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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 07-084

RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2006
EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS REVISED; AMENDING
SCC 13.50.050; AND REPEALING, AMENDING AND ADDING SECTIONS IN
TITLE 30 SCC

WHEREAS, the Washington State Legislature has adopted the most current
construction codes as the State Building Code pursuant to chapter 19.27 RCW effective
in the State of Washington on July 1, 2007; and

WHEREAS, chapter 19.27 RCW mandates the administration and enforcement
of the State Building Code to local governmental jurisdictions; and

WHEREAS, local governmental jurisdictions have been granted certain authority
to amend the State Building Code pursuant to chapter 19.27 RCW; and

WHEREAS, the Snohomish County Council and the Snohomish County
Executive have identified the regulation of development and construction as a high
priority and have delegated the responsibility for administering the State Building Code
to Snohomish County Planning and Development Services (PDS); and

WHEREAS, Snohomish County PDS endeavors to administer and enforce the
State Building Code in accordance with chapter 19.27 RCW in order to provide for
statewide consistency for the construction industry and the citizens of Snohomish
County; and

WHEREAS, the merger of the International Conference of Building Officials with
other code writing organizations, to form the International Code Council, led to the
creation of the group of international codes, the successor to the uniform codes; and

WHEREAS, the international codes and State Building Code are
comprehensively updated on a three year cycle; and

WHEREAS, the adoption of the international codes separated the Uniform
Building Code into the International Residential Code (IRC) and International Building
Code (IBC) requiring the addition of a new chapter in title 30 SCC to adopt the IRC; and

WHEREAS, the adoption of the State Building Code requires an update of terms
used in code; and

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1 WHEREAS, the new state codes contain updated construction and performance
2 standards, methods, technology, and products to improve construction safety and
3
4 provide greater flexibility to meet minimum standards.
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6 WHEREAS, the Snohomish County Council Planning Committee discussed
7 adopting the State Building Code on July 10, 2007 and August 14, 2007; and
8

9 WHEREAS, the Snohomish County Council conducted a public hearing on
10 September 5, 2007, to consider the entire record and hear public testimony on
11 Ordinance No. 07-084 adopting portions of the State Building Code.
12

13 NOW, THEREFORE, BE IT ORDAINED:
14

15 Section 1. The foregoing recitals are incorporated by this reference as though
16 set forth in full.
17

18 Section 2. The Snohomish County Council makes the following findings of
19 fact:

20 A. The State Building Code Council (SBCC) adopted review procedures and
21 approval criteria for local government amendments to the State Building
22 Code (SBC) in chapter 51-04 WAC. RCW 19.27.040 allows jurisdictions to
23 amend the building code as long as the amendments do not allow less
24 restrictive performance standards and objectives than those in the SBC or
25 are not specifically prohibited in the SBC. All amendments in this
26 ordinance are administrative and do not require SBCC approval. All
27 proposed amendments are consistent with the provisions of chapter 19.27
28 RCW.
29

30 B. Amendments to the terms used in many SCC sections are necessary to
31 ensure consistency among code chapters and with the use of separate
32 chapters for the adoption of the IRC and IBC. These amendments are
33 considered housekeeping and do not constitute substantive amendments
34 to the Growth Management Act development codes. General
35 housekeeping amendments are proposed in SCC 13.50.050, 30.23.040,
36 30.24.025, 30.25.015, 30.26.085, 30.28.020, 30.28.050, 30.50.010,
37 30.62.220, 30.83.010.

38 These housekeeping amendments change the term "uniform building
39 code" or "uniform construction code" to "construction code" and delete the
40 term "uniform" from the code where applicable. The term "construction
41 codes" will refer to the construction codes adopted in subtitle 30.5 SCC.
42 Upon amendment, the term "building code" is reserved for reference to the
43 IBC to be adopted in subtitle 30.5 SCC. Where the term "uniform building
44 code" exists in code, amendments are made to reference the construction
45 codes (if both IBC and IRC) or the correct international code.

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- C. Code sections related to the board of appeals are repealed in SCC 30.50.020, 30.50.030 and 30.50.050. A board of appeals is not adopted in this ordinance. Snohomish County has not relied on a board of appeals in recent years, and has used the board of appeals only three times in twenty years. A board is not currently appointed or maintained since it is not used. PDS has the technical expertise to resolve code interpretation questions and makes final decisions related to the application of the construction codes. If difficult technical issues arise, the building official consults with other building officials participating in MyBuildingPermit.com or obtains code interpretations from the SBCC.
- D. Amendments are made to chapter 30.50 SCC relating to construction codes general provisions. These include the following amendments:
1. Amendments to SCC 30.50.010 that update terminology to "construction codes," to reference adopted codes correctly.
 2. Amendments to SCC 30.50.020 that consolidate and make consistent with PDS business practices and regulations, IBC and IRC provisions relating to the appointment, designation, duties, and powers of the building official.
 3. Amendments to SCC 30.50.040 to state that appeals of orders, decisions or determinations made by the building official or fire marshal related to the application of the construction codes shall be made to superior court pursuant to the Land Use Petition Act (chapter 36.70C RCW).
 4. SCC 30.50.090 relating to the definition of commercial and residential occupancies is repealed. This provision is addressed separately in the IBC and IRC now.
- E. The 2006 edition of the IRC, published by the International Code Council is adopted as amended by the Washington State Building Code Council (SBCC) and included in chapter 19.27 RCW and as otherwise amended by Snohomish County. Chapters 1, 11, and 25 through 42 of the IRC were not adopted by the state. These chapters address energy efficiency, plumbing, ventilation and other construction standards that are addressed elsewhere in the State Building Code. Appendix G Swimming Pools, Spas and Hot Tubs, is included in the IRC adoption consistent with state law.

1 F. Chapter 1 of the IRC, which contains administrative provisions, is not
2 adopted. Instead, proposed chapter 30.52F SCC, parts 100 – 200,
3 contain provisions related to the administration of the IRC. These
4 provisions are based on the administrative provisions of the IRC and
5 contain references to the corresponding provision in the IRC. However,
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7

8 they have been amended to reflect unique local circumstances related to
9 the conduct of business at Snohomish County. Some amendments to the
10 administrative chapter of the IRC as adopted and amended by the state in
11 parts 100-200 include:
12

- 13 1. IRC section R105 that specifies work exempt from a permit is
14 amended in new section SCC 30.52F.160. This section is
15 amended to clarify that exempt accessory structures shall not be
16 used for human habitation. The IRC exemption relating to the size
17 of the building or structure for one-story detached accessory
18 structures is amended to increase the exemption from 120 square
19 feet to 200 square feet in the Urban Growth Areas (UGAs) and to
20 amend the exemption for such structures outside of UGAs from
21 200 to 400 square feet. Amendments to the exemptions are
22 permitted by the state under RCW 19.27.060(3). These
23 amendments are consistent with the majority of MyBuilding
24 Permit.com communities.
25
- 26 2. SCC 30.52F.160 amends IRC section 105 to clarify that the
27 exemption from permit requirements under the IRC applies to
28 sidewalks and driveways associated with residential buildings
29 constructed under the provisions of the IRC.
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- 31 3. SCC 30.52F.160 amends IRC section 105 to exempt from permit
32 requirements under the IRC decks, associated platforms and
33 steps accessory to residential buildings constructed under the
34 provisions of the IRC which are not more than 30 inches (762
35 mm) above adjacent grade and not over any basement or story
36 below. These amendments are consistent with current PDS
37 practice and the majority of MyBuildingPermit.com communities.
38
- 39 4. IRC section R105 relating to work exempt from permits relating to
40 electrical standards, is not adopted in this ordinance. PDS does
41 not issue electrical permits. No exemption is necessary.
42
- 43 5. IRC section R105.3.2 was amended in SCC 30.52F.174 to state
44 that an application for a permit shall be deemed to be abandoned
45 18 months (not 180 days as provided for in the IRC)

1 after the date of filing and to provide for one permit application
2 extension not to exceed 18 months (not 180 days). In addition,
3 IRC section R105.5 was amended in new SCC 30.52F.178 to
4 state that every permit issued shall become invalid 18 months
5 (not 180 days) after its issuance and that one permit extension
6 may be granted for a period not to exceed 18 months (not 180
7 days). Amendments in chapter 30.70 SCC are provided for

8
9 consistency with the requirements of SCC 30.52F.174. The
10 reduction in time limits for extending applications will assist PDS
11 in code enforcement. The amendment will allow applications to
12 remain active for a reasonable amount of time, but discontinue
13 continual extensions that preclude consistency with the
14 construction code amendments that occur on a three year cycle.
15 The reduction from 24 months to 18 months helps to move
16 Snohomish County in greater alignment with other communities in
17 the region, although 18 months remains a longer duration than
18 some communities. The 18 month permit application period
19 retains some flexibility necessary for development in rural areas.
20

21 6. IRC section R106.1.3 related to construction in flood hazard areas
22 is amended in SCC 30.52F.202 to include a reference to specific
23 flood hazard regulations in chapter 30.65 SCC to increase
24 usability of the code.

25
26 7. IRC section R112 establishing a board of appeals is not adopted
27 for reasons set forth in finding C of this ordinance.
28

29 G. SCC 30.86.400, 30.86.410, 30.86.420, 30.86.430, and 30.86.450 relating
30 to building code fees are amended by clarifying fees charged for factory-
31 built structures, correcting the citation relating to mobile homes, adding
32 Group U to commercial occupancy groups, changing "U-1" and/or "U-3"
33 groups to "U," correcting the reference to title 30 rather than subtitle 30,
34 removing references to "uniform building code," deleting references to the
35 LC occupancy which no longer exists, changing the term "uniform" to
36 "construction" when applicable, clarifying that the existing \$100 dollar
37 certificate of occupancy/change of use fee is for home occupations in
38 detached accessory structures, clarifying that the existing fee charged for
39 temporary or final certificates of occupancy when the applicant requests
40 phased permit issuance is \$100, and clarifying the reference notes to
41 reflect current business practices.
42

43 H. A new section SCC 30.91C.265 is added to code to define "construction
44 codes" as all codes adopted in subtitle 30.5 SCC.
45

- 1 I. The definition of "key" in SCC 30.91K.040 is deleted. The term means a
2 designed and compacted fill placed in a trench excavated in earth material
3 beneath the toe of a proposed fill slope. The term is adequately covered in
4 the construction codes.
5
6 J. The definition of "mobile home" in SCC 30.91M.150 is amended to correct
7 references and to amend the term "uniform codes" in the definition footer.
8
9 K. The definition of "building permit" in SCC 30.91P.150 is amended to mean
10 a permit or approval issued under the IRC or IBC in subtitle 30.5 SCC, not
11 the Uniform Building Code.
12

13 Section 3. The Snohomish County Council makes the following conclusions:
14

- 15 A. The council concludes that this ordinance adopting the 2006 Edition of the
16 IRC adopted by the International Code Council as amended by the State
17 of Washington on November 17, 2006, together with local amendments
18 permitted under RCW 19.27.060, is in the best interest of Snohomish
19 County.
20
21 B. The council concludes that the ordinance is consistent with the State
22 Building Act adopted in chapter 19.27 RCW that became effective July 1,
23 2007.
24
25 C. The council concludes that the ordinance promotes the health, safety and
26 welfare of the occupants or users of buildings and structures and the
27 general public by providing building codes that require minimum
28 performance standards and requirements for construction and
29 construction materials, consistent with nationally accepted standards of
30 engineering, fire and life safety. The council also concludes that the IRC
31 and associated amendments allow the use of modern technical methods,
32 devices and improvements and provide the standards and specifications
33 for making buildings and facilities accessible to and usable by physically
34 disabled persons.
35
36 D. The council concludes that adoption of the proposed amendments to the
37 State Building Code will not result in less restrictive performance
38 standards or objectives than those in the State Building Code.
39
40 E. The council concludes that this ordinance is required to implement the
41 State Building Code Act, not the Growth Management Act and therefore,
42 this ordinance does not adopt development regulations under SCC
43 30.10.080. Pursuant to SCC 30.73.040(2)(c), planning commission review
44 is not required.
45

1 F. The council concludes that environmental review under the State
2 Environmental Policy Act is not required pursuant to WAC 197-11-
3 800(20).
4

5 G. The council concludes that the proposed ordinance is in the best interest
6 of Snohomish County and will promote the health, safety and welfare of
7
8 the occupants or users of buildings and structures and the general public
9 by the provision of state building codes as amended to meet the needs of
10 Snohomish County.
11

12 Section 4. Snohomish County Code Section 13.50.050, last amended by
13 Ordinance No. 96-028 on June 12, 1996, is amended to read:
14

15 **13.50.050 Terms – Construction site structures.**

16 Permits for building construction, demolition, repair and scaffolding, are subject to the
17 following additional terms:

18 (1) The use of acids or chemicals or any cleaning material which, if deposited in the
19 street would cause injuries to persons or animals, or damage to property, or adversely
20 effect water quality, is prohibited.

