourth (1/4) inch per foot (20.9
188 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical
189 due to the depth of the street sewer or to the structural features or to the arrangement of any
190 building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or
191 two (2) percent, any such pipe or piping four (4) inches (100 mm) or larger in diameter may
192 have a slope of not less than one-eighth (1/8) of an inch per foot (10.9 mm/m) or one (1)
193 percent, when first approved by the Authority Having Jurisdiction. Horizontal drainage piping
194 connected to any dual flush gravity tank water closet shall have a slope of not less than one-
195 fourth (1/4) inch per foot (10.9 mm/m).

196 D. Section 1101.11.2.2.2 is hereby amended to read as follows:

197 1101.11.2.2.2 Combined Systems. The secondary roof drains shall connect to the vertical
198 piping of the primary storm drainage conductor downstream of any horizontal offset below
199 the roof. The primary storm drainage system shall connect to the building storm water that
200 connects to an underground public storm sewer. The combined secondary and primary roof
201 drain systems shall be sized in accordance with Section 1103.0 based on double the rainfall
202 for the local area. A relief drain shall be connected to the vertical drain piping using a wye
203 type fitting piped to daylight on the exterior of the building. The piping shall be sized as
204 required for a secondary drain with a 4-inch maximum.

205 (Ord. 1246 § 6, 2021; Ord. 1198 § 16, 2017; Ord. 1173 § 8, 2016; Ord. 1118 § 8, 2013; Ord.
206 1064 § 8, 2010; Ord. 1013 § 8, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.080).

207 **15.04A.060 International Energy Conservation Code adopted.**

208 The 2021 Edition of the International Energy Conservation Code (“IECC”), as published by the International Code
 209 Council and as adopted by RCW 19.27A and as it may hereafter be amended by the State Building Code Council in
 210 Chapters 51-11C and 51-11R WAC, is hereby adopted by reference. (Ord. 1246 § 7, 2021; Ord. 1173 § 9, 2016;
 211 Ord. 1118 § 9, 2013; Ord. 955 § 2, 2004. Formerly 15.04A.090).

212 **15.04A.070 International Property Maintenance Code adopted.**

213 The 2021 Edition of the International Property Maintenance Code (IPMC), as published by the International Code
 214 Council, is hereby adopted by reference. (Ord. 1246 § 8, 2021; Ord. 1173 § 10, 2016; Ord. 1118 § 10, 2013; Ord.
 215 1013 § 9, 2007; Ord. 955 § 2, 2004. Formerly 15.04A.110).

216 **15.04A.080 International Wildland-Urban Interface Code adopted.**

217 The 2021 Edition of the International Wildland-Urban Interface Code (IWUIC) as published by the International
 218 Code Council, is hereby adopted by reference.

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 220 **15.04A.100 Ventilation and Indoor Air Quality Code adopted.**

221 *Repealed by Ord. 1064.* (Ord. 955 § 2, 2004).

222 **15.04A.120 Documents to be filed and available for public inspection.**

223 The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made
 224 available for use and examination by the public, pursuant to RCW 35A.12.140. (Ord. 1173 § 11, 2016; Ord. 1118 §
 225 11, 2013; Ord. 955 § 2, 2004).

226 **15.04A.130 Violation – Penalty.**

227 Any person, firm, corporation or organization violating any of the provisions of this chapter shall be guilty of a civil
 228 infraction, punishable as provided in SMC 1.12.010. Every day or portion thereof during which any violation of this
 229 chapter occurs or continues shall constitute a separate offense. (Ord. 955 § 2, 2004).

230 **15.04A.140 Fees.**

231 A. A permit shall not be valid until the fees prescribed in Tables 1-A, 2-A, 3-A and 4-A have been paid, nor shall an
 232 amendment to a permit be released until the additional fee, if any, has been paid.

233 B. When submitted documents are required by SMC 15.04B.100, a plan review fee shall be paid at the time of
 234 submitting the submittal documents for plan review. The plan review fees specified in this section are separate fees
 235 from the permit fees and in addition to permit fees.

236 C. A fee for certain administrative procedures and miscellaneous inspections shall be paid as prescribed in Table 5-
 237 A. Approval of such procedure or inspection shall not be released until the applicable fee has been paid.

238 **Table 1-A Building Permit Fees**

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Building Permit	Residential	Commercial/Retail
Building Valuation		
\$1.00 to \$500.00	\$39.77	
\$501.00 to \$2,000.00	\$39.77 for the first \$500.00 plus \$5.10 for each additional \$100.00, or fraction thereof, to and including \$2,000	
\$2,001.00 to \$25,000.00	\$131.56 for the first \$2,000 plus \$23.54 for each additional \$1,000.00, or fraction thereof, to and including \$25,000	
\$25,001.00 to \$50,000.00	\$672.87 for the first \$25,000 plus \$16.98 for each additional \$1,000, or fraction thereof, to and including \$50,000	
\$50,001.00 to \$100,000.00	\$1,097.26 for the first \$50,000 plus \$11.80 for each additional \$1,000, or fraction thereof, to and including \$100,000	

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Building Permit	Residential	Commercial/Retail
\$100,001.00 to \$500,000.00	\$1,687.02 for the first \$100,000 plus \$9.38 for each additional \$1,000, or fraction thereof, to and including \$500,000	
\$500,001.00 to \$1,000,000.00	\$5,441.94 for the first \$500,000 plus \$8.07 for each additional \$1,000, or fraction thereof, to and including \$1,000,000	
\$1,000,001.00 and up	\$9,479.40 for the first \$1,000,000 plus \$6.81 for each additional \$1,000 or fraction thereof	
Demolition permit (≤ 2,500 sq ft)	\$172.46	\$172.46
Demolition permit (> 2,500 sq ft)	\$206.95	\$206.95
Temporary tents/canopies/air structures		
Private use (includes review)	\$103.47	
Public use (includes review)		\$206.95
Reroof (nonstructural)	\$172.46	Based on project valuation
WSBCC surcharge	\$6.50 on each building permit issued, plus an additional surcharge of \$2.00 for each residential unit in a multi-unit building, but not including the first unit. \$25.00 for each commercial building permit issued.	
Building Plan Review Fees	Residential	Commercial/Retail/Multifamily
Initial plan review (includes first recheck)	An amount equal to 65% of the determined building permit fee	
Fire safety review (SMC 15.06.080)	An amount equal to 25% of the determined building permit fee	
Additional reviews after first recheck	The total hourly cost to the jurisdiction*	
Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined building permit fee	
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*	
Expedited plan review	Double plan review fee	
Consultant review fees (third party review)	Cost of service plus 15% administrative fee	

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* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

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Table 2-A Mechanical Permit Fees

Mechanical Permit Issuance	Residential	Commercial/Retail
For the issuance of each mechanical permit	\$48.29	\$62.08
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$20.69	\$31.04
Unit Fee Schedule (in addition to the issuance fee)		
Appliance vent	\$13.93	\$17.24
Ventilation fan	\$13.93	\$17.24
Furnace/unit heater	\$26.98	

