

#### **15.04.010 Adoption of codes.**

The following codes or standards, one copy of which is on file in the office of the city clerk-treasurer or such other location as may be authorized by the clerk-treasurer, together with supplements and appendices to said volumes, are adopted by reference, as if set forth fully in this chapter subject to any amendment enacted in the ordinance codified in this chapter.

- A. The International Building Code (IBC), published by the International Code Council, Inc., and any successor code in such form and with such amendments as may from time to time be mandatorily required by state law, whether by action of the Legislature or the properly delegated agency thereof;
- B. The International Residential Code (IRC), published by the International Code Council, Inc., and any successor code in such form and with such amendments as may from time to time be mandatorily required by state law, whether by action of the Legislature or the properly delegated agency thereof;
- C. The International Mechanical Code (IMC), published by the International Code Council, Inc.; provided, that the standards for liquified petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquified Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code) and any successor code or standard in such form and with such amendments as may from time to time be mandatorily required by state law to any referenced code or standard, whether by action of the Legislature or the properly delegated agency thereof;
- D. The International Fire Code (IFC), published by the International Code Council, Inc., including those standards of the National Fire Protection Association specifically referenced in the International Fire Code, and any successor code in such form and with such amendments as may from time to time be mandatorily required by state law, whether by action of the Legislature or the properly delegated agency thereof; provided, that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;
- E. Except as provided in RCW 19.27.150, the Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials, and any successor uniform standards which may from time to time be mandatorily required by state law, whether by action of the Legislature or the properly delegated agency thereof; provided, that any provisions of such codes affecting sewers or fuel gas piping are not adopted;
- F. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials;
- G. Such rules, regulations, and standards as may from time to time be adopted by the State Building Code Advisory Council, pursuant to the authority granted in Chapter 70.92 RCW, establishing standards relating to making buildings and facilities accessible to and usable by physically disabled or elderly persons;
- H. The Washington State Energy Code, as authorized by RCW 19.27A.020, and as promulgated in the Washington Administrative Code, Chapter 51-11, each as now existing or hereafter amended, supplanted, or succeeded;
- I. The Washington State Ventilation and Indoor Air Quality Code, as may from time to time be adopted by the State Building Code Advisory Council, pursuant to the authority granted by RCW 19.27.190, as

promulgated in the Washington Administrative Code, Chapter 51.13, each as now existing or hereafter amended, supplanted, or succeeded.

(Ord. 713 § 1, 2004)

**15.04.020 Purpose.**

By the adoption of the codes and standards set forth within this chapter, it is the intent and purpose of the city to protect the general health, safety and welfare by establishing minimum standards for the location, design, construction, and occupancy of buildings within the city. It is not the intent, purpose, or result of these adoptions to establish a special duty to any individual or entity, including by way of representation and not by way of limitation, any resident, property owner, or contractor.

(Ord. 713 § 2, 2004)

**15.04.030 International Building Code--New provisions added.**

There shall be added to Section 105.2 of the International Building Code entitled "Work exempt from permit," the following provisions:

12. Roof covering replacement (reroofing), not including the repair or replacement of the roof sheathing or other structural components.
13. Siding replacement, not including the repair or replacement of structural components.
14. Window replacement, provided, however, that the replacement does not include structural modifications. Provided further, that replacement windows shall comply with the requirements of the Washington State Energy Code for thermal efficiency; with Section 1025.1, IBC, for emergency egress from sleeping rooms; and with the provisions of Section 2406, IBC for safety glazing.

(Ord. 713 § 3, 2004)

**15.04.040 International Residential Code--New provisions added.**

There shall be added to Section R105.2 of the International Residential Code entitled "Work exempt from permit," the following provisions:

12. Roof covering replacement (reroofing), not including the repair or replacement of the roof sheathing or other structural components.
13. Siding replacement, not including the repair or replacement of structural components.
14. Window replacement, provided, however, that the replacement does not include structural modifications. Provided further, that replacement windows shall comply with the requirements of the Washington State Energy Code for thermal efficiency; with Section 1025.1, IBC, for emergency egress from sleeping rooms; and with the provisions of Section 2406, IBC for safety glazing.