21 (2) A substantial canvas tarpaulin or approved equivalent shall be attached to the
22 underside of scaffolding erected in the right-of-way in such a manner as to stop any
23 spray, dirt, or other materials from spreading on the street below.

24 (3) If building cleaning is done with steam, the steam boiler and all of its appliances,
25 including piping, hose and nozzle, shall comply with the provisions of the law regulating
26 the operations of steam boilers in the county.

27 (4) During operations, a suitable portion of the sidewalk or other public thoroughfare
28 shall be barricaded in an approved manner. Specified hours of operation and additional
29 construction may be required to protect the public's exposure to the work.

30 (5) Contractors shall comply with all requirements of the ((Uniform Building))
31 construction codes ((Code)) for protection of pedestrian traffic in the public right-of-way
32 during building construction, remodeling, demolition, or repair.

33 (6) No materials, fence or shed related to building construction shall obstruct the
34 approach to a fire hydrant, manhole, fire alarm box, catch basin, inlet, vault, valve
35 chamber, or any other public utility or traffic facility which is within an area being used
36 by a permittee.

37 (7) A substantial protective frame, boarding, sand bags, etc., shall be placed or built
38 around every street light pole, power pole, fire hydrant, and other utility or traffic facility
39 that may be damaged by work being done on the adjacent property.

40 (8) It is unlawful to mix mortar or concrete in any public place unless confined to a

41 (9) tight box or mixing board, and in no case shall mixers or boxes be washed so
42 that the water will run into the street unless free of all sand, cement or any similar
43 material.

1 (9) In using the street area or driving over walks and curbs, the contractor shall keep
2 such walk and pavement reasonably clean, properly protected with planks during
3 working hours and safe for public travel.

4 (10) A fence or enclosure shall be erected at any location where a building is to be
5 erected, razed, repaired or altered and a hazard to pedestrian traffic is created

6 (a) within 10 feet of a walk or roadway,

7 (b) in a business district, or

8 (c) in any case determined by the engineer, or stated in conditions imposed by
9 engineer on the permittee. Compensation of the department for such use of the right-of-
10 way may be required.

11 (11) Earth taken from excavations and rubbish from building shall not be stored on
12 the sidewalk or other street area, except as specifically stated in conditions imposed by
13 the engineer on the permittee. Compensation of the department for such use of the
14 right-of-way may be required.

15 (12) Building rubbish accumulating on upper floors and all rubbish, plaster and other
16 loose materials, produced while wrecking, altering or repairing a building must be
17 lowered by elevators in closed receptacles or by closed chutes connecting to vehicles
18 removing the same. When likely to produce dust, the chutes must be provided with
19 means of wetting waste to prevent the wind from blowing it about.

20 (13) All scaffolding erected in the public right-of-way shall be properly barricaded to
21 protect pedestrian and vehicular traffic from debris, spray and related hazards.

22
23 Section 5. Snohomish County Code Section 30.23.040, last amended by
24 Ordinance No. 07-029 on April 25, 2007, is amended to read:

25
26 **30.23.040 Reference notes for bulk matrix.**

27
28 (1) MR bulk requirements shall apply for all residential development permitted in
29 urban commercial zones.

30 (2) When subdivisionally described, the minimum lot area shall be 1/128th of a
31 section.

32 (3) When subdivisionally described, the minimum lot area shall be 1/32nd of a
33 section.

34 (4) In the LDMR zone, the maximum density shall be calculated based on 4,000
35 square feet of land per dwelling unit.

36 (5) In the MR zone, the maximum density shall be calculated based on 2,000 square
37 feet of land per dwelling unit.

38 (6) Commercial forestry structures shall not exceed 65 feet in height.

39 (7) Non-residential structures shall not exceed 45 feet in height.

40 (8) Lot coverage includes all buildings on the given lot.

41 (9) Includes public rights-of-way 60 feet and wider; public rights-of-way under 60 feet
42 in a recorded plat with curbs and gutters; and private roads and easements. These
43 setbacks shall be measured from the edge of the right-of-way.

44 (10) Applies to public rights-of-way under 60 feet. These setbacks shall be measured
45 from the center of the right-of-way.

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- 1 (11) These setbacks shall be measured from the property line.
- 2 (12) These setbacks shall be measured from the ordinary high-water mark and shall
3 apply only to the rear setback. In the LDMR and MR zones this setback applies to
4 single family dwellings only. Greater setbacks than those listed may apply to areas
5 subject to Shoreline Management Master Program jurisdiction. Some uses have
6 special setbacks. See SCC 30.23.110 for specifics.
- 7 (13) The listed setbacks apply where the adjacent property is zoned F. In all other
8 cases, setbacks are the same as in the R-8,400 zone. In the F zone, the setbacks for
9 residential structures on 10 acres or less which were legally created prior to being
10 zoned to F shall be the same as in the R-8,400 zone.
- 11 (14) The listed setbacks apply to single family detached structures. For a
12 townhouse, see chapter 30.31E SCC.
- 13 (15) MR and LDMR setbacks.
- 14 (a) Single family detached structures and duplexes shall have the minimum
15 setbacks required in the R-8,400 zone. Building separation between single family
16 detached structures or duplexes shall be a minimum of 10 feet.
- 17 (b) Other structures shall have minimum side and rear setbacks of five feet (10
18 feet where abutting residential, rural, or resource zones). Building separation between
19 primary (~~MR and LDMR~~) structures in the MR or LDMR zones shall be a minimum of
20 15 feet. Building separation between primary structures and secondary/accessory
21 structures, including but not limited to carports and garages, and separation between
22 secondary structures themselves, shall be determined by the applicable sections of the
23 (~~Uniform Building Code (UBC)~~) construction codes.
- 24 (c) Multi-story structures shall increase all setbacks by three feet and building
25 separations by five feet for each additional story over two stories.
- 26 (16) In the FS zone, the setback from non-residential property shall be five feet for
27 side setbacks and 15 feet for rear setbacks.
- 28 (17) In the IP zone there shall be an additional one foot setback for every one foot of
29 building height over 45 feet.
- 30 (18) In the PCB zone the setback from private roads and easements is 25 feet.
- 31 (19) See SCC 30.31A.020(1) and (2) which (~~specifies~~) specify the minimum area of
32 a tract of land necessary for PCB or BP zoning.
- 33 (20) See additional setback provisions for dwellings located along the boundaries of
34 designated farmland contained in SCC 30.32B.130.
- 35 (21) See additional setback provisions for structures located adjacent to forest lands,
36 and/or on lands designated local forest or commercial forest contained in SCC
37 30.32A.110.
- 38 (22) The minimum lot size for properties designated Rural Residential (RR) - 10
39 (Resource Transition) on the comprehensive plan shall be 10 acres. For properties
40 designated Rural Residential - 10 (Resource Transition) and located outside the Tulalip
41 Reservation the lot/unit yield for rural cluster subdivisions or housing demonstration
42 program projects using PRD provisions shall be based on a minimum lot size of
43 200,000 square feet.
- 44 (23) Minimum lot area requirements may be modified within UGAs in accordance with
45 SCC 30.23.020.

1 (24) In rural cluster subdivisions approved in accordance with the provisions of
2 chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220.
3 The maximum lot area shall be 20,000 square feet or less when located in rural/urban
4 transition areas.

5 (25) These setbacks shall be measured from the edge of the right-of-way as
6 determined by the director of the department of public works.

7 (26) Except where specifically prohibited by the hearing examiner, the director of the
8 department may waive or modify building setback requirements abutting private roads
9 and/or private access easements serving lots within commercial and industrial zones
10 only if such waiver or modification will not have a likely impact upon future right-of-way
11 needs and/or right-of-way improvements.

12 (27) See SCC 30.23.050 for height limit exceptions.

13 (28) See SCC 30.23.100 et seq. for additional setback requirements and exceptions.

14 (29) See SCC 30.23.200 et seq. for additional lot area requirements and exceptions.

15 (30) SCC 30.32A.120 (Siting of new structures: commercial forest land) requires an
16 application for a new structure on parcels designated commercial forest, but not within a
17 designated commercial forest-forest transition area, to provide a minimum 500-foot
18 setback, which shall be a resource protection area, from the property boundaries of
19 adjacent commercial forest lands except that if the size, shape, and/or physical site
20 constraints of an existing legal lot do not allow a setback of 500 feet, the new structure
21 shall maintain the maximum setback possible, as determined by the department.

22 (31) Performance standards and minimum zoning criteria to establish and continue a
23 MC zone are set forth in chapter 30.31D SCC.

24 (32) The site shall be a contiguous geographic area and have a size of not less than
25 10 acres, except in the case of subsurface shaft excavations, no minimum acreage is
26 required, pursuant to SCC 30.31D.020(1)(a).

27 (33) See SCC Table 30.28.050(3)(i) for setback requirements for structures
28 containing a home occupation.

29 (34) See SCC 30.23.120 for other setback exceptions.

30 (35) See chapter 30.31E SCC, for more complete information on the Townhouse
31 Zone height, setback, and lot coverage requirements.

32 (36) RESERVED for future use (MR and LDMR setbacks - DELETED by Ord. 05-094
33 effective September 29, 2005.)

34 (37) Agriculture: All structures used for housing or feeding animals, not including
35 household pets, shall be located at least 30 feet from all property lines and dwellings, as
36 provided in SCC 32.23.110(1).

37 (38) There shall be no subdivision of land designated commercial forest in the
38 comprehensive plan except to allow installation of communication and utility facilities if
39 all the following requirements are met:

40 (a) The facility cannot suitably be located on undesignated land;

41 (b) The installation cannot be accomplished without subdivision;

42 (c) The facility is to be located on the lowest feasible grade of forest land; and

43 (d) The facility removes as little land as possible from timber production.

44 (39) On parcels designated commercial forest, but not within a designated

1 commercial forest - forest transition area, establish and maintain a minimum 500-foot
2 setback, which shall be a resource protection area, from the property boundaries of
3 adjacent commercial forest lands except when the size, shape, and/or physical site
4 constraints of an existing legal lot do not allow a setback of 500 feet, the new structure
5 shall maintain the maximum setback possible as provided in SCC 30.32A.120.

6 (40) Land designated local commercial farmland shall not be divided into lots of less
7 than 10 acres unless:

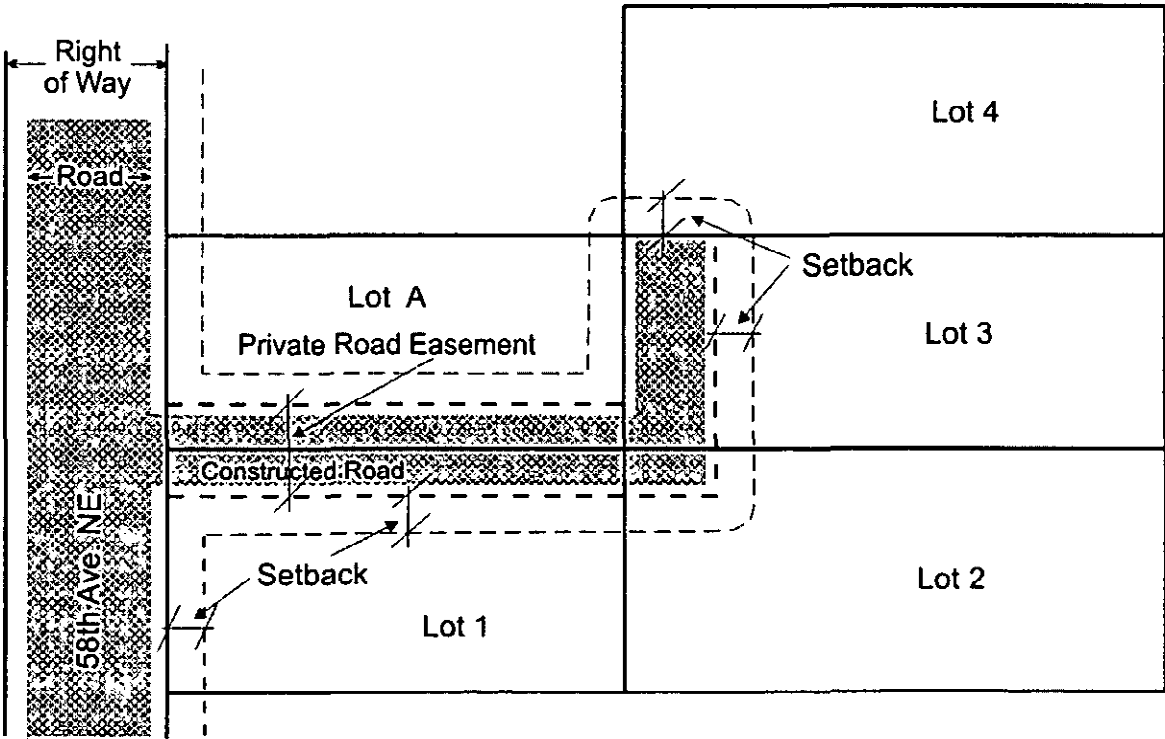
8 (a) A properly executed deed restriction which runs with the land and which
9 provides that the land divided is to be used exclusively for agriculture, forestry, utility
10 purposes, or for gift or dedication to a public or not-for-profit park or conservation
11 agency and specifically not for a dwelling(s), is recorded with the Snohomish County
12 Auditor; or

13 (b) A rural cluster subdivision at the underlying zoning is approved, as provided
14 for in SCC 30.32B.120.