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Mechanical Permit Issuance	Residential	Commercial/Retail
Furnace ≤ 160,000 BTU/h		\$33.82
Furnace > 160,000 BTU/h		\$50.24
Boiler/compressor/absorption unit ≤ 3 HP and ≤ 100,000 BTU/h	\$27.25	\$27.25
Boiler/compressor/absorption unit ≤ 15 HP and ≤ 500,000 BTU/h	\$50.04	\$50.04
Boiler/compressor/absorption unit > 15 HP but ≤ 30 HP and > 500,000 BTU/h but ≤ 1,000,000 BTU/h	\$68.64	\$68.64
Boiler/compressor/absorption unit > 30 HP but ≤ 50 HP and > 1,000,000 BTU/h but ≤ 1,750,000 BTU/h	\$102.12	\$102.12
Boiler/compressor/absorption unit > 50 HP and > 1,750,000 BTU/h	\$161.16	\$161.16
Air-handling unit ≤ 10,000 cubic feet per minute	\$19.94	\$19.94
Air-handling unit > 10,000 cubic feet per minute	\$33.61	\$33.61
Evaporative coolers	\$19.94	\$19.94
Exhaust hood, residential kitchen	\$19.94	
Exhaust hood, Type II		\$31.38
Exhaust hood, Type I		\$45.32
Incinerator	\$33.54	\$50.24
Miscellaneous appliances	\$19.94	\$19.94
Mechanical Plan Review Fees (does not include SF residential)		
Initial plan review (includes first recheck)		An amount equal to 65% of the determined mechanical permit fee
Additional reviews after first recheck		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined mechanical permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited plan review		Double plan review fee
Consultant review fees (third party review)		Cost of service plus 15% administrative fee

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247 * The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the
248 employees involved.

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Table 3-A Plumbing Permit Fees

Plumbing Permit Issuance	Residential	Commercial/Retail
For the issuance of each plumbing permit	\$48.29	\$62.08
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$20.69	\$31.04
Unit Fee Schedule (in addition to the issuance fee)		

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Plumbing Permit Issuance	Residential	Commercial/Retail
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$12.92	\$17.44
For each building and each trailer park sewer	\$12.92	\$17.44
Rainwater systems – per drain (inside building)	\$12.92	\$17.44
For each water heater and/or vent	\$12.92	\$17.44
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$12.92	\$17.44
For each installation, alteration or repair of water piping and/or water treatment, each	\$12.92	\$17.44
For each repair or alteration of a drainage or vent piping, each fixture	\$12.92	\$17.44
For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$12.92	\$17.44
For atmospheric-type vacuum breakers, 1 – 5	\$9.46	\$13.93
Additional atmospheric-type vacuum breakers exceeding 5, each	\$2.22	\$2.22
Backflow protective device other than atmospheric-type vacuum breakers: ≤ 2-inch	\$23.06	\$31.38
Backflow protective device other than atmospheric-type vacuum breakers: > 2-inch	\$61.40	\$71.75
For initial installation and testing for a reclaimed water system	\$45.98	\$62.76
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$45.98	\$62.76
For each medical gas piping system serving 1 – 5 inlet(s)/outlet(s) for a specific gas		\$118.63
Additional medical gas inlet(s)/outlet(s), each		\$10.48
Gas piping system, 1 – 5 outlets	\$9.46	\$13.93
Additional gas piping outlets, each	\$2.22	\$2.22
Bath tub/shower	\$12.92	\$17.44
Bidet	\$12.92	\$17.44
Clothes washer	\$12.92	\$17.44
Dishwasher	\$12.92	\$17.44
Drinking fountain	\$12.92	\$17.44
Floor drain	\$12.92	\$17.44
Grease trap	\$12.92	\$17.44
Hose bib	\$12.92	\$17.44
Ice maker	\$12.92	\$17.44
Laundry tub	\$12.92	\$17.44
Pressure reducing valve	\$12.92	\$17.44
Roof drain	\$12.92	\$17.44

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Plumbing Permit Issuance	Residential	Commercial/Retail
Sink (kitchen/bath)	\$12.92	\$17.44
Urinal	\$12.92	\$17.44
Water closet	\$12.92	\$17.44
Plumbing plan review fees (does not include SF residential)		
Initial plan review (includes first recheck)		An amount equal to 65% of the determined plumbing permit fee
Additional reviews after first recheck		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined plumbing permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited plan review		Double plan review fee
Consultant review fees (third party review)		Cost of service plus 15% administrative fee

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* The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

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Table 4-A Fire Permit Fees

	Residential	Commercial/Retail
Alarm/Detection Systems		
Fire alarm system, 1 – 4 zones		\$223.18
Additional zones, each		\$40.58
Each device		\$8.12
Monitoring Systems		
Fire alarm control panel (FACP)		\$270.52
Transmitter		\$270.52
Fire Suppression Systems		
Single-family 13D system	\$304.34	
Multifamily 13R system	\$371.97	
Plus for each head/plug	\$4.06	
Automatic sprinkler system (NFPA 13 system)		\$439.60
Plus for each head/plug		\$5.41
Riser, each	\$101.44	\$101.44
Post/wall indicator valve, double detector check valve, FD connection	\$101.44	\$101.44

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	Residential	Commercial/Retail
Standpipe systems		
Class I		\$405.79
Class II		\$405.79
Class III		\$811.58
Fire pump		\$338.16
Type I hood system		\$338.16
Plus for each nozzle		\$21.65
Storage Tanks		
Flammable or combustible liquids storage tanks		Based on project valuation
Liquefied petroleum tanks		
500 gallons or less, each	\$169.08	\$236.71
501 gallons – 999 gallons, each	\$202.90	\$304.34
1,000 gallons or more, each	\$236.71	\$405.79
Hazardous materials storage tanks		
500 gallons or less, each		\$304.34
More than 500 gallons, each		\$439.60
Cryogenic tank, each		\$236.71
Fuel tanks for oil burning equipment	\$101.44	\$169.08
Flammable Liquid Devices		
Spray booths (updraft), each		\$236.71
Spray booths (downdraft), each		\$304.34
Dip tanks, each		\$202.89
Flow coaters, each		\$304.34
Mixing/handling room		\$405.79
Fiberglass work systems		
Spray or chopper booth		\$338.16
Lay-up areas		\$236.71
High-piled storage racks		\$371.97
Smoke removal systems		\$405.79
Fire Safety Inspection (annual fire inspection, required for all business licenses)		
First inspection		\$67.63
First reinspection (when corrections are required)		No charge
Additional reinspections (each)		\$67.63

Attachment A

	Residential	Commercial/Retail
Fire Code Plan Review Fees		
Initial plan review (includes first recheck)	An amount equal to 65% of the determined fire permit fee	
Additional reviews after first recheck	The total hourly cost to the jurisdiction*	
Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined fire permit fee	
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*	
Expedited plan review	Double plan review fee	
Consultant review fees (third party review)	Cost of service plus 15% administrative fee	

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259 * The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the
260 employees involved.