(Ord. 713 § 4, 2004)

**15.04.045 International Fire Code--Sections deleted.**

The following sections of the International Fire Code shall be deleted:

- A. Section 102.3;
- B. Section 105.6;
- C. Section 308.4.1;
- D. Section 408.11.1.1;
- E. Section 804.

(Ord. 713 § 5, 2004)

**15.04.046 International Fire Code--Amended.**

Section 307 of the International Fire Code shall be amended to read as follows:

Outdoor burning within the City shall be conducted in accordance with and subject to the provisions of the Municipal Code and applicable state statutes and regulations.

(Ord. 713 § 6, 2004)

**15.04.050 International Fire Code--Additional language.**

There shall be added to Section 3301.3.1 of the International Fire Code additional language to read as follows:

Notwithstanding any other provision of the Municipal Code which might be deemed to authorize such use, no explosives, explosive materials, fireworks, pyrotechnic compositions, pyrotechnic special effects, or pyrotechnic special-effect materials shall be discharged within any building within the city.

(Ord. 713 § 7, 2004)

**15.04.060 Conflict among provisions.**

In the event of conflict among the Uniform Codes adopted by this chapter, then the Uniform Building Code shall govern over any other code.

(Ord. 479 § 2 (part), 1984; Ord. 476 § 6, 1984)

**15.04.070 Copies on file.**

There is now on file and there shall remain on file in the office of the clerk-treasurer one copy of each of the Uniform Codes and any standards as adopted by this chapter for review and utilization by the public.

(Ord. 543 § 3, 1989; Ord. 479 § 2 (part), 1984; Ord. 476 § 8, 1984)

**15.04.080 Vesting of developmental rights.**

The following rules shall control in terms of determining the degree to which the vesting of developmental rights has been achieved:

A. As to a structure, a valid and fully complete building permit application that is permitted under the zoning or other land use control ordinances in effect on the date of the application shall be considered under the building permit ordinance and the zoning or other land use control ordinances in effect on the date of application.

B. Applications for platting shall be considered under the land use code and other land use control ordinances in effect on the date that a fully completed application meeting the requirements of any applicable statute, ordinance, rule or regulation has been submitted.

(Ord. 1 § 1, 1994)

#### **15.04.090 Appeal of decisions.**

A. General. Any appeal allowed by or under any of the codes adopted in Section 15.04.010 and taken from a decision or determination of the responsible enforcement official shall be heard and decided by the hearing examiner serving pursuant to the provisions of Chapter 2.30 of this code. Such city employee as may be designated by the mayor shall act as secretary to the hearing examiner. The hearing examiner may adopt such rules of procedure for conducting business, including the nature of any notices in relation to parties to such hearings, as the hearing examiner deems necessary and appropriate and shall render all decisions and findings in the manner required pursuant to the provisions of that chapter.

B. Limitations upon Authority. The hearing examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the hearing examiner be empowered to waive requirements of this code.

C. Preemption. In recognition of the exclusive authority granted to the hearing examiner pursuant to Section 15.04.010, the provisions of any section of any of the codes adopted in Section 15.04.010 relating to an appellate process shall be deemed supplanted to the extent any such section is inconsistent with this section.

D. Fees and Costs of Appeal. The fee and associated costs, if any, to be paid in order to initiate any appeal to be heard under the provisions of subsection A of this section shall be in such amount as may be established by resolution of the council.

(Ord. 713 § 8, 2004)

#### **15.04.100 Permit fees.**

A. Any fee schedule contained within a code adopted pursuant to Section 15.04.010 of this chapter shall be deemed to be in effect within the corporate limits but shall be deemed to be repealed and supplanted to the extent any such schedule is inconsistent with any fee schedule established by resolution of the city council.

B. In the event that no fee is established by any code adopted by reference in Section 15.04.010 of this chapter in relation to the issuance of a building permit or any other permit required to be issued by such codes, that fee may be established by resolution of the city council.

(Ord. 713 § 9, 2004)