15 (41) Minimum lot area in the rural use zone shall be the minimum allowed by the
16 zone identified as the implementing zone by the comprehensive plan for the plan
17 designation applied to the subject property. Where more than one implementing zone is
18 identified for the same designation, the minimum lot size shall be that of the zone
19 allowing the smallest lot size.

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21 (42)
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Figure 30.23.040(42)
EASEMENT SETBACKS PER BULK MATRIX



1 Setbacks are measured from edge of easement or road right-of-way,
2 not from edge of constructed road.

3 (43) Additional bulk requirements may apply. Refer to SCC 30.31F.100 and
4 30.31F.140.

5 (44) The 50% maximum lot coverage limitation applies solely to the portion of the
6 area within the CRC comprehensive plan designation and zone that is centered at 180th
7 Street SE and SR 9, generally extending between the intersection of 172nd Street/SR 9
8 to just south of 184th Street/SR 9, as indicated on the County's FLUM and zoning map.

9 (45) The 30% maximum lot coverage limitation applies solely to the portion area
10 located within the CRC comprehensive plan designation and zone that is centered at
11 State Route (SR) 9 and 164th Street SE, as indicated on the County's Future Land Use
12 Map (FLUM) and zoning map.

13
14 Section 6. Snohomish County Code Section 30.24.025, adopted by Ordinance
15 No. 02-064 on December 9, 2002, is amended to read:

16
17 **30.24.025 Minimum pedestrian access.**

18
19 Places of public accommodation shall provide an accessible pedestrian route of travel
20 from the public right(s)-of-way to the principal entrance of each building or to a use.

21
22 Places of public accommodation which contain more than one building or use shall
23 provide an accessible route of travel between the principal entrance to each building
24 and use. An accessible route of travel shall meet the standards set forth in the
25 ~~((Uniform))~~ International Building Code ((IBC)) Chapter 11 – Accessibility, ~~((which are~~
26 ~~adopted and incorporated by reference pursuant to SCC 30.52A.010,))~~ and shall have
27 an unobstructed width between a minimum of 44 inches and a maximum of 60 inches
28 with a paved surface unless otherwise provided in the ~~((IBC))~~ building code.

29
30 Section 7. Snohomish County Code Section 30.25.015, adopted by Ordinance
31 No. 02-064 on December 9, 2002, is amended to read:

32
33 **30.25.015 General landscaping requirements.**

34 (1) No building permit shall be issued when landscaping is required until a
35 landscaping plan has been submitted and approved by the department.

36 (a) Landscaping plan requirements shall be defined by the department in a
37 submittal requirements checklist.

38 (b) The landscaping plan shall be prepared by a qualified landscape designer.

39 (c) The landscaping plan shall include an assessment of whether temporary or
40 permanent irrigation is required to maintain the proposed landscaping in a healthy
41 condition.

42 (d) When street trees are required by the department of public works, they shall
43 be shown on the approved landscaping plan.

44 (2) Planting areas may include landscape features such as decorative paving,
45 sculptures, fountains, rock features, benches, picnic tables, and other amenities;

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1 provided that the area devoted to such features may count toward no more than 20
2 percent of the total required perimeter and parking lot landscaping area. Use of bark,
3 mulch, gravel, and similar nonvegetative material shall be minimized and used only to
4 assist plant growth and maintenance or to visually complement plant material.

5 (3) Additional plantings may be placed on road rights-of-way behind the sidewalk
6 line if approved by the department of public works and if the property owner provides
7 the county with a written release of liability for damages which may be incurred to the
8 planting area from any public use of right-of-way. The property owner may be required
9 to maintain any such plantings.

10 (4) An accessible route of travel meeting (~~((Uniform Code))~~ construction code
11 (~~((Barrier-Free))~~ barrier free requirements may cross a required landscape area at a 90
12 degree angle or as close to a 90 degree angle to the road right-of-way as conditions
13 allow. The area devoted to an accessible route of travel in a required perimeter area
14

15 may be included to satisfy the requirements of SCC 30.25.020.

16 (5) The following minimum planting standards apply:

17 (a) Evergreen and deciduous trees shall be at least eight feet high at the time of
18 planting;

19 (b) Deciduous trees shall have a minimum diameter of one and one-half inches
20 at the time of planting; provided that the combined diameter measurements of
21 groupings of under-story trees, such as vine maples, may be used to meet this
22 requirement;

23 (c) Evergreen and deciduous shrubs shall be at least 24 inches high at the time
24 of planting;

25 (d) Trees shall be of a size and type projected to reach a height of at least 20
26 feet in 10 years, except where under-story or low-growing trees are specifically
27 approved by the department;

28 (e) Trees shall be planted at least five feet from adjoining property lines, except
29 as may be approved for landscaping along road frontages; and

30 (f) For purposes of this chapter "diameter" means DBH, or diameter at breast
31 height (four and one-half feet) above the average original ground.

32 (6) All landscape materials shall consist of native species or, if not available or
33 feasible, other species well adapted to the Pacific Northwest. Other species may be
34 used when necessary to meet site-specific, micro-climatic conditions. Drought tolerant
35 species are encouraged. The director shall prepare a list of acceptable species and
36 provide additional guidance for the use of specific species.

37
38 Section 8. Snohomish County Code Section 30.26.085, adopted by Ordinance
39 No. 02-064 on December 9, 2002, is amended to read:

40
41 **30.26.085 Accessible parking spaces for persons with disabilities.**

42 Accessible parking spaces for persons with disabilities shall be installed in accordance
43 with the (~~((Uniform Building Code))~~ International Building Code, Chapter 11 Accessibility.
44

1 Section 9. Snohomish County Code Section 30.28.020, adopted by Ordinance
2 No. 02-064 on December 9, 2002, is amended to read:

3
4 **30.28.020 Bed and breakfast guesthouses and bed and breakfast inns.**
5

6 (1) Where bed and breakfast inns and bed and breakfast guesthouses are allowed in
7 the same zone, only one or the other of these facilities may be located on a subject
8 property at the same time. An approved bed and breakfast guesthouse may be
9 expanded to a bed and breakfast inn if a conditional use application for an inn is
10 obtained and the original permit for the guesthouse, if necessary, is vacated.

11 (2) Submittal requirements to accompany a conditional use or building permit
12 application:

13 (a) Site plan requirements. The site plan shall indicate the location of the off-
14 street parking, proposed screening, the location and size of the bed and breakfast inn,
15 and any proposed new construction to the premises, including additions, remodeling,
16 and outbuildings; and

17 (b) Architectural requirements. For new construction only, the following shall
18 apply:

19 (c) the applicant shall submit proposed architectural drawings and renderings of
20 the proposed structure, including exterior elevations, which shall project a residential,
21 rather than a commercial appearance. This architectural documentation shall be in
22 sufficient detail to demonstrate discernible compatibility between the new construction
23 and the existing on-site development and structures; provided further that the applicant
24 also shall document a design which, in scale, bulk, siding, and use of materials, is in
25 keeping with existing buildings on adjacent properties and compatible with the
26 surrounding character and neighborhood in which the guesthouse or inn is located; and
27 if an outbuilding or outbuildings are proposed, a grading plan, showing the extent of
28 clearing activity, is required. Site design shall be sensitive to the natural features of the
29 site. The use of manufactured and mobile homes is prohibited;

30 (d) Screening: The owner/operator shall provide screening with shrubs, trees,
31 fencing, and other suitable materials as necessary to minimize the impacts upon the
32 residential character of the surrounding neighborhood; and

33 (e) Floor plan: The floor plan shall indicate bathrooms to be used by guests and
34 the location and number of guest rooms.

35 (3) Minimum performance standards:

36 (a) Parking requirements shall be in accordance with SCC Table 30.26.030(1).
37 No on-street parking shall be allowed;

38 (b) Meal service shall be limited to overnight guests of the establishment.
39 Kitchens shall not be allowed in individual guest rooms;

40 (c) The owner shall operate the facility and reside on the premises;

41 (d) One sign for business identification and advertising shall be permitted in
42 conjunction with the bed and breakfast establishment in accordance with SCC
43 30.27.060(4);

44 (e) The bed and breakfast establishment shall be conducted in such a manner
45 as to give no outward appearance nor manifest any characteristics of a business,

1 except as to the sign as allowed above, that would be incompatible with the ability of the
2 neighboring residents to enjoy peaceful occupancy of their properties;

3 (f) Guests shall be permitted to stay at the establishment for not more than 10
4 consecutive days at a time;

5 (g) The applicant shall submit a letter from the applicable water purveyor and
6 sewer district, if applicable, stating that each of them has the respective capacity to
7 serve the bed and breakfast inn;

8 (h) The applicant shall comply with all applicable county codes for fire, health,
9 and building requirements and any applicable food service regulations and on-site
10 sewage disposal requirements of the Snohomish Health District. The applicant shall
11 comply with the applicable state regulations pertaining to public water systems, if a
12 water system is to be developed or connected to an existing public water system;

13 (i) If three or more guest rooms are proposed, the applicant shall also meet
14 state regulations pertaining to transient accommodation;

15 (j) If six guest rooms are proposed, the applicant shall meet all requirements for
16 a hotel occupancy pursuant to the ~~((Uniform Building Code))~~ building code in chapter
17 30.52A SCC ~~((and the Uniform Fire Code))~~;

18 (k) If outbuilding(s) are proposed for guest rooms, each outbuilding shall be a
19 minimum of 130 square feet. The aggregate outbuilding square footage for guest use
20 shall not exceed 850 square feet; and

21 (l) If an accessory apartment or temporary dwelling exists on the premises, the
22 maximum number of bed and breakfast guest rooms shall be one less than otherwise
23 permitted.

24 (4) A certificate of occupancy, to ensure compliance with applicable codes, shall be
25 obtained from the department prior to allowing guests at the establishment. The
26 certificate of occupancy shall be subject to an annual inspection and renewal pursuant
27 to SCC 30.53A.060.

28 (5) In the Forestry (F) zone, bed and breakfast establishments shall not be permitted
29 if the comprehensive plan designates the property as "Commercial Forest." In the F
30 zone, up to three outbuildings for guest use may be permitted, provided that the
31 aggregate outbuilding square footage does not exceed 850 square feet.

32
33 Section 10. Snohomish County Code Section 30.28.050, adopted by Ordinance
34 No. 02-064 on December 9, 2002, is amended to read:

35
36 **30.28.050 Home occupation.**

37
38 To verify that a home occupation use is allowed in a particular zone see SCC
39 30.22.100, 30.22.110, and 30.22.120.

40 (1) General.

41 (a) Not more than one person outside the family shall be employed.

42 (b) The occupation shall be secondary to the use of the dwelling for dwelling
43 purposes.

(c) There shall be no external display of merchandise. No sales or fees for the use of merchandise except that produced by the inhabitants shall be made in the dwelling or on the premises.