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Table 5-A Administrative and Other Inspection Fees

Inspection/reinspection fee	\$169.00 per inspection
Inspections outside of normal business hours (minimum charge 2 hours)	The total hourly cost to the jurisdiction*
Housing inspections (fire/life safety), site inspections and inspections for which no fee is specifically indicated (minimum charge 1 hour)	The total hourly cost to the jurisdiction*
Certificate of occupancy (when not a part of a current building permit)	\$202.89
Change of use (when not a part of a current building permit)	\$202.89
Permit extension request (all)	\$202.89
Evaluate requests for code modifications per SMC 15.04B.080(K)	The total hourly cost to the jurisdiction*
Evaluate request submittals for alternate materials, design and methods of construction and equipment per SMC 15.04B.080(L)	The total hourly cost to the jurisdiction*

264
265 * The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the
266 employees involved.

267 (Ord. 1246 § 9, 2021; Ord. 1126 § 1, 2013; Ord. 1105 § 1, 2012; Ord. 1064 § 10, 2010; Ord. 1013 § 10, 2007; Ord.
268 991 § 1, 2006; Ord. 986 § 1, 2005; Ord. 955 § 2, 2004).

269 **15.04A.150 Technology surcharge imposed.**

270 A. There is hereby added to each fee listed in Tables 1-A through 5-A inclusive of SMC 15.04A.140 a five percent
271 technology surcharge.

272 B. The technology surcharge is hereby allocated 1.3 percent to support the city’s membership in eCityGov electronic
273 permit services, including MyBuildingPermit.com and any future expanded electronic permit services, and 3.7
274 percent to support the hardware and software necessary at the city to provide support for electronic permit services.
275 (Ord. 1126 § 2, 2013; Ord. 1072 § 1, 201

276

277 **Chapter 15.04B**
278 **CONSTRUCTION ADMINISTRATIVE CODE**

Attachment A

279	Sections:	
280	15.04B.010	General.
281	15.04B.020	Definitions.
282	15.04B.030	Appendices.
283	15.04B.040	Intent.
284	15.04B.050	Referenced codes.
285	15.04B.060	Applicability.
286	15.04B.070	Enforcement agency.
287	15.04B.080	Duties and powers of code officials.
288	15.04B.090	Permits.
289	15.04B.100	Submittal documents.
290	15.04B.110	Temporary structures.
291	15.04B.120	Fees.
292	15.04B.130	Inspections.
293	15.04B.140	Certificate of occupancy.
294	15.04B.150	Maintenance.
295	15.04B.160	Service utilities.
296	15.04B.170	Board of appeals.
297	15.04B.180	Violations.
298	15.04B.190	Stop work order.
299	15.04B.200	Unsafe structures and equipment.

300 **15.04B.010 General.**

301 A. This chapter shall be known as the construction administrative code of the city of Snoqualmie.

302 B. The provisions of this code shall apply to the administration of the technical codes as adopted by the state of
303 Washington and as listed below:

304 1. 2021 International Building Code – Chapter 51-50 WAC;

305 2. 2021 International Residential Code – Chapter 51-51 WAC;

306 3. 2021 International Mechanical Code – Chapter 51-52 WAC;

307 4. 2021 International Fire Code – Chapter 51-54A WAC;

308 5. 2021 Uniform Plumbing Code – Chapter 51-56 WAC;

309 6. 2023 National Electrical Code – Chapter 296-46B WAC;

310 7. 2021 International Wildland-Urban Interface Code – Chapter 51-55 WAC.

311 C. The provisions of this code shall not apply to work located primarily in a public way, public utility towers and
312 poles and hydraulic flood control structures. (Ord. 1246 § 10, 2021; Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013;
313 Ord. 1064 § 11, 2010; Ord. 1013 § 11, 2007; Ord. 955 § 3, 2004).

314 **15.04B.020 Definitions.**

315 For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth
316 in this section. Where terms are not defined, they shall have their ordinary accepted meanings within the context
317 with which they are used. Webster’s Third International Dictionary of the English Language, Unabridged, latest
318 edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural
319 and the plural the singular. Words used in the masculine gender include the feminine and the feminine the
320 masculine.

321 A. “Action” means a specific response complying fully with a specific request by the jurisdiction.

322 B. “Addition” means an extension or increase in floor area or height of a building or structure.

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- 323 C. "Alter" or "alteration" means a change or modification of a building, structure or building service equipment.
- 324 D. "Approved," as to materials, types of construction, equipment and systems, means and refers to approval by the
325 building official as the result of investigation and tests conducted by the building official, or by reason of accepted
326 principles or tests by recognized authorities, technical or scientific organizations.
- 327 E. "Approved agency" means an established and recognized agency regularly engaged in conducting tests or
328 furnishing inspection services, when the agency has been approved by the building official.
- 329 F. "Building" means a structure used or intended for supporting or sheltering a use or occupancy.
- 330 G. "Existing building" means a building erected prior to the adoption of this code, or one for which a legal building
331 permit has been issued and approved.
- 332 H. "Building official" means the officer or other designated authority charged with the administration and
333 enforcement of this code, or regularly authorized deputy thereof.
- 334 I. "Building service equipment" means and refers to the plumbing, mechanical and electrical equipment including
335 piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling,
336 refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its
337 designated use.
- 338 J. "Complete response" means an adequate response to all requests from city staff in sufficient detail to allow the
339 application to be processed.
- 340 K. "Energy code" means the International Energy Conservation Code promulgated by the International Code
341 Council as adopted by this jurisdiction.
- 342 L. "IBC" means the latest edition of the International Building Code promulgated by the International Code Council
343 as adopted by this jurisdiction.
- 344 M. "IFC" means the latest edition of the International Fire Code promulgated by the International Code Council as
345 adopted by this jurisdiction.
- 346 N. "IMC" means the latest edition of the International Mechanical Code promulgated by the International Code
347 Council as adopted by this jurisdiction.
- 348 O. "IRC" means the latest edition of the International Residential Code promulgated by the International Code
349 Council as adopted by this jurisdiction.
- 350 P. "LPG" means liquefied petroleum gas.
- 351 Q. "NEC" means the latest edition of the National Electrical Code promulgated by the National Fire Protection
352 Association.
- 353 R. "NFPA" means the National Fire Protection Association.
- 354 S. "Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.
- 355 T. "SBCC" means the Washington State Building Code Council as appointed by the Governor of the state of
356 Washington.
- 357 U. "Shall," as used in this chapter, is mandatory.
- 358 V. "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work
359 artificially built up or composed of parts joined together in some definite manner.
- 360 W. "Technical codes" are the codes, appendices and referenced code standards adopted by the jurisdiction.

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361 X. "UPC" means the latest edition of the Uniform Plumbing Code promulgated by the International Association of
362 Plumbing and Mechanical Officials as adopted by this jurisdiction.

363 Y. "Valuation" or "value," as applied to a building or building service equipment, means and shall be the estimated
364 cost to replace the building and its building service equipment in kind, based on current replacement costs. It shall
365 also include the contractor's overhead and profit. (Ord. 1173 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 1064 § 12,
366 2010; Ord. 955 § 3, 2004).