(d) The maximum nameplate horsepower rating of any single piece of mechanical equipment used in the home occupation shall be five horsepower, and no equipment shall be three-phase motors. The electrical service for the home occupation shall not exceed 200 amps.

(e) Not more than one-fourth of the total square footage of the dwelling may be used in the occupation.

(f) Signs in connection with the occupation shall be unlighted, shall not exceed two square feet, and shall be attached flat to the building.

(g) The home occupation shall in no way affect the appearance of the building as a residence.

(h) The home occupation shall be fully enclosed within the residence with no outside storage of equipment or materials.

(2) Use of accessory buildings. Home occupations may be conducted in an accessory building and/or an attached garage in accordance with the following:

(a) The provisions of SCC 30.28.050(1)(a), (c), (d), and (f) shall be met:

(b) A minimum lot size of one acre is required;

(c) SCC Table 30.28.050(2)(c) identifies the maximum allowable, combined accessory building and attached garage area and the minimum required building setback for the garage and/or the accessory building from adjacent residentially zoned properties according to the home occupation lot or parcel size; except that in the rural business zone the requirements of the table shall not apply, and a maximum allowable combined accessory building and attached garage area of 1,000 square feet shall be permitted, and the minimum building setback from adjacent residentially-zoned property shall be 30 feet.

Table 30.28.050(2)(c)
HOME OCCUPATION
MAXIMUM FLOOR AREA/MINIMUM BUILDING SETBACK

	One acre	Two acre	Three acre	Four acre	Five or more acres
Area (sq. ft.)	500	600	700	800	900
Setback (ft.)	30	40	50	60	70

(d) The home occupation shall in no way affect the appearance of the accessory building and/or the attached garage as accessory to the residential dwelling;

(e) The home occupation shall be fully enclosed within the accessory building and/or the attached garage including no outside storage of equipment or materials;

(f) The home occupation shall not create a level of noise vibration, smoke, dust, odors, heat, light, or glare beyond that which is acceptable in a residential area;

1 (g) The following activities, including any similar activities, are prohibited as
2 home occupations: minor or major automobile, truck or heavy equipment fueling,
3 maintenance or repair; auto-body work or painting; parking or storage of heavy
4 equipment; and any Group H occupancies as defined in the ((Uniform Building Code))
5 building code (except for woodworking and spray finishing in conjunction with
6 woodworking activities);

7 (h) The home occupation hours of operation shall be limited to: 8:00 a.m. to
8 8:00 p.m., Monday through Friday; and 9:00 a.m. to 5:00 p.m., Saturday and Sunday;
9 and

10 (i) A certificate of occupancy shall be obtained from the department prior to
11 commencing the home occupation to ensure building and fire code compliance. The
12 certificate of occupancy shall be subject to an annual inspection and renewal pursuant
13 to SCC 30.53A.060.

14 (3) Resource-based and rural home occupations. Home occupations that are
15 related to mineral, agriculture or forestry resources, or related to rural residential land
16 uses may use the provisions of this subsection instead of the provisions of SCC
17 30.28.050(2). When the provisions of this subsection are used, the provisions of SCC
18 30.28.050(2) shall not be used and all provisions of this subsection shall be met. Home
19 occupations shall be subject to the following:

20
21 (a) A resource related home occupation shall be a resource-based business that
22 is dependent upon mineral, agriculture, or forestry resources for its existence;

23 (b) A home occupation related to a rural residential land use shall be a rural
24 residential-based business that either provides a service or creates a product primarily
25 used in a rural area;

26 (c) The provisions of SCC 30.28.050(1)(f) shall be met;

27 (d) The home occupation shall in no way affect the appearance of the accessory
28 building and/or attached garage as accessory to the residential dwelling;

29 (e) The home occupation hours shall be limited to: 7:00 AM to 8:00 PM,
30 Monday through Friday; and 9:00 AM to 5:00 PM, Saturday and Sunday;

31 (f) A certificate of occupancy shall be obtained from the department prior to
32 commencing the home occupation to ensure building and fire code compliance. The
33 certificate of occupancy shall be subject to an annual inspection and renewal pursuant
34 to SCC 30.53A.060;

35 (g) Except for the outside storage area permitted in SCC 30.28.050(3)(j), the
36 home occupation shall be fully enclosed within an accessory building and/or an
37 attached garage;

38 (h) A minimum lot size of one acre is required;

39 (i) SCC Table 30.28.050(3)(i) identifies the maximum allowable combined
40 accessory building and attached garage area and maximum allowable outside storage
41 area that may be used for the home occupation, and minimum side and rear yard
42 setback required for the garage and/or accessory building from adjacent residentially-
43 zoned properties;

1 (j) Outside storage shall be enclosed with a solid fence or landscaped with a
2 sight-obscuring vegetative screen effective in screening the area from adjacent
3 properties and public roads;

4 (k) The combined accessory building and attached garage area used for the
5 home occupations shall not exceed 7,000 square feet. Any accessory building 4,000
6 square feet or larger used for a home occupation pursuant to this subsection shall be
7 screened from adjacent rural residential properties by Type A landscaping consistent
8 with SCC Table 30.25.020(1) provisions along the length of the building when any
9 portion of the building is within 100 feet of a property boundary or public right-of-way;

10 (l) The parking area for any commercial vehicles used in the conduct of the
11 home occupation and all but three vehicles of persons employed in the home
12 occupation shall be located either indoors or within the outside storage area specified in
13 SCC 30.28.050(3)(j);

14 (m) The home occupation shall comply with applicable county code pertaining to
15 maximum noise levels, drainage and dust control, and shall shield outdoor lighting and
16 glare from adjacent residential properties;

17 (n) The home occupation shall not employ more than three persons outside the
18 family who perform work on the site; and

19 (o) The following activities, including any similar activities, are prohibited as rural
20 home occupations: processing of minerals, sawmills, retail or wholesale sale of motor
21 vehicles, major and minor automobile repair (except repair of vehicles and equipment
22 used in a rural residential based or resource-based home occupation business), motor
23 vehicle body work or painting, and any Group H occupancies as defined in the
24 ((Uniform)) building code, except for woodworking and spray finishing in conjunction
25 with woodworking activities.

26
27 Section 11. Snohomish County Code Section 30.50.010, adopted by Ordinance
28 No. 02-064 on December 9, 2002, is amended to read:

29
30 **30.50.010 Purpose and applicability.**

31
32 The provisions in this chapter set the general structure for administration and decision
33 making under the ((uniform)) construction codes adopted by the county and other
34 specific codes for site preparation, fire protection, building maintenance, and installation
35 or placement of mobile homes((;)) and commercial coaches ((; and signs-)). ((The
36 codes listed in SCC 30.50.020(1) 30.50.020(11) are known as the construction
37 codes.))

38
39 Section 12. Snohomish County Code Section 30.50.020, last amended by
40 Emergency Ordinance No. 05-030 on April 18, 2005, is repealed.
41
42
43
44

1 Section 13. A new section is added to Chapter 30.50 of Snohomish County
2 Code to read:

3
4 **30.50.020 Building Official – appointment, designation, duties, and powers.**

5
6 (1) The building official shall be appointed by the director pursuant to chapter 2.01
7 SCC.

8 (2) The building official is the person designated by the director and charged with
9 application, enforcement and interpretation of the construction codes as set forth in
10 subtitle 30.5 SCC, except that the fire marshal is charged with the application,
11 enforcement and interpretation of the fire code, related standards for water mains and
12 fire hydrants and automatic sprinkler system standards in chapters 30.53A and 30.52G
13 SCC. The building official may also adopt policies and procedures in order to clarify the
14 application of the building code. Such interpretations, policies and procedures shall be
15 in conformance with the intent and purpose of the construction codes. Such policies and
16 procedures shall not have the effect of waiving requirements specifically provided for in
17 the construction codes.

18 (3) The building official shall enforce the provisions of the construction codes and may
19 coordinate with the code enforcement staff to pursue enforcement actions pursuant to
20 chapter 30.85 SCC and the construction codes.

21 (4) In accordance with adopted policies and procedures and with the concurrence of
22 the director, the building official or designee shall have the authority to assign a deputy
23 building official, technical officers, inspectors, plan examiners and other employees.
24 Such employees shall have powers as delegated by the building official.

25
26 Section 14. Snohomish County Code Section 30.50.030, adopted by Ordinance
27 No. 02-064 on December 9, 2002, is repealed.

28
29 Section 15. Snohomish County Code Section 30.50.040 adopted by Ordinance
30 No. 02-064 on December 9, 2002, is amended to read:

31
32 **30.50.040 Appeal procedure.**

33 ~~((Appeals to the board of appeals shall be made in writing to the department. The~~
34 ~~appellant may appear in person before the board, or be represented by an attorney and~~
35 ~~may introduce supporting evidence. The appellant shall, at his or her own expense,~~
36 ~~conduct any tests or research required by the board to substantiate his or her claim.))~~
37 Orders, decisions or determinations made by the building official or fire marshal relative
38 to the application and interpretation of the construction codes shall be final. Any appeal
39 shall be a judicial appeal filed in superior court pursuant to the Land Use Petition Act
40 (chapter 36.70C RCW).

41 Section 16. Snohomish County Code Section 30.50.050, adopted by Ordinance
42 No. 02-064 on December 9, 2002, is repealed.

Section 17. Snohomish County Code Section 30.50.060, adopted by Ordinance No. 02-064 on December 9, 2002, is repealed.

Section 18. Snohomish County Code Section 30.50.070, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.50.070 Enforcement.

Enforcement of the construction codes in subtitle 30.5 SCC shall be pursuant to the provisions of chapter 30.85 SCC or related construction code provisions.

Section 19. Snohomish County Code Section 30.50.090, adopted by Ordinance No. 02-064 on December 9, 2002, is repealed.

Section 20. A new chapter is added to Subtitle 30.5 of the Snohomish County Code to read:

**Chapter 30.52F
RESIDENTIAL CODE**

PART 000 GENERAL

- 30.52F.010 International Residential Code (IRC) 2006 edition – adopted.
- 30.52F.020 Appendix G – adopted.
- 30.52F.030 Title (IRC 101.1).
- 30.52F.040 Scope (IRC 101.2).
- 30.52F.050 Purpose (IRC 101.3).

PARTS 100 - 200 ADMINISTRATION

- 30.52F.100 General Administration.
- 30.52F.108 General applicability (IRC 102.1).
- 30.52F.110 Other laws (IRC 102.2).
- 30.52F.114 Referenced codes and standards (IRC 102.4).
- 30.52F.120 Existing structures (IRC 102.7).
- 30.52F.122 Additions, alterations or repairs (IRC 102.7.1).
- 30.52F.132 Applications and permits (IRC 104.2).
- 30.52F.134 Notice and order (IRC 104.3).
- 30.52F.136 Inspections (IRC 104.4).
- 30.52F.138 Identification (IRC 104.5).
- 30.52F.140 Right of entry (IRC 104.6).
- 30.52F.142 Department records (IRC 104.7).

AMENDED ORDINANCE NO. 07-084
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE AS REVISED; AND REPEALING, AMENDING AND ADDING SECTIONS IN TITLE 30 SCC

- 1 30.52F.144 Liability (IRC 104.8).
- 2 30.52F.146 Approved materials and equipment (IRC 104.9).
- 3 30.52F.148 Used materials and equipment (IRC 104.9.1).
- 4 30.52F.150 Modifications (IRC 104.10).
- 5 30.52F.152 Areas prone to flooding (IRC 104.10.1).
- 6 30.52F.154 Alternative materials, design and methods of construction and equipment
- 7 (IRC 104.11).
- 8 30.52F.156 Tests (IRC 104.11.1).
- 9 30.52F.158 Permits required (IRC 105.1).
- 10 30.52F.160 Work exempt from permit (IRC 105.2).
- 11 30.52F.162 Emergency repairs (IRC 105.2.1).
- 12 30.52F.164 Repairs (IRC 105.2.2).
- 13 30.52F.166 Public service agencies (IRC 105.2.3).
- 14 30.52F.168 Application for permit (IRC 105.3).
- 15 30.52F.170 Action on application (IRC 105.3.1).
- 16 30.52F.172 Determination of substantially improved or substantially damaged existing
- 17 buildings in flood hazard areas (IRC 105.3.1.1).
- 18 30.52F.174 Time limitation of application (IRC 105.3.2).
- 19 30.52F.176 Validity of permit (IRC 105.4).
- 20 30.52F.178 Expiration (IRC 105.5).
- 21 30.52F.180 Suspension or revocation (IRC 105.6).
- 22 30.52F.182 Placement of permit (IRC 105.7).
- 23 30.52F.184 Responsibility (IRC 105.8).
- 24 30.52F.186 Construction submittal documents (IRC 106.1).
- 25 30.52F.188 Information on construction document (IRC 106.1.1).
- 26 30.52F.200 Manufacturer's installation instructions (IRC 106.1.2).
- 27 30.52F.202 Information for construction in flood hazard areas (IRC 106.1.3).
- 28 30.52F.204 Site plan (IRC 106.2).
- 29 30.52F.206 Examination of documents (IRC 106.3).
- 30 30.52F.208 Approval of construction documents (IRC 106.3.1).
- 31 30.52F.210 Abandonment of permit (IRC 106.3.2).
- 32 30.52F.212 Phased approval (IRC 106.3.3).
- 33 30.52F.214 Amended construction documents (IRC 106.4).
- 34 30.52F.216 Retention of construction documents (IRC 106.5).
- 35 30.52F.218 Temporary structures and uses – general (IRC 107.1).
- 36 30.52F.220 Conformance (IRC 107.2).
- 37 30.52F.222 Temporary power (IRC 107.3).
- 38 30.52F.224 Termination of approval (IRC 107.4).
- 39 30.52F.226 Payment of fees (IRC 108.1).
- 40 30.52F.228 Schedule of permit fees (IRC 108.2).
- 41 30.52F.230 Building permit valuations (IRC 108.3).
- 42 30.52F.232 Related fees (IRC 108.4).
- 43 30.52F.234 Refunds (IRC 108.5).
- 44 30.52F.236 Types of inspections (IRC 109.1).
- 45 30.52F.238 Foundation inspection (IRC 109.1.1).

AMENDED ORDINANCE NO. 07-084
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE AS REVISED; AND REPEALING, AMENDING AND ADDING SECTIONS IN TITLE 30 SCC

1 30.52F.240 Plumbing, mechanical, gas and electrical systems inspection (IRC 109.1.2).
2 30.52F.242 Floodplain inspections (IRC 109.1.3).
3 30.52F.244 Frame and masonry inspection (IRC 109.1.4).
4 30.52F.246 Other inspections (IRC 109.1.5).
5 30.52F.248 Fire-resistance-rated construction inspection (IRC 109.1.5.1).
6 30.52F.250 Final inspection (IRC 109.1.6).
7 30.52F.260 Inspection agencies (IRC 109.2).
8 30.52F.262 Inspection requests (IRC 109.3).
9 30.52F.264 Approval required (IRC 109.4).
10 30.52F.266 Certificates of use and occupancy (IRC 110.1).
11 30.52F.268 Change in use (IRC 110.2).
12 30.52F.270 Certificate issued (IRC 110.3).
13 30.52F.272 Temporary occupancy (IRC 110.4).
14 30.52F.274 Suspension or revocation (IRC 110.5).
15 30.52F.276 Connection of service utilities (IRC 111.1).
16 30.52F.278 Temporary connection (IRC 111.2).
17 30.52F.280 Authority to disconnect service utilities (IRC 111.3).
18 30.52F.290 Unlawful acts (IRC 113.1).
19 30.52F.292 Notice of violation (IRC 113.2).
20 30.52F.294 Prosecution of violation (IRC 113.3).
21 30.52F.296 Violation penalties (IRC 113.4).
22 30.52F.298 Stop work order (IRC 114.1).
23 30.52F.299 Unlawful continuance (IRC 114.2).

24
25
26
27
28 **PART 300 AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE**

29
30 30.52F.300 Table R301.2(1) – amended.

31
32 **PART 000 - General**

33
34 **30.52F.010 International Residential Code (IRC) 2006 edition – adopted.**

35
36 The 2006 edition of the International Residential Code (IRC), published by the
37 International Code Council, as amended by the Washington State Building Code
38 Council and included in chapter 19.27 RCW, and as otherwise expressly amended by
39 this chapter, is adopted and is incorporated and made a part of this chapter by
40 reference.

41
42 **30.52F.020 Appendix G – adopted.**

43
44 Appendix G to the 2006 edition of the IRC is adopted and is incorporated and made a
45 part of this chapter by reference.

AMENDED ORDINANCE NO. 07-084
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE AS REVISED; AND REPEALING, AMENDING AND ADDING SECTIONS IN TITLE 30 SCC

1
2 **30.52F.030 Title (IRC 101.1).**
3

4 These provisions shall be known as the Residential Code for One- and Two-family
5 Dwellings of Snohomish County and shall be cited as such and will be referred to as the
6 "residential code."
7

8 **30.52F.040 Scope (IRC 101.2).**
9

10 The provisions of the residential code shall apply to the construction, alteration,
11 movement, enlargement, replacement, repair, equipment, use and occupancy, location,
12 removal and demolition of detached one- and two-family dwellings and townhouses not
13 more than three stories above-grade in height with a separate means of egress and
14 their accessory structures.
15

16 **30.52F.050 Purpose (IRC 101.3).**
17

18 The purpose of the residential code is to provide minimum requirements to safeguard
19 the public safety, health and general welfare through affordability, structural strength,
20 means of egress facilities, stability, sanitation, light and ventilation, energy conservation
21 and safety to life and property from fire and other hazards attributed to the built
22 environment.
23

24 **PARTS 100 – 200 - Administration**
25

26
27 **30.52F.100 General administration.**
28

29 The administrative provisions of the building code, as adopted and amended in chapter
30 30.52A SCC, and the administrative provisions in chapter 30.50 SCC shall control in all
31 matters not addressed by the administrative provisions of the residential code.
32

33 **30.52F.108 General applicability (IRC 102.1).**
34

35 Where, in any specific case, different sections of the residential code specify different
36 materials, methods of construction or other requirements, the most restrictive shall
37 govern. Where there is a conflict between a general requirement and a specific
38 requirement, the specific requirement shall apply.
39

40 **30.52F.110 Other laws (IRC 102.2).**
41

42 The provisions of the residential code shall not be deemed to nullify any provisions of
43 local, state or federal law.
44
45

1 **30.52F.114 Referenced codes and standards (IRC 102.4).**

2
3 The codes and standards referenced in the residential code shall be considered part of
4 the requirements of the residential code to the prescribed extent of each such
5 reference. Where differences occur between provisions of the residential code and
6 referenced codes and standards, the provisions of the residential code shall apply.
7 Exception: Where enforcement of a residential code provision would violate the
8 conditions of the listing of the equipment or appliance, the conditions of the listing and
9 manufacturer's instructions shall apply.

10
11 **30.52F.120 Existing structures (IRC 102.7).**

12
13 The legal occupancy of any structure existing on the date of adoption of the residential
14 code shall be permitted to continue without change, except as is specifically covered in
15 the residential code or the fire code, or as is deemed necessary by the building official
16 for the general safety and welfare of the occupants and the public.

17
18 **30.52F.122 Additions, alterations or repairs (IRC 102.7.1).**

19
20 Additions, alterations or repairs to any structure shall conform to the requirements for a
21 new structure without requiring the existing structure to comply with all of the
22 requirements of the residential code, unless otherwise stated. Additions, alterations or
23 repairs shall not cause an existing structure to become unsafe or adversely affect the
24 performance of the building.

25
26 **30.52F.132 Applications and permits (IRC 104.2).**

27
28 The building official shall receive applications, review construction documents and issue
29 permits for the erection and alteration of buildings and structures, inspect the premises
30 for which such permits have been issued and enforce compliance with the provisions of
31 the residential code.

32
33 **30.52F.134 Notice and order (IRC104.3).**

34
35 The building official may issue notices and orders pursuant to chapter 30.85 SCC and
36 may coordinate with the code enforcement staff to process such notices and orders.

37
38 **30.52F.136 Inspections (IRC 104.4).**

39
40 The building official shall make all of the required inspections, or the building official
41 shall have the authority to accept reports of inspection by approved agencies or
42 individuals. Reports of such inspections shall be in writing and be certified by a
43 responsible officer of such approved agency or by the responsible individual. The
44 building official is authorized to engage additional expert opinion as deemed necessary

1 to report upon unusual technical issues that arise, subject to the approval of the
2 director.

3
4 **30.52F.138 Identification (IRC 104.5).**

5
6 The building official shall carry proper identification when inspecting structures or
7 premises in the performance of duties under the residential code.

8
9 **30.52F.140 Right of entry (IRC 104.6).**

10
11 Where it is necessary to make an inspection to enforce the provisions of the residential
12 code or where the building official has reasonable cause to believe that there exists in a
13 structure or upon a premises a condition which is contrary to or in violation of the
14 residential code which makes the structure or premises unsafe, dangerous or
15 hazardous, the building official or designee is authorized to enter the structure or pre-
16 mises at reasonable times to inspect or to perform the duties imposed by the residential
17 code, provided that if such structure or premises be occupied that credentials be
18 presented to the occupant and entry requested. If such structure or premises be
19 unoccupied, the building official shall first make a reasonable effort to locate the owner
20 or other person having charge or control of the structure or premises and request entry.
21 If entry is refused, the building official shall have recourse to the remedies provided by
22 law to secure entry.

23
24 **30.52F.142 Department records (IRC 104.7).**

25
26 The building official shall keep official records of applications received, permits and
27 certificates issued, fees collected, reports of inspections, and notices and orders issued.
28 Such records shall be retained in the official records for the period required for the
29 retention of public records.

30
31 **30.52F.144 Liability (IRC 104.8).**

32
33 The liability of employees and officials while performing their official duties under the
34 residential code is governed by SCC 2.90.085.

35
36 **30.52F.146 Approved materials and equipment (IRC 104.9).**

37
38 Materials, equipment and devices approved by the building official shall be constructed
39 and installed in accordance with such approval.

40
41 **30.52F.148 Used materials and equipment (IRC 104.9.1).**

42
43 Used materials, equipment and devices shall not be reused unless approved by the
44 building official.

1 **30.52F.150 Modifications (IRC 104.10).**

2
3 Wherever there are practical difficulties involved in carrying out the provisions of the
4 residential code, the building official shall have the authority to grant modifications for
5 individual cases, provided the building official shall first find that special individual
6 reason makes the strict letter of the residential code impractical and the modification is
7 in compliance with the intent and purpose of the residential code and that such
8 modification does not lessen health, life and fire safety requirements or structural
9 features. The details of action granting modifications shall be recorded and entered in
10 the files of the department.
11

12 **30.52F.152 Areas prone to flooding (IRC 104.10.1).**

13
14 The building official shall not grant modifications to any provision related to areas prone
15 to flooding as established by Table R30.2(1) of the IRC without the granting of a
16 variance.
17

18 **30.52F.154 Alternative materials, design and methods of construction and**
19 **equipment (IRC 104.11).**

20
21 The provisions of the residential code are not intended to prevent the installation of any
22 material or to prohibit any design or method of construction not specifically prescribed
23 by the residential code, provided that any such alternative has been approved. An
24 alternative material, design or method of construction shall be approved where the
25 building official finds that the proposed design is satisfactory and complies with the
26 intent of the provisions of the residential code, and that the material, method or work
27 offered is, for the purpose intended, at least the equivalent of that prescribed in the
28 residential code. Compliance with the specific performance-based provisions of the
29 construction codes in lieu of specific requirements of the residential code shall also be
30 permitted as an alternate.
31

32 **30.52F.156 Tests (IRC 104.11.1).**

33
34 Whenever there is insufficient evidence of compliance with the provisions of the
35 residential code, or evidence that a material or method does not conform to the require-
36 ments of the residential code, or in order to substantiate claims for alternative materials
37 or methods, the building official shall have the authority to require tests as evidence of
38 compliance to be made at no expense to the jurisdiction. Test methods shall be as
39 specified in the residential code or by other recognized test standards. In the absence of
40 recognized and accepted test methods, the building official shall approve the testing
41 procedures. Tests shall be performed by an approved agency. Reports of such tests
42 shall be retained by the building official for the period required for retention of public
43 records.
44
45

1 **30.52F.158 Permits required (IRC 105.1).**

2
3 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move,
4 demolish or change the occupancy of a building or structure, or to erect, install, enlarge,
5 alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing
6 system, the installation of which is regulated by the residential code, or to cause any
7 such work to be done, shall first make application to the building official and obtain the
8 required permit.
9

10 **30.52F.160 Work exempt from permit (IRC 105.2).**

11
12 Permits shall not be required under the residential code for the exemptions listed in this
13 section. Exemption from permit requirements of the residential code shall not be
14 deemed to grant authorization for any work to be done in any manner in violation of the
15 provisions of the residential code or any other laws or ordinances of this jurisdiction.