367 **15.04B.030 Appendices.**

368 Provisions in the appendices shall not apply unless specifically adopted. (Ord. 955 § 3, 2004).

369 **15.04B.040 Intent.**

370 The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general
371 welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation,
372 energy conservation, and safety to life and property from fire and other hazards attributed to the built environment
373 and to provide safety to fire fighters and emergency responders during emergency operations. (Ord. 955 § 3, 2004).

374 **15.04B.050 Referenced codes.**

375 A. The codes listed in this section and adopted by reference elsewhere in this title are part of the requirements of this
376 chapter to the prescribed extent of each reference.

377 B. International Building Code. The provisions of the International Building Code shall apply to the construction,
378 alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance,
379 removal and demolition of every building or structure or any appurtenances connected or attached to such buildings
380 or structures, except detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not
381 more than three stories above grade in height with separate means of egress and their accessory structures shall
382 comply with the International Residential Code.

383 C. International Residential Code. The provisions of the International Residential Code for one- and two-family
384 dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use
385 and occupancy, location, maintenance, removal and demolition of detached one- and two-family dwellings and
386 multiple single-family dwellings (townhomes) not more than three stories in height with separate means of egress
387 and their accessory structures.

388 Exception: Live/work units complying with the requirements of Section 508 of the International Building Code shall
389 be permitted to be built as one- and two-family dwellings or townhomes. Fire suppression required by Section 508.5
390 of the International Building Code when constructed under the International Residential Code for one- and two-
391 family dwellings shall conform to Section 903.3.1.3 of the International Building Code.

392 D. Mechanical. These provisions of the International Mechanical Code shall apply to the installation, alterations,
393 repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or
394 appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and
395 other energy related systems, except as follows:

396 1. The International Fuel Gas Code shall apply to all installations utilizing natural gas except those regulated by
397 the International Residential Code and those utilizing LPG.

398 2. The International Residential Code shall apply to all structures regulated by the IRC except LPG
399 installations.

400 3. NFPA 54 and NFPA 58 shall apply to all LPG installations.

401 E. Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54
402 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

403 F. Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and
404 equipment utilizing natural gas except those regulated by the International Residential Code.

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405 G. Fire Prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to
406 structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of
407 structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of
408 structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and
409 alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

410 H. Plumbing. The provisions of the 2021 Uniform Plumbing Code shall apply to the installation, alteration, repair
411 and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and
412 where connected to a water or sewage system and all aspects of a medical gas system.

413 I. Energy. The provisions of the 2021 International Energy Conservation Code shall apply to all matters governing
414 the design and construction of buildings for energy efficiency.

415 J. Electrical. The provisions of the 2023 National Electrical Code (NEC) shall apply to the installation of electrical
416 systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances
417 thereto. Within the city of Snoqualmie, enforcement of the NEC shall fall under the jurisdiction of the state of
418 Washington.

419 K. International Property Maintenance Code. The provisions of the 2021 International Property Maintenance Code
420 shall apply to the maintenance of buildings and private property. (Ord. 1246 § 11, 2021; Ord. 1173 § 12, 2016; Ord.
421 1118 § 12, 2013; Ord. 1064 § 13, 2010; Ord. 1013 § 12, 2007; Ord. 955 § 3, 2004).

422 J. International Wildland-Urban Interface Code: The provisions of the 2021 International Wildland-Urban Interface
423 Code shall apply to designated wildland-urban interface areas by establishing minimum requirements for land use
424 and the built environment.

425

426 **15.04B.060 Applicability.**

427 A. Where, in any specific case, different sections of this code specify different materials, methods of construction or
428 other requirements, the most restrictive shall govern except that the hierarchy of the codes named in Chapter 19.27
429 RCW shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific
430 requirement shall be applicable.

431 B. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

432 C. References to chapter or section numbers, or to provisions not specifically identified by number, shall be
433 construed to refer to such chapter, section or provision of this code.

434 D. The codes and standards referenced in this code shall be considered part of the requirements of this code to the
435 prescribed extent of each such reference. Where differences occur between provisions of this code and referenced
436 codes and standards, the provisions of this code shall apply.

437 E. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of
438 making void or illegal any of the other parts or provisions.

439 F. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue
440 without change, except as is specifically covered in this code, the International Fire Code, or as is deemed necessary
441 by the building official for the general safety and welfare of the occupants and the public. Modifications to existing
442 structures shall be permitted to be performed in accordance with WAC 51-50-480000 (International Existing
443 Building Code). (Ord. 1064 § 14, 2010; Ord. 955 § 3, 2004).

444 **15.04B.070 Enforcement agency.**

445 A. The building department is hereby created and the official in charge thereof shall be known as the building
446 official.

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447 B. The building official shall be appointed by the chief appointing authority of the jurisdiction.

448 C. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing
449 authority, the building official shall have the authority to appoint a deputy building official, the related technical
450 officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the
451 building official. (Ord. 955 § 3, 2004).

452 **15.04B.080 Duties and powers of code officials.**

453 A. The building official is hereby authorized and directed to enforce the provisions of this code. The fire code
454 official is authorized and directed to enforce the provisions of the International Fire Code. The building official shall
455 have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the
456 application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and
457 purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically
458 provided for in this code. The fire code official shall have the authority of the building official in matters relating to
459 application of the International Fire Code.

460 B. The building official shall receive applications, review construction documents and issue permits for the erection,
461 alteration, demolition and moving of buildings, structures and building service equipment, inspect the premises for
462 which such permits have been issued and enforce compliance with the provisions of this code.

463 C. The building official shall issue all necessary notices or orders to ensure compliance with this code.

464 D. The building official shall make all of the required inspections, or the building official shall have the authority to
465 accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and
466 be certified by a responsible officer of such approved agency or by the responsible individual. The building official
467 is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at
468 the applicant's expense.

469 E. The building official shall carry proper identification when inspecting structures or premises in the performance
470 of duties under this code.

471 F. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official
472 has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or
473 in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official
474 is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by
475 this code; provided, that if such structure or premises be occupied, that credentials be presented to the occupant and
476 entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort
477 to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is
478 refused, the building official shall have recourse to the remedies provided by law to secure entry.

479 G. The building official shall keep official records of applications received, permits and certificates issued, fees
480 collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records
481 for the period required for retention of public records.

482 H. The building official, fire code official, member of the board of appeals or employee charged with the
483 enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the
484 duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and
485 is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by
486 reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee
487 because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of
488 this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings.
489 The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted
490 in pursuance of the provisions of this code.

491 I. Materials, equipment and devices approved by the building official shall be constructed and installed in
492 accordance with such approval.

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493 J. The use of used materials and building service equipment which meet the requirements of this code for new
494 materials are permitted. Used equipment and devices shall not be reused unless prior approval is obtained from the
495 building official.

496 K. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official
497 shall have the authority to grant modifications for individual cases, upon application of the owner or owner's
498 representative, provided the building official shall first find that a special individual reason makes the strict letter of
499 this code impractical and the modification is in compliance with the intent and purpose of this code and that such
500 modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of
501 action granting modifications shall be recorded and entered in the files of the department. The building official is
502 authorized to charge an additional fee to evaluate any proposed modification under the provisions of this section.