16 (1) Building:

17 (a) One-story detached accessory structures not used for human habitation and
18 used as tool and storage sheds, playhouses and similar uses, provided the floor area
19 does not exceed 200 square feet (18.6m²) for structures located in the Urban Growth
20 Area (UGA) and 400 square feet (37.2 m²) for structures located outside of a UGA.

21 (b) Fences not over 6 feet (1,829 mm) high.

22 (c) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the
23 bottom of the footing to the top of the wall, unless supporting a surcharge.

24 (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000
25 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

26 (e) Sidewalks and driveways associated with residential buildings constructed under
27 the provisions of the residential code.

28 (f) Decks, associated platforms and steps necessary to residential buildings
29 constructed under the provisions of the residential code which are not more than 30
30 inches (762 mm) above adjacent grade and not over any basement or story below.

31 (g) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish
32 work.

33 (h) Prefabricated swimming pools that are less than 24 inches (610 mm) deep.

34 (i) Swings and other playground equipment.

35 (j) Window awnings supported by an exterior wall which do not project more than 54
36 inches (1,372 mm) from the exterior wall and do not require additional support.

37 (2) Gas:

38 (a) Portable heating, cooking or clothes drying appliances.

39 (b) Replacement of any minor part that does not alter approval of equipment or
40 make such equipment unsafe.

41 (c) Portable-fuel-cell appliances that are not connected to a fixed piping system and
42 are not interconnected to a power grid.

43 (3) Mechanical:

44 (a) Portable heating appliances.

45 (b) Portable ventilation appliances.

- 1 (c) Portable cooling units.
2 (d) Steam, hot or chilled water piping within any heating or cooling equipment
3 regulated by the residential code.
4 (e) Replacement of any minor part that does not alter approval of equipment or
5 make such equipment unsafe.
6 (f) Portable evaporative coolers.
7 (g) Self-contained refrigeration systems containing 10 pounds (454 kg) or less of
8 refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
9 (h) Portable-fuel-cell appliances that are not connected to a fixed piping piping system
10 and are not interconnected to a power grid.
11 (4) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however,
12 that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective
13 and it becomes necessary to remove and replace the same with new material, such
14 work shall be considered as new work and a permit shall be obtained and inspection
15 made as provided in the residential code. The clearing of stoppages or the repairing of
16 leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets,
17 provided such repairs do not involve or require the replacement or rearrangement of
18 valves, pipes or fixtures.
19

20 **30.52F.162 Emergency repairs (IRC 105.2.1).**
21

22 Where equipment replacements and repairs must be performed in an emergency situa-
23 tion, the permit application shall be submitted within the next working business day to
24 the building official.
25

26 **30.52F.164 Repairs (IRC 105.2.2).**
27

28 Application or notice to the building official is not required for ordinary repairs to
29 structures, replacement of lamps or the connection of approved portable electrical
30 equipment to approved permanently installed receptacles. Such repairs shall not include
31 the cutting away of any wall, partition or portion thereof, the removal or cutting of any
32 structural beam or load-bearing support, or the removal or change of any required
33
34

35 means of egress, or rearrangement of parts of a structure affecting the egress
36 requirements; nor shall ordinary repairs include addition to, alteration of, replacement or
37 relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or
38 similar piping, electric wiring or mechanical or other work affecting public health or
39 general safety.
40

41 **30.52F.166 Public service agencies (IRC 105.2.3).**
42

43 A permit shall not be required for the installation, alteration or repair of generation,
44 transmission, distribution, metering or other related equipment that is under the
45 ownership and control of public service agencies by established right.

1
2 **30.52F.168 Application for permit (IRC 105.3).**
3

4 To obtain a permit, the applicant shall first file an application in writing on a form
5 furnished by the department for that purpose. Building permit applications shall comply
6 with the submittal requirements as provided by the department pursuant to SCC
7 30.70.030. Such application shall:

- 8 (1) Identify and describe the work to be covered by the permit.
9 (2) Describe the land on which the proposed work is to be done by legal description,
10 street address or similar description that will readily identify and definitely locate the
11 proposed building or work.
12 (3) Indicate the use and occupancy for which the proposed work is intended.
13 (4) Be accompanied by construction documents and other information as required in
14 SCC 30.52F.188.
15 (5) State the valuation of the proposed work.
16 (6) Be signed by the applicant or the applicant's authorized agent.
17 (7) Give such other data and information as required by the building official.
18

19 **30.52F.170 Action on application (IRC 105.3.1).**
20

21 (1) The building official shall examine or cause to be examined applications for per-
22 mits and amendments thereto within a reasonable time after filing. If the application or
23 the construction documents do not conform to the requirements of pertinent laws, the
24 building official shall reject such application in writing, stating the reasons therefore. If
25 the building official is satisfied that the proposed work conforms to the requirements of
26 the residential code and laws and ordinances, the building official shall issue a permit as
27 soon as practicable.

28 (2) Where a building permit application has been made for construction, other than
29 for maintenance, repairs, and minor alterations, on a parcel of land not served by a
30 public sanitary sewer system, a building permit shall not be issued without prior
31 approval from the Snohomish Health District of an approved means of waste disposal.

32 (3) In order to determine that the plans, specifications and other data filed for review
33 conform to the requirements of the residential code and other applicable laws and
34 ordinances, the building official may require the site of any proposed construction be
35 inspected and an evaluation performed.
36

37 **30.52F.172 Determination of substantially improved or substantially damaged**
38 **existing buildings in flood hazard areas (IRC 105.3.1.1).**
39

40 For applications for reconstruction, rehabilitation, addition or other improvement of
41 existing buildings or structures located in an area prone to flooding as established by
42 IRC Table R301.2(1), the building official shall examine or cause to be examined the
43 construction documents and shall prepare a finding with regard to the value of the
44 proposed work. For buildings that have sustained damage of any origin, the value of the
45 proposed work shall include the cost to repair the building or structure to its pre-damage

1 condition. If the building official finds that the value of proposed work equals or exceeds
2 50 percent of the market value of the building or structure before the damage has
3 occurred or the improvement is started, the finding shall be provided to the building
4 official for a determination of substantial improvement or substantial damage.
5 Applications determined by the building official to constitute substantial improvement or
6 substantial damage shall meet the requirements of section R324 of the IRC.

7
8 **30.52F.174 Time limitation of application (IRC 105.3.2).**

9
10 An application for a permit for any proposed work shall be deemed to have been
11 abandoned 18 months after the date of filing, unless such application has been pursued
12 in good faith or a permit has been issued; except that the building official is authorized
13 to grant one extension of time for an additional period not to exceed 18 months. The
14 extension shall be requested in writing and justifiable cause demonstrated.

15
16 **30.52F.176 Validity of permit (IRC 105.4).**

17
18 The issuance or granting of a permit shall not be construed to be a permit for, or an
19 approval of, any violation of any of the provisions of the residential code or of any other
20 applicable law or ordinance of the jurisdiction. Permits presuming to give authority to
21 violate or cancel the provisions of the residential code or other ordinances of the
22 jurisdiction shall not be valid. The issuance of a permit based on construction
23 documents and other data shall not prevent the building official from requiring the
24 correction of errors in the construction documents and other data. The building official is
25 also authorized to prevent occupancy or use of a structure in violation of the residential
26 code or of any other ordinances of this jurisdiction.

27
28 **30.52F.178 Expiration (IRC 105.5).**

29
30 Every permit issued shall become invalid 18 months after its issuance. The building
31 official is authorized to grant, in writing, one extension of time, for a period of not more
32 than 18 months. The extension shall be requested in writing and justifiable cause
33 demonstrated.

34
35 **30.52F.180 Suspension or revocation (IRC 105.6).**

36
37 The building official may suspend or revoke a permit issued under the residential code
38 pursuant to SCC 30.71.027 or 30.85.117.

39
40 **30.52F.182 Placement of permit (IRC 105.7).**

41
42 The building permit or copy of the permit shall be kept on the site of the work until the
43 completion of the project.

1 **30.52F.184 Responsibility (IRC 105.8).**

2
3 It shall be the duty of every person who performs work for the installation or repair of
4 building, structure, electrical, gas, mechanical or plumbing systems, for which the
5 residential code is applicable, to comply with the residential code.
6

7 **30.52F.186 Construction submittal documents (IRC 106.1).**

8
9 Construction documents, special inspection and structural observation programs and
10 other data shall be submitted in one or more sets with each application for a permit. The
11 construction documents shall be prepared by a registered design professional where
12 required by title 30 SCC. Where special conditions exist, the building official is autho-
13 rized to require additional construction documents to be prepared by a registered design
14 professional. The building official is authorized to waive the submission of construction
15 documents and other data not required to be prepared by a registered design
16 professional if it is found that the nature of the work applied for is such that reviewing of
17 construction documents is not necessary to obtain compliance with the residential code.
18

19 **30.52F.188 Information on construction documents (IRC 106.1.1).**

20
21 Construction documents shall be drawn upon suitable material. Electronic media
22 documents are permitted to be submitted when approved by the building official.
23 Construction documents shall be of sufficient clarity to indicate the location, nature and
24 extent of the work proposed and show in detail that it will conform to the provisions of
25 the residential code and relevant laws, ordinances, rules and regulations, as determined
26 by the building official.
27

28 **30.52F.200 Manufacturer's installation instructions (IRC 106.1.2).**

29
30 Manufacturer's installation instructions, as required by the residential code, shall be
31 available on the job site at the time of inspection.
32

33 **30.52F.202 Information for construction in flood hazard areas (IRC 106.1.3).**

34
35 For more specific regulations regarding construction in special flood hazard areas and
36 flood hazard permit requirements, see chapters 30.43 and 30.65 SCC. For buildings
37 and structures located in whole or in part in flood hazard areas as established by IRC
38 Table R301.2(1), construction documents shall include:

- 39 (1) Delineation of flood hazard areas, floodway boundaries and flood zones and the
40 design flood elevation, as appropriate;
41 (2) The elevation of the proposed lowest floor, including basement; in areas of
42 shallow flooding (AO zones), the height of the proposed lowest floor, including
43 basement, above the highest adjacent grade;
44 (3) The elevation of the bottom of the lowest horizontal structural member in coastal
45 high hazard areas (V Zone); and

1 (4) If design flood elevations are not included on the most recently adopted Flood
2 Insurance Rate Map published by the Federal Emergency Management Agency, the
3 building official and the applicant shall obtain and reasonably utilize any design flood
4 elevation and floodway data available from other sources.
5

6 **30.52F.204 Site plan (IRC 106.2).**
7

8 The construction documents submitted with the permit application shall be accompanied
9 by a site plan showing the size and location of new construction and existing structures
10 on the site and distances from lot lines. In the case of demolition, the site plan shall
11 show construction to be demolished and the location and size of existing structures and
12 construction that are to remain on the site or plot.
13

14 **30.52F.206 Examination of documents (IRC 106.3).**
15

16 The building official shall examine or cause to be examined construction
17 documents for construction code compliance.
18

19 **30.52F.208 Approval of construction documents (IRC 106.3.1).**
20

21 When the building official issues a permit, the construction documents shall be
22 approved, in writing or by a stamp which states "APPROVED PLANS PER SCC
23 30.52F.208." One set of approved construction documents shall be retained by the
24 building official. The other set shall be returned to the applicant, shall be kept at the site
25 of work and shall be open to inspection by the building official or his or her authorized
26 representative.
27

28 **30.52F.210 Abandonment of permit (IRC 106.3.2).**
29

30 An issued permit shall be deemed abandoned if construction allowed under the permit
31 is not pursued in good faith within 180 days after the permit has been issued.
32

33
34 **30.52F.212 Phased approval (IRC 106.3.3).**
35

36 The building official is authorized to issue a permit for the construction of foundations or
37 any other part of a building or structure before the construction documents for the whole
38 building or structure have been submitted, provided that adequate information and
39 detailed statements have been filed complying with applicable requirements of the
40 residential code. The holder of such permit for the foundation or other parts of a building
41 or structure shall proceed at the holder's own risk with the building operation and
42 without assurance that a permit for the entire structure will be granted.
43
44
45

1 **30.52F.214 Amended construction documents (IRC 106.4).**

2
3 Work shall be installed in accordance with the approved construction documents, and
4 any changes made during construction that are not in compliance with the approved
5 construction documents shall be resubmitted for approval as an amended set of
6 construction documents.
7

8 **30.52F.216 Retention of construction documents (IRC 106.5).**

9
10 One set of approved construction documents shall be retained by the building official for
11 a period of not less than 180 days from date of completion of the permitted work, or as
12 required by state or local laws.
13

14 **30.52F.218 Temporary structures and uses – general (IRC 107.1).**

15
16 The building official is authorized to issue a permit for temporary structures and
17 temporary uses. Such permits shall be limited as to time of service, but shall not be per-
18 mitted for more than 180 days. The building official is authorized to grant extensions for
19 demonstrated cause.
20

21 **30.52F.220 Conformance (IRC 107.2).**

22
23 Temporary structures and uses shall conform to the structural strength, fire safety,
24 means of egress, light, ventilation and sanitary requirements of the residential code as
25 necessary to ensure the public health, safety and general welfare.
26

27 **30.52F.222 Temporary power (IRC 107.3).**

28
29 The building official is authorized to give permission to temporarily supply and use
30 power in part of an electric installation before such installation has been fully completed
31 and the final certificate of completion has been issued. The part covered by the
32 temporary certificate shall comply with the requirements specified for temporary lighting,
33 heat or power in the International Code Council Electrical Code.
34
35
36

37 **30.52F.224 Termination of approval (IRC 107.4).**

38
39 The building official is authorized to terminate a permit for a temporary structure or use
40 and to order the temporary structure or use to be discontinued.
41
42
43
44
45

1 **30.52F.226 Payment of fees (IRC 108.1).**

2
3 A permit shall not be valid until the fees prescribed by law have been paid. An
4 amendment to a permit shall not be released until the additional fee, if any, has been
5 paid.
6

7 **30.52F.228 Schedule of permit fees (IRC 108.2).**

8
9 On buildings, structures, electrical, gas, mechanical and plumbing systems or
10 alterations requiring a permit, a fee for each permit shall be paid as required, in
11 accordance with chapter 30.86 SCC.
12

13 **30.52F.230 Building permit valuations (IRC 108.3).**

14
15 Building permit valuation shall include total value of the work for which a permit is being
16 issued, such as electrical, gas, mechanical, plumbing equipment and other permanent
17 systems, including materials and labor.
18

19 **30.52F.232 Related fees (IRC 108.4).**

20
21 The payment of the fee for the construction, alteration, removal or demolition for work
22 done in connection with or concurrently with the work authorized by a building permit
23 shall not relieve the applicant or holder of the permit from the payment of other fees that
24 are prescribed by law.
25

26 **30.52F.234 Refunds (IRC 108.5).**

27
28 The director is authorized to establish a refund policy.
29

30 **30.52F.236 Types of inspections (IRC 109.1).**

31
32 For onsite construction, from time to time the building official, upon notification from the
33 permit holder or his agent, shall make or cause to be made any necessary inspections
34 and shall either approve that portion of the construction as completed or shall notify the
35 permit holder or his agent how that portion of construction as completed fails to comply
36 with the residential code.
37

38 **30.52F.238 Foundation inspection (IRC 109.1.1).**

39
40 Inspection of the foundation shall be made after poles or piers are set or trenches or
41 basement areas are excavated and any required forms erected and any required
42 reinforcing steel is in place and supported prior to the placing of concrete. The
43 foundation inspection shall include excavations for thickened slabs intended for the
44 support of bearing walls, partitions, structural supports, or equipment and special
45 requirements for wood foundations.

AMENDED ORDINANCE NO. 07-084
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2006 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE AS REVISED; AND REPEALING, AMENDING AND ADDING SECTIONS IN TITLE 30 SCC

1
2 **30.52F.240 Plumbing, mechanical, gas and electrical systems inspection (IRC**
3 **109.1.2).**

4
5 Rough inspection of plumbing, mechanical, gas and electrical systems shall be made
6 prior to covering or concealment, before fixtures or appliances are set or installed, and
7 prior to framing inspection. Back-filling of ground-source heat pump loop systems
8 tested in accordance with section M2105.1 of the IRC prior to inspection shall be
9 permitted.

10
11 **30.52F.242 Floodplain inspections (IRC 109.1.3).**

12
13 For construction in areas prone to flooding as established by IRC Table R301.2(1),
14 upon placement of the lowest floor, including basement, and prior to further vertical
15 construction, the building official shall require submission of a completed FEMA
16 elevation certificate form 81-31, prepared and sealed by a registered design
17 professional, of the elevation of the lowest floor, including basement, required in
18 section R324 of the IRC.

19
20 **30.52F.244 Frame and masonry inspection (IRC 109.1.4).**

21
22 Inspection of framing and masonry construction shall be made after the roof, masonry,
23 all framing, fire stopping, drafts topping and bracing are in place and after the plumbing,
24 mechanical and electrical rough inspections are approved.

25
26 **30.52F.246 Other inspections (IRC 109.1.5).**

27
28 In addition to the called inspections above, the building official may make or require any
29 other inspections to ascertain compliance with the residential code and other laws
30 enforced by the building official.

31
32 **30.52F.248 Fire-resistance-rated construction inspection (IRC 109.1.5.1).**

33
34 Where fire-resistance-rated construction is required between dwelling units or due to a
35 building's or structure's location on property, the building official shall require an
36 inspection of such construction after all lathing and/or wallboard is in place, but before
37 any plaster is applied, or before wallboard joints and fasteners are taped and finished.

38
39 **30.52F.250 Final inspection (IRC 109.1.6).**

40
41 Final inspection shall be made after the permitted work is complete and prior to
42 occupancy.

1
2 **30.52F.260 Inspection agencies (IRC 109.2).**
3

4 The building official may accept reports of approved inspection agencies, provided such
5 agencies satisfy the building official's requirements as to qualifications and reliability
6 necessary to meet the IRC.
7

8 **30.52F.262 Inspection requests (IRC 109.3).**
9

10 It shall be the duty of the permit holder or their agent to notify the building official that
11 such work is ready for inspection. It shall be the duty of the person requesting any
12 inspections required by the residential code to provide access to and means for
13 inspection of such work.
14

15 **30.52F.264 Approval required (IRC 109.4).**
16

17 Work shall not be done beyond the point indicated in each successive inspection
18 without first obtaining the approval of the building official. The building official upon
19 notification, shall make the requested inspections and shall either indicate the portion of
20 the construction that is satisfactory as completed, or shall notify the permit holder or an
21 agent of the permit holder how that portion of the construction fails to comply with the
22 residential code. Any portions that do not comply shall be corrected and such portion
23 shall not be covered or concealed until authorized by the building official.
24

25 **30.52F.266 Certificates of use and occupancy (IRC 110.1).**
26

27 No building or structure shall be used or occupied, and no change in the existing
28 occupancy classification of a building or structure or portion thereof shall be made until
29 the building official has issued a certificate of occupancy for the building or structure.
30 Issuance of a certificate of occupancy shall not be construed as an approval of a viola-
31 tion of the provisions of the residential code or other applicable laws or ordinances.
32 Certificates presuming to give authority to violate or cancel the provisions of the
33 residential code or other applicable ordinances shall not be valid.
34

35 Exceptions:
36

37 (1) Certificates of occupancy are not required for work exempt from permits under
38 SCC 30.52F.160.

39 (2) Certificates of occupancy are not required for accessory buildings or
40 structures unless they are used for commercial purposes.
41
42
43
44
45

1 **30.52F.268 Change in use (IRC 110.2).**

2
3 Changes in the character or use of an existing structure shall not be made except as
4 specified in sections 3406 and 3407 of the International Building Code.
5

6 **30.52F.270 Certificate issued (IRC 110.3).**

7
8 After the building official inspects the building or structure and finds no violations of the
9 provisions of the residential code or other laws that are enforced by the department, the
10 building official shall issue a certificate of occupancy for the building or structure which
11 shall contain the following:

- 12 (1) The building permit number.
13 (2) The address of the structure.
14 (3) The name and address of the owner.
15 (4) A description of that portion of the structure for which the certificate is issued.
16 (5) A statement that the described portion of the structure has been inspected for
17 compliance with the requirements of the residential code.
18 (6) The name of the building official.
19 (7) The edition of the residential code under which the permit was issued.
20 (8) Whether an automatic sprinkler system is provided and whether the sprinkler
21 system is required.
22 (9) Any special stipulations and conditions of the building permit.
23

24 **30.52F.272 Temporary occupancy (IRC 110.4).**

25
26 The building official is authorized to issue a temporary certificate of occupancy before
27 the completion of the entire work covered by the permit, provided that such portion or
28 portions shall be occupied safely. The building official shall set a time period during
29 which the temporary certificate of occupancy is valid.
30

31 **30.52F.274 Suspension or revocation (IRC 110.5).**

32
33 The building official may suspend or revoke a certificate of occupancy issued under the
34 residential code pursuant to SCC 30.71.027 or SCC 30.85.117.
35

36 **30.52F.276 Connection of service utilities (IRC 111.1).**

37
38 No person shall make connections from a utility, source of energy, fuel or power to any
39 building or system that is regulated by the residential code for which a permit is
40 required, until approved by the building official.
41

42 **30.52F.278 Temporary connection (IRC 111.2).**

43
44 The building official may authorize and approve the temporary connection of the
45 building or system to the utility, source of energy, fuel or power.

1
2 **30.52F.280 Authority to disconnect service utilities (IRC 111.3).**
3

4 The building official may authorize disconnection of utility service to the building,
5 structure or system regulated by the residential code and the referenced codes and
6 standards set forth in SCC 30.52F.114 in case of emergency where necessary to elimi-
7 nate an immediate hazard to life or property or when such utility connection has been
8 made without the approval required by SCC 30.52F.276 and 30.52F.278. The building
9 official shall notify the serving utility and whenever possible the owner and occupant of
10 the building, structure or service system of the decision to disconnect prior to taking
11 such action if not notified prior to disconnection. The owner or occupant of the building,
12 structure or service system shall be notified in writing as soon as practical thereafter.
13

14 **30.52F.290 Unlawful acts (IRC 113.1).**
15

16 Pursuant to SCC 30.85.020, it shall be unlawful for any person, firm or corporation to
17 erect, construct, alter, extend, repair, move, remove, demolish or occupy any building,
18 structure or equipment regulated by the residential code, or cause same to be done, in
19 conflict with or in violation of any of the provisions of the residential code. Enforcement
20 of such violations shall be processed under the provisions of this chapter and chapter
21 30.85 SCC; provided further that the building official or his designee is authorized to
22 enforce the provisions of the residential code.
23

24 **30.52F.292 Notice of violation (IRC 113.2).**
25

26 The building official is authorized to serve a notice of violation or order on the person
27 responsible for the erection, construction, alteration, extension, repair, moving, removal,
28 demolition or occupancy of a building or structure in violation of the provisions of the
29 residential code, or in violation of a detail statement or a plan approved or in violation of
30 a permit or certificate issued under the provisions of the residential code. Such order
31 shall direct the discontinuance of the illegal action or condition and the abatement of the
32 violation. The building official may coordinate with code enforcement staff to issue such
33 notices in compliance with chapter 30.85 SCC.
34

35 **30.52F.294 Prosecution of violation (IRC 113.3).**
36

37 Unless an appeal has been sought to stay the action, if the notice of violation is not
38 complied with in the time prescribed by such notice, the building official may request the
39 legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity
40 to restrain, correct or abate such violation, or to require the removal or termination of
41 the unlawful occupancy of the building or structure in violation of the provisions of the
42 residential code or of the order or direction made pursuant thereto.
43
44
45

1
2
3 **30.52F.296 Violation penalties (IRC 113.4).**
4

5 Any person who violates a provision of the residential code or fails to comply with any of
6 the requirements thereof or who erects, constructs, alters or repairs a building or
7 structure in violation of the approved construction documents or directive of the building
8 official, or of a permit or certificate issued under the provisions of the residential code,
9 shall be subject to penalties as prescribed by chapter 30.85 SCC.
10

11 **30.52F.298 Stop work order (IRC 114.1).**
12

13 Upon notice from the building official that work on any building or structure is being
14 performed contrary to the provisions of the residential code or in an unsafe and dan-
15 gerous manner, such work shall be immediately stopped. The stop work order shall be
16 in writing and shall be given to the owner of the property involved, or to the owner's
17 agent or to the person doing the work and shall state the conditions under which work
18 will be permitted to resume.
19

20 **30.52F.299 Unlawful continuance (IRC 114.2).**
21

22 Any person who continues any work in or about the structure after having been served
23 with a stop work order, except such work as that person is directed to perform to
24 remove a violation or unsafe condition, shall be subject to penalties as prescribed by
25 chapter 30.85 SCC.