503 L. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or
504 method of construction not specifically prescribed by this code; provided, that any such alternative has been
505 approved. An alternative material, design or method of construction shall be approved where the building official
506 finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the
507 material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in
508 quality, strength, effectiveness, fire resistance, durability and safety. The building official is authorized to charge an
509 additional fee to evaluate any proposed alternate material, design and/or method of construction and equipment
510 under the provisions of this section.

511 1. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically
512 provided for in this code, shall consist of valid research reports from approved sources.

513 2. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a
514 material or method does not conform to the requirements of this code, or in order to substantiate claims for
515 alternative materials or methods, the building official shall have the authority to require tests as evidence of
516 compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by
517 other recognized test standards. In the absence of recognized and accepted test methods, the building official
518 shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests
519 shall be retained by the building official for the period required for retention of public records.

520 M. The fire code official, fire department or other responsible authority shall have the authority to investigate the
521 cause, origin and circumstances of any fire, explosion or other hazardous condition. Information that could be
522 related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.
523 Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of
524 fires when requested to do so.

525 N. The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the
526 protection of life or property or any part thereof shall have the authority to direct such operation as necessary to
527 extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires,
528 gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable
529 performance of duty. In the exercise of such power, the fire chief is authorized to prohibit any person, vehicle, vessel
530 or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the
531 scene, any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in
532 the judgment of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in
533 the preservation of property in the vicinity thereof.

534 1. The fire chief or officer of the fire department in charge at the scene of an emergency is authorized to place
535 ropes, guards, barricades or other obstructions across any street, alley, place or private property in the vicinity
536 of such operation so as to prevent accidents or interference with the lawful efforts of the fire department to
537 manage and control the situation and to handle fire apparatus.

538 2. No person shall obstruct the operations of the fire department in connection with extinguishment or control
539 of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer

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540 of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer
541 assisting the fire department.

542 3. No person shall render a system or device inoperative during an emergency unless by direction of the fire
543 chief or fire department official in charge of the incident. (Ord. 1064 § 15, 2010; Ord. 955 § 3, 2004).

544 **15.04B.090 Permits.**

545 A. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the
546 occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any
547 electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any
548 such work to be done, shall first make application to the building official and obtain the required permit. The fire
549 code official is authorized to issue operational permits for the operations set forth in IFC Sections 105.6.1 through
550 105.6.47 and is further authorized to issue construction permits for work as set forth in IFC Sections 105.7.1 through
551 105.7.12.

552 B. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be
553 done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.
554 Permits shall not be required for the following:

555 C. The following shall be exempt from the requirement for a building permit:

556 1. One-story detached structures that are accessory to residential structures and are used as tool and storage
557 sheds, tree-supported play structures, playhouses and similar uses, provided the floor area does not exceed 120
558 square feet (11.15 m²), and provided the structure is located in accordance with all adopted land use
559 regulations.

560 2. Fences not over six feet (1,829 mm) high.

561 3. Oil derricks.

562 4. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing
563 to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

564 5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the
565 ratio of height to diameter or width does not exceed two to one.

566 6. Sidewalks, driveways, decks, associated platforms and steps accessory to residential buildings constructed
567 under the provisions of the International Residential Code which are not more than 30 inches (762 mm) above
568 adjacent grade and not over any basement or story below.

569 7. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work; provided, that existing,
570 required accessible features are not altered.

571 8. Temporary motion picture, television and theater stage sets and scenery.

572 9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which
573 are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above
574 ground.

575 10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

576 11. Swings, slides and other similar playground equipment.

577 12. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from
578 the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, and Group
579 U occupancies.

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- 580 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1,753
581 mm) in height.
- 582 14. Satellite earth station antennas six and one-half feet (two m) or less in diameter or diagonal in zones other
583 than residential zones.
- 584 15. Satellite earth station antennas three and one-quarter feet (one m) or less in diameter in residential zones.
- 585 16. Video programming service antennas three and one-quarter feet (one m) or less in diameter or diagonal
586 dimension, regardless of zone.
- 587 17. Job shacks that are placed at a permitted job site during construction may be allowed on a temporary basis
588 and shall be removed upon final approval of construction. A job shack is a portable structure for which the
589 primary purpose is to house equipment and supplies, and which may serve as a temporary office during
590 construction for the purposes of the construction activity.
- 591 D. The following shall be exempt from the requirement of a mechanical permit:
- 592 1. Portable heating, cooking, or clothes-drying appliances.
- 593 2. Portable ventilation equipment.
- 594 3. Portable cooling unit.
- 595 4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- 596 5. Replacement of any part which does not alter its approval or make it unsafe.
- 597 6. Portable evaporative cooler.
- 598 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by
599 motors of one horsepower (746 W) or less.
- 600 8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.
- 601 E. The following shall be exempt from the requirement of a plumbing permit:
- 602 1. The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that
603 should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes
604 necessary to remove and replace the same with new material, the same shall be considered as new work and a
605 permit shall be procured and inspection made as provided in this code.
- 606 2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and
607 reinstallation of water closets, provided such repairs do not involve or require replacement or rearrangement of
608 valves, pipes or fixtures.
- 609 3. The reinstallation or replacement of prefabricated fixtures that do not involve or require the replacement or
610 rearrangement of valves or pipes.
- 611 F. Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit
612 application shall be submitted within the next working business day to the building official.
- 613 G. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall
614 not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam
615 or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a
616 structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement
617 or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping,
618 electric wiring or mechanical or other work affecting public health or general safety.

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619 H. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the
620 building department for that purpose. Such application shall:

- 621 1. Identify and describe the work to be covered by the permit for which application is made.
- 622 2. Describe the land on which the proposed work is to be done by legal description, street address or similar
623 description that will readily identify and definitely locate the proposed building or work.
- 624 3. Indicate the use and occupancy for which the proposed work is intended.
- 625 4. Be accompanied by construction documents and other information as required in SMC 15.04B.100.
- 626 5. State the valuation of the proposed work.
- 627 6. Be signed by the applicant, or the applicant's authorized agent. Give such other data and information as
628 required by the building official.

629 I. The building official shall examine or cause to be examined applications for permits and amendments thereto
630 within a reasonable time after filing. If the application or the construction documents do not conform to the
631 requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons
632 therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and
633 laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

634 J. Time limits for applications shall be as follows:

- 635 1. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after
636 the date of filing, unless such application has been pursued in good faith or a permit has been issued; except
637 that the building official is authorized to grant one extension of time not to exceed 180 days. The extension
638 shall be requested in writing and justifiable cause demonstrated. Upon expiration of an application all plans and
639 other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with
640 state law by the building official.
- 641 2. Applications may be canceled for inactivity if an applicant fails to respond to the department's written
642 request for revisions, corrections, actions or additional information within 90 days of the date of request. The
643 building official may extend the response period beyond 90 days if within the original 90-day time period the
644 applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting
645 the full revisions, corrections or other information needed by the department.
- 646 3. The building official may extend the life of an application if any of the following conditions exist:
 - 647 a. Compliance with the State Environmental Policy Act is in progress.
 - 648 b. Any other city review is in progress; provided, the applicant has submitted a complete response to city
649 requests or the building official determines that unique or unusual circumstances exist that warrant
650 additional time for such response, and the building official determines that the review is proceeding in a
651 timely manner toward final city decision.
 - 652 c. Litigation against the city or applicant is in progress, the outcome of which may affect the validity or the
653 provisions of any permit issued pursuant to such application.

654 K. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of
655 any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority
656 to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance
657 of a permit based on construction documents and other data shall not prevent the building official from requiring the
658 correction of errors in the construction documents and other data. The building official is also authorized to prevent
659 occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

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660 L. Expiration of permits shall be as follows:

661 1. Every permit shall become null and void by limitation if the work on the site authorized by such permit has
662 not commenced within 180 days after issuance, except that the building official is authorized to grant one
663 extension of time not to exceed 180 days. The extension shall be requested in writing and justifiable cause
664 demonstrated. The building official is authorized to charge a fee in accordance with Table 5-A for permit
665 extensions.

666 2. Every permit shall become null and void if the work authorized on the site by such permit is suspended or
667 abandoned for a period of 180 days after the time the work is commenced. The building official shall determine
668 that work has been suspended or abandoned if more than 180 days have passed from the approval date of a
669 required inspection and work has not legitimately progressed to the point of calling for the next listed required
670 inspection noted under SMC 15.04B.130.

671 3. Every permit that has been expired for one year or less may be renewed for a period of 180 days for an
672 additional fee as long as no changes have been made to the originally approved plans. For permits that have
673 been expired for longer than one year, a new permit must be obtained and new fees paid. No permit shall be
674 renewed more than once.

675 M. The building official is authorized to suspend or revoke a permit issued under the provisions of this code
676 wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in
677 violation of any ordinance or regulation or any of the provisions of this code. Conditional permits may be revoked
678 for failure to comply with applicable conditions.

679 N. The building permit or copy shall be kept on the site of the work until the completion of the project. The
680 approved plans and building permit shall be located in a conspicuous or preapproved location. (Ord. 1064 § 16,
681 2010; Ord. 1013 § 13, 2007; Ord. 955 § 3, 2004).

682 **15.04B.100 Submittal documents.**

683 A. Submittal documents consisting of construction documents, special inspection and structural observation
684 programs, and other data shall be submitted in one or more sets with each application for a permit. The construction
685 documents shall be prepared by a registered design professional where required by the state of Washington. Where
686 special conditions exist, the building official is authorized to require additional construction documents to be
687 prepared by a registered design professional, provided, the building official is authorized to waive the submission of
688 construction documents and other data not required to be prepared by a registered design professional if it is found
689 that the nature of the work applied for is such that review of construction documents is not necessary to obtain
690 compliance with this code.

691 1. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media
692 documents are permitted to be submitted when approved by the building official. Construction documents shall
693 be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it
694 will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined
695 by the building official.

696 2. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code
697 and the construction documents and shall be approved prior to the start of system installation. Shop drawings
698 shall contain all information as required by the referenced installation standards in Chapter 9, 2021
699 International Building Code. Shop drawings shall be prepared by a certified individual as required by the state
700 of Washington.

701 3. The construction documents shall show in sufficient detail the location, construction, size, and character of
702 all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in
703 Groups R-2, R-3, as applicable in the 2021 International Building Code, and I-1, the construction documents
704 shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

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705 B. The construction documents submitted with the application for permit shall be accompanied by a site plan
706 showing to scale the size and location of new construction and existing structures on the site, distances from lot
707 lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas,
708 floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey.
709 In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing
710 structures and construction that are to remain on the site or plot. The building official is authorized to waive or
711 modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise
712 warranted.

713 C. The building official shall examine or cause to be examined the accompanying construction documents and shall
714 ascertain by such examinations whether the construction indicated and described is in accordance with the
715 requirements of this code and other pertinent laws or ordinances.

716 1. Whenever review of a building permit application requires retention by the jurisdiction for professional
717 consulting services, the applicant shall reimburse the jurisdiction the cost of such professional consulting
718 services. This fee shall be in addition to the normal plan review and building permit fees. The jurisdiction may
719 require the applicant to deposit an amount with the jurisdiction estimated in the discretion of the building
720 official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure
721 reimbursement for such costs.

722 2. When the building official issues a permit, the construction documents shall be approved, in writing or by
723 stamp, as "Approved, Subject To Field Inspection." One set of construction documents so reviewed shall be
724 retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work
725 and shall be open to inspection by the building official or a duly authorized representative.

726 3. The building official is authorized to issue a permit for the construction of foundations or any other part of a
727 building or structure before the construction documents for the whole building or structure have been
728 submitted; provided, that adequate information and detailed statements have been filed complying with
729 pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or
730 structure shall proceed at the holder's own risk with the building operation and without assurance that a permit
731 for the entire structure will be granted.

732 D. When it is required that documents be prepared by a qualified registered design professional, the building official
733 shall be authorized to require the owner to engage and designate on the building permit application a registered
734 design professional who shall act as the registered design professional in responsible charge. If the circumstances
735 require, the owner shall designate a substitute registered design professional in responsible charge who shall perform
736 the duties required of the original registered design professional in responsible charge. The building official shall be
737 notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to
738 continue to perform the duties. The registered design professional in responsible charge shall be responsible for
739 reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items,
740 for compatibility with the design of the building. Where structural observation is required by Chapter 17, 2021
741 International Building Code, the inspection program shall name the individual or firms who are to perform structural
742 observation and describe the stages of construction at which structural observation is to occur.

743 E. For the purposes of this section, deferred submittals are defined as those portions of the design that are not
744 submitted at the time of the application and that are to be submitted to the building official within a specified period.
745 Deferral of any submittal items shall have the prior approval of the building official. The registered design
746 professional in responsible charge shall list the deferred submittals on the construction documents for review by the
747 building official. Documents for deferred submittal items shall be submitted to the registered design professional in
748 responsible charge who shall review them and forward them to the building official with a notation indicating that
749 the deferred submittal documents have been reviewed and been found to be in general conformance to the design of
750 the building. The deferred submittal items shall not be installed until the design and submittal documents have been
751 approved by the building official. The building official is authorized to charge an additional plan review fee to
752 evaluate deferred submittals under the provisions of this section.

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753 F. Work shall be installed in accordance with the approved construction documents, and any changes made during
754 construction that are not in compliance with the approved construction documents shall be resubmitted for approval
755 as an amended set of construction documents.

756 G. One set of approved construction documents shall be retained by the building official for a period of not less than
757 180 days from date of completion of the permitted work, or as required by state or local laws.

758 H. Floor and Roof Design Loads.

759 1. Live Loads Posted. Where the live load for which each floor or portion thereof of a commercial or industrial
760 building is or has been designed to exceed 50 psf, such design live load shall be conspicuously posted by the
761 owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or
762 deface such notices.

763 2. Issuance of Certificate of Occupancy. A certificate of occupancy required by SMC 15.04B.140 shall not be
764 issued until the floor load signs have been installed.

765 3. Restrictions on Loading. It shall be unlawful to place, cause or permit to be placed, on any floor or room of a
766 building structure or portion thereof, a load greater than is permitted by this code. (Ord. 1246 § 12, 2021; Ord.
767 1173 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 1064 § 17, 2010; Ord. 1013 § 14, 2007; Ord. 955 § 3, 2004).

768 **15.04B.110 Temporary structures.**

769 A. The building official is authorized to issue a permit for temporary structures. Such permits shall be limited as to
770 time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant
771 extensions for demonstrated cause. No permit for a temporary structure shall be issued for a temporary use unless it
772 complies with the requirements of SMC Title 17.

773 B. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility,
774 light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general
775 welfare.

776 C. The building official is authorized to terminate such permit for a temporary structure or use and to order the
777 temporary structure or use to be discontinued. (Ord. 955 § 3, 2004).

778 **15.04B.120 Fees.**

779 A. A permit shall not be valid until the fees prescribed in Tables 1-A, 2-A, 3-A, 4-A and 5-A of SMC 15.04A.140,
780 or otherwise by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any,
781 has been paid.

782 B. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each
783 permit shall be paid as required, in accordance with the schedule as established by the applicable governing
784 authority.

785 C. When submittal documents are required by SMC 15.04B.100(E), a plan review fee shall be paid at the time of
786 submitting the submittal documents for plan review. The building official may have the option to charge a deposit,
787 in lieu of the full plan review fee, if the full amount is not known at the time. Any plan review deposit shall be
788 applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be
789 determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance.
790 The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the
791 permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when
792 the project involves deferred submittal items as defined in SMC 15.04B.100, an additional plan review fee shall be
793 charged at the rate shown in the fee code established by the jurisdiction.

794 D. When plans are submitted under the jurisdiction's "Registered Plan Program," a plan review fee shall be paid at
795 the time of application for a registered plan. The building official may have the option to charge a partial deposit, in
796 lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review
797 fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. Valuations used

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798 to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists
799 of a number of plan options that can produce any number of similar but different buildings, the building official may
800 charge plan review fees based on each different building configuration. Plan review fees shall be paid for at the time
801 of application for a building permit. The building official may have the option to charge a partial deposit, in lieu of
802 the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees
803 owed. The applicant shall be required to pay the balance of amount owed for the plan review. The plan review fees
804 specified in this section are separate fees from the permit fees specified in the fee code, and are in addition to the
805 permit fees.

806 E. The applicant for a permit shall provide an estimated permit value at the time of application. The determination of
807 value or valuation under any of the provisions of this code shall be made by the building official. The latest edition
808 of the ICC Building Valuation Data publication shall be used to determine building valuations for the various
809 building types and occupancies noted in that table. Regional modifiers shall not be applicable. When a specific
810 building type or occupancy is not noted in the valuation table, the building official is authorized to use any of the
811 classification types noted in the table that most closely resemble the proposed type of building, or determine a
812 valuation type independently.

813 F. Any person who commences any work on a building, structure, gas, mechanical or plumbing system before
814 obtaining the necessary permits shall be subject to a special investigation fee established by the building official that
815 shall be in addition to the required permit fees.

816 G. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or
817 concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit
818 from the payment of other fees that are prescribed by law.

819 H. Prior to the issuance of a demolition permit, the applicant or agent shall post a cash bond with the building
820 department in the amount of \$300.00, which sum shall be refundable upon inspection and final approval. However,
821 if a permanent bond is on file with the city clerk, the applicant or agent shall post a cash bond in the amount of
822 \$200.00.

823 I. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work
824 has been done under a permit issued in accordance with this code. The building official may authorize refunding of
825 not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee
826 has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize
827 refunding of any fee paid except on written application filed by the original permittee not later than 180 days after
828 the date of application. (Ord. 1246 § 13, 2021; Ord. 1064 § 18, 2010; Ord. 1013 § 15, 2007; Ord. 955 § 3, 2004).

829 **15.04B.130 Inspections.**

830 A. Construction or work for which a permit is required shall be subject to inspection by the building official and
831 such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a
832 result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of
833 other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of
834 this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to
835 cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the
836 jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow
837 inspection. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or
838 premises in accordance with SMC 15.04B.080(F) for the purpose of enforcing this code.

839 B. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings,
840 structures and sites for which an application has been filed.

841 C. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of
842 inspection.

843 D. The building official, upon notification, shall make the following inspections:

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- 844 1. Footing and Foundation Inspection. Footing and foundation inspections shall be made after excavations for
845 footings are complete and any required reinforcing steel is in place. For concrete foundations, any required
846 forms shall be in place prior to inspection. Materials for the foundation shall be on the job; except where
847 concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.
- 848 2. Concrete Slab and Under-Floor Inspection. Concrete slab and under-floor inspections shall be made after in-
849 slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories
850 and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed,
851 including the subfloor.
- 852 3. Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including the basement,
853 and prior to further vertical construction, the elevation certification required in IBC Section 1612.4 or IRC
854 Section R323 shall be submitted to the building official.
- 855 4. Exterior Wall Sheathing Inspection. Exterior wall sheathing shall be inspected after all wall framing is
856 complete, and strapping and nailing are properly installed, but prior to being covered.
- 857 5. Roof Sheathing Inspection. The roof sheathing shall be inspected after all roof framing is complete. No roof
858 coverings shall be installed until inspections are made and approved.
- 859 6. IMC/IPC/GAS/NEC Rough-In Inspection. Rough-in mechanical, gas piping, plumbing and electrical shall be
860 inspected when the rough-in work is complete and if required, under test. No connections to primary utilities
861 shall be made until the rough-in work is inspected and approved.
- 862 7. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire
863 blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough
864 electrical, plumbing, heating wires, pipes and ducts are approved.
- 865 8. Flashing and Exterior Weather Barrier Inspection. Flashing and exterior weather barrier inspections shall be
866 made after all materials have been installed, but prior to any of the work being covered.
- 867 9. Lath Inspection and Gypsum Board Inspection. Lath and gypsum board inspections shall be made after
868 lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or gypsum
869 board joints and fasteners are taped and finished, provided, gypsum board that is not part of a fire-resistance-
870 rated assembly or a shear assembly need not be inspected when approved by the building official.
- 871 10. Fire-Resistant Penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall
872 not be concealed from view until inspected and approved.
- 873 11. Energy Efficiency Inspection. Energy efficiency inspections shall include the following:
- 874 a. Envelope.
- 875 i. Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film
876 materials are in place, but before any wall covering is placed.
- 877 ii. Glazing Inspection. To be made after glazing materials are installed in the building.
- 878 iii. Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before
879 concealment.
- 880 iv. Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before
881 concealment.
- 882 b. Mechanical.

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- 883 i. Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls
884 required by this code are installed and prior to the concealment of such equipment or controls.
- 885 ii. Mechanical Pipe and Duct Insulation. To be made after all pipe and duct insulation is in place, but
886 before concealment.
- 887 c. Lighting and Motors.
- 888 i. Lighting Equipment and Controls. To be made after the installation of all lighting equipment and
889 controls required by this code, but before concealment of the lighting equipment.
- 890 ii. Motor Inspections. To be made after installation of all equipment covered by this code, but before
891 concealment.
- 892 12. The building official may require a structure or portions of work to be reinspected. A reinspection fee may
893 be assessed for each inspection or reinspection when such portion of work for which inspection is called is not
894 complete, when corrections called for are not made, when the approved plans and permit are not on-site, or
895 when the building is not accessible.
- 896 13. In addition to the inspections specified above, the building official is authorized to make or require other
897 inspections of any construction work to ascertain compliance with the provisions of this code and other laws
898 that are enforced by the department of building safety.
- 899 14. In addition to the inspections specified above, the building official is authorized to make or require special
900 inspections for any type of work related to the technical codes by an approved agency at no cost to the
901 jurisdiction.
- 902 15. The final inspection shall be made after all work required by the building permit is completed.
- 903 E. The building official is authorized to accept reports of approved inspection agencies, provided such agencies
904 satisfy the requirements as to qualifications and reliability.
- 905 F. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official
906 when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for
907 inspections of such work that are required by this code.
- 908 G. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the
909 approval of the building official. The building official, upon notification, shall make the requested inspections and
910 shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or
911 his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected
912 and such portion shall not be covered or concealed until authorized by the building official. (Ord. 1013 § 16, 2007;
913 Ord. 955 § 3, 2004).
- 914 **15.04B.140 Certificate of occupancy.**
- 915 A. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a
916 building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy
917 therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a
918 violation of the provisions of this code or of other ordinances of the jurisdiction.
- 919 Exceptions:
- 920 1. Work exempt from permits.
- 921 2. For single-family dwellings and their accessory structures, the city-issued building permit inspection record
922 may serve as the certificate of occupancy when the final inspection has been approved by the building official
923 or the building official's designee.

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924 B. After the building official inspects the building or structure and finds no violations of the provisions of this code
925 or other laws that are enforced by the department of building safety, the building official shall issue a certificate of
926 occupancy that contains the following:

- 927 1. The building permit number.
- 928 2. The address of the structure.
- 929 3. The name and address of the owner.
- 930 4. A description of that portion of the structure for which the certificate is issued.
- 931 5. A statement that the described portion of the structure has been inspected for compliance with the
932 requirements of this code for the occupancy and division of occupancy and the use for which the proposed
933 occupancy is classified.
- 934 6. The name of the building official.
- 935 7. The edition of the code under which the permit was issued.
- 936 8. The use and occupancy, in accordance with the provisions of Chapter 3 of the IBC.
- 937 9. The type of construction as defined in Chapter 6 of the IBC.
- 938 10. The design occupant load.
- 939 11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
- 940 12. Any special stipulations and conditions of the building permit.

941 C. The building official is authorized to issue a temporary or phased certificate of occupancy before the completion
942 of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The
943 building official is authorized to require, in addition to the completion of life safety building components, any or all
944 accessibility components. The building official shall set a time period during which the temporary or phased
945 certificate of occupancy is valid. The building official is authorized to require that a performance bond be posted
946 with the city in an amount equal to 150 percent of the incomplete work as determined by the design professional.
947 The bond shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the
948 duty of the applicant to request the refund.

949 D. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion
950 issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect
951 information supplied, or where it is determined that the building or structure or portion thereof is in violation of any
952 ordinance or regulation or any of the provisions of this chapter. (Ord. 1064 § 19, 2010; Ord. 955 § 3, 2004).

953 **15.04B.150 Maintenance.**

954 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other
955 feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment,
956 system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in
957 accordance with this code and applicable referenced standards and in accordance with IFC Section 107. (Ord. 1173
958 § 12, 2016; Ord. 1118 § 12, 2013; Ord. 955 § 3, 2004).

959 **15.04B.160 Service utilities.**

960 A. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is
961 regulated by this code for which a permit is required, until released by the building official.

962 B. The building official shall have the authority to authorize the temporary connection of the building or system to
963 the utility source of energy, fuel or power.

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964 C. The building official shall have the authority to authorize disconnection of utility service to the building, structure
965 or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an
966 immediate hazard to life or property, or when such utility connection has been made without the required approval.
967 The building official shall notify the serving utility, and, wherever possible, the owner and occupant of the building,
968 structure or service system of the decision to disconnect prior to taking such action. If not notified prior to
969 disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon
970 as practical thereafter. (Ord. 955 § 3, 2004).

971 **15.04B.170 Board of appeals.**

972 A. In lieu of a building board of appeals, the hearing examiner shall hear and decide appeals of orders, decisions or
973 determinations made by the building official relative to the application and interpretation of this code.

974 B. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted
975 thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or
976 better form of construction is proposed. The hearing examiner shall have no authority relative to interpretation of the
977 administrative provisions of this code nor shall the hearing examiner be empowered to waive requirements of either
978 this code or the technical codes which are the codes, appendices and referenced code standards adopted by the
979 jurisdiction. (Ord. 1203 § 4, 2018; Ord. 955 § 3, 2004).

980 **15.04B.180 Violations.**

981 A. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove,
982 demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in
983 conflict with or in violation of any of the provisions of this code.

984 B. The building official is authorized to serve a notice of violation or order on the person responsible for the
985 erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or
986 structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the
987 provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the
988 abatement of the violation.

989 C. If the notice of violation is not complied with in the time prescribed by such notice, the building official is
990 authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to
991 restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the
992 building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

993 D. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who
994 erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or
995 directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be
996 subject to penalties as prescribed by law. (Ord. 955 § 3, 2004).

997 **15.04B.190 Stop work order.**

998 A. Whenever the building official finds any work being performed in a manner either contrary to the provisions of
999 this code or other pertinent laws or ordinances implemented through the enforcement of this code, the building
1000 official is authorized to issue a stop work order.

1001 B. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's
1002 agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease.
1003 The stop work order shall state the reason for the order, and the conditions under which the cited work will be
1004 permitted to resume.

1005 C. The building official is authorized to assess a special investigation fee for the issuance of a stop work order.

1006 D. Any person who shall continue any work in or about the structure after having been served with a stop work
1007 order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be
1008 subject to penalties as prescribed by law. (Ord. 955 § 3, 2004).

Attachment A

1009 **15.04B.200 Unsafe structures and equipment.**

1010 A. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of
1011 inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are
1012 otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate
1013 maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made
1014 safe, as the building official deems necessary and as provided for in the 2021 International Property Maintenance
1015 Code. A vacant structure that is not secured against entry shall be deemed unsafe.

1016 B. The fire code official or the fire department official in charge of an incident shall be authorized to order the
1017 immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that
1018 present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises
1019 and shall not enter or reenter until authorized to do so by the fire code official or the fire department official in
1020 charge of the incident. (Ord. 1064 § 20, 2010; Ord. 955 § 3, 2004).