PART 300 – Amendments to the IRC

30.52F.300 Table R301.2(1) – amended.

IRC Table R301.2(1) is amended to read:

TABLE R301.2(1)
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed ^a (MPH)	Seismic Design Category ^f	Subject to Damage From			Winter Design Temp ^g	Ice Barrier Under- layment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
			Weathering ^a	Frost line depth ^b	Termite ^c					
25	85	D/D2	Moderate	18 inches	Mod- erate	26	NO	12/23/71 9/16/05	175	50.5°

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R.301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure F403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- 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 subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure F301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- 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 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 other flood hazard map adopted by the community, as may be amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local 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 part of the table with "NO".
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure 403.3.(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index – USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.
- 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 Freezing Index-USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.

Section 21. Snohomish County Code Section 30.70.015, adopted by Ordinance 02-064 on December 9, 2002, is amended to read:

30.70.015 Exemptions.

~~((1))~~ The following actions are exempt from the requirements of this subtitle, except the consistency determination required by SCC 30.70.100:

~~((a))~~ (1) Street vacations under chapter 13.100 SCC; ~~((and))~~
~~((b))~~ (2) Approvals relating to the use of public areas and facilities under ~~((Title))~~ title 13 SCC~~((:))~~;

~~((c))~~ (3) Building permits exempt from the State Environmental Policy Act (SEPA);

~~((d))~~ (4) Grading permits exempt from SEPA; and

~~((e))~~ (5) All other construction, mechanical, and plumbing permits exempt from SEPA and related approvals, including certificates of occupancy.

~~((2))~~ The following project permits are exempt from the public notice and administrative appeal requirements of this subtitle, except when environmental review is required under chapter 43.21C RCW and chapter 30.61 SCC:

~~(a)~~ Building permits;

~~(b)~~ Grading permits; and

~~(c)~~ All other construction, mechanical, and plumbing permits and related approvals, including certificates of occupancy.))

Section 22. Snohomish County Code Section 30.83.010, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.83.010 Code interpretations.

(1) This chapter is intended to provide a process for administrative interpretation of the provisions of this title. Code interpretations:

(a) Clarify ambiguous provisions of the code applied to a specific project;

(b) Determine nonconforming rights;

(c) Determine whether a use is allowed in a particular zone; and

(d) Interpret the meaning of terms.

(2) This chapter applies to written interpretations of this title. This chapter does not apply to:

(a) Interpretations relating to the fire code, chapter 30.53A, which are made by the fire marshal pursuant to section 104 of the fire code; and

(b) Interpretations relating to the ~~((Uniform Construction Codes))~~ construction codes, chapters ~~((30.52A—30.52E))~~ 30.52A – 30.52G SCC, which are made by the building official or fire marshal pursuant to ((SCC 30.50.060)) 30.50.020(2).

Section 23. Snohomish County Code Section 30.86.400, last amended by Amended Ordinance No. 06-004 on March 15, 2006, is amended to read:

30.86.400 ((Uniform Building)) Construction code fees.

(1) Occupancies defined. Fees established in SCC 30.86.400(2) shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types. ((See also chapter 30.52A SCC.))

(2) Outstanding fees. Any outstanding fees or portions ((thereof)) of fees shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for ((a)) any factory built structure as approved by the Washington State Department of Labor and Industries ((as a modular structure)) is specified in SCC ((30.86.180)) 30.86.440 under mobile homes.

(3) Commercial and residential occupancies defined.

Table 30.86.400(3) – COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A , I , R((-1)), E , H , F , ((LG ⁽¹⁾)) M , S , B ₁ and U
RESIDENTIAL	R-3, U
Reference note: (1) Except adult-family homes as defined in chapter 70.128 RCW.	

(4) Commercial pre-application review.⁽¹⁾ ((See also chapter 30.52A SCC.))

Table 30.86.400(4) – COMMERCIAL PRE-APPLICATION REVIEW

REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour
Reference notes: (1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials. (2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.	

1 (5) Base permit fees.⁽¹⁾ ((See also chapter 30.52A SCC.))

2 Table 30.86.400(5) – BASE PERMIT FEES

3

COMMERCIAL	\$250
COMMERCIAL PLUMBING	\$125
COMMERCIAL MECHANICAL	\$125
COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)	\$125
MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING	\$80
RESIDENTIAL	\$80
Reference note: (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

4 (6) Plan review fees.⁽¹⁾ ((See also chapter 30.52A SCC.))

5 Table 30.86.400(6) – PLAN REVIEW FEES

6

7

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
• R-3 ((U-1 and U-3)) <u>and U</u> Occupancies <u>for residential purposes</u>	65% of building permit fee
• A, I, R-1, <u>R-2, R-4</u> , E, H, F, ((LG)), M, S, ((U-2)) <u>U</u> and B Occupancies	85% of building permit fee
EXCEPTIONS	
Successive construction ^{(2) (3)}	
• R-3 ((U-1)) and ((U-3)) <u>U</u> Occupancies <u>for residential purposes</u>	20% of building permit fee
• R-1, <u>R-2</u> and <u>R-4</u> Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, <u>R-2, R-4</u> , E, H, F, ((LG)), M, S, ((U-3)) <u>U</u> and B Occupancies as follows:	
• Commercial permit application for 1 or more buildings or additions requiring site review	\$640
• Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
• Tenant improvements not requiring site plan review	\$100
ADDITIONAL REVIEW ⁽⁴⁾	\$200 or 25% of the plan review fee, whichever is less.
Reference notes: (1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted ((uniform)) <u>construction codes</u> and other county regulations.	

(2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:

(a) Group ((R-3)) R occupancies.

(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use ((none of which are located in commercial or industrial zones per chapter 30.24 SCC)).

(3) Procedures for approval of basic plans for successive construction shall be established by the director. ((Basic plans are transferable from one applicant to another only by explicit written permission of the owner.))

(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

(7) Building permit fees.⁽¹⁾ ((See also chapter 30.52.A SCC.))

Table 30.86.400(7) – BUILDING PERMIT FEES

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾		PERMIT FEE ⁽³⁾
\$1-\$500		\$23.50
\$501-\$2,000		\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2001-\$25,000		\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000		\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, including \$50,000
\$50,001-\$100,000		\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000		\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000		\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000		\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.
FIRE SPRINKLER SYSTEM PLAN REVIEW		100% of valuation plus \$1.50/square foot
BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS		100% of valuation plus \$1.50/square foot

Reference notes:

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted ((uniform)) construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all

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plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with ~~((subtitle))~~ title 30 SCC.

(2) Building valuation shall be based on the building valuation data sheet contained within each year's May/June "Building Standards" magazine published by the International Conference of Building Officials to be applied effective January 1~~((,))~~ of each subsequent year.

(3) Plan review and permit fees are based on 100% of the building valuation with these exceptions:

(a) Accessory farm buildings & storage utility sheds	80% of valuation
(b) Additions w/plumbing	110% of the main floor valuation
(c) Dwellings without plumbing	90% of the main floor valuation
(d) Foundation (existing structure)	10% of main floor valuation
(e) Greenhouse (dirt floor, light frame/ plastic cover)	40% of valuation
(f) Pole and roof only/no sides	40% of valuation

(8) Certificates of occupancy/changes of use fees. ~~((See also chapter 30.52A SCC.))~~

Table 30.86.400(8) – CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES

CERTIFICATE OF OCCUPANCY	
Home occupation <u>in detached accessory structures</u>	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	<u>\$100</u>
COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY ⁽¹⁾	
Under 10,000 square feet	\$250
Over 10,000 square feet	\$500
Reference note: (1) This fee shall be deducted from the permit fee if a permit is required.	

(9) Special inspections and investigation fees. ~~((See also chapter 30.52A SCC.))~~

Table 30.86.400(9) – SPECIAL INSPECTIONS AND INVESTIGATION FEES

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour-2 hour min.
Outside Snohomish County inspection for move to Sno. Co.	\$120 plus \$0.28/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour-2 hour min.
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	
REINSPECTION FEE ⁽¹⁾	\$60

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BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS**INVESTIGATION FEE ⁽²⁾**

100% of permit fee

Reference notes:

(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid. ~~((UBC Section 108.8.))~~

(2) A fee charged for work requiring a permit, which is commenced without first obtaining said permit. This fee shall be collected regardless of whether a permit is subsequently issued or not. ~~((UBC Section 107.5.))~~

(10) Miscellaneous review and permit fees. ⁽¹⁾ ~~((See also chapter 30.52A SCC.))~~**TABLE 30.86.400(10) – MISCELLANEOUS REVIEW AND PERMIT FEES**

PRE- APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET	50% of site review fee
BUILDING ADDITIONS	
CONVERSION OPTION HARVEST PLAN REVIEW	\$300
Sites larger than 10 acres	\$5/acre
CRITICAL AREA REVIEW FEE pursuant to chapter 30.62 SCC for: ⁽²⁾	
Single family residential dwellings, duplexes and accessory structures, and commercial structures with a complete professional critical area study and/or habitat management plan submitted at the time of application:	\$250
Delineation and categorizing services provided for erosion and landslide hazard areas only:	\$450
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards:	\$1,200
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species pursuant to SCC 30.62.110:	\$1,600
COMPLETION PERMIT	\$50
CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50
DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	\$30

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LOT STATUS DETERMINATION	\$100
ROOFING PERMIT ⁽³⁾	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS ⁽⁴⁾	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes: (1) These fees are charged in addition to building/structural plan and permit fees. (2) For single family residential (SFR) dwellings, duplexes, and accessory structures, and commercial structures 8,000 square feet or less subject to critical areas review per chapter 30.62 SCC. (3) No permit is required for use of 10 squares or less of roofing material (4) If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.	

(11) Fee refunds. ((See also chapter 30.52A SCC.))

The director shall refund all fees collected in error. In all other cases, upon request by an applicant within 180 days of fee payment, the director is authorized to refund 80 percent of any fee paid only if no work has commenced under the issued permit or plan review and the issued permit is surrendered with the request.

Section 24. Snohomish County Code Section 30.86.410, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.86.410 ((Uniform-mechanical)) Mechanical permit fees. ((See also chapter 30.52B SCC.))

TABLE 30.86.410 – ((UNIFORM)) MECHANICAL PERMIT FEES

GAS-PIPING SYSTEM	\$5 per outlet
VENTILATION FAN OR SYSTEM - installed, which is not a portion of any heating or air conditioning system authorized by permit	\$5
AIR-HANDLING UNIT - install, and including ducts attached thereto	\$15 each
APPLIANCE VENT TO THE OUTSIDE - install or relocate, and not included in an appliance permit ((-))	\$15
BOILER, COMPRESSOR, OR ABSORPTION SYSTEM - install or relocate ⁽¹⁾	\$15
DOMESTIC OR INDUSTRIAL-TYPE INCINERATOR - install or relocate	\$15
FLOOR FURNACE - install or relocate, including exhaust vent, suspended heater, recessed wall heater, or floor-mounted unit heater	\$15
FURNACE OR BURNER - forced air or gravity-type: install or relocate, including ducts and vents attached	\$15

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HOOD - install, which is served by mechanical exhaust, including the ducts for such hood	\$15
INSTALLED APPLIANCE, or PIECE OF EQUIPMENT Regulated by this code, but not classed in other appliance categories, or for which no other fee is listed in this code	\$15
SOLID FUEL BURNING APPLIANCE - install, relocate, replace	\$25 each
TANK - above-ground, underground, or LPG in a residential application ⁽²⁾	
125-250 gallon capacity	\$25 each
over 250 gallon capacity	\$50 each
Reference notes: (1) This fee shall not apply to an air-handling unit, which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this code. (2) No permit is required for tanks with less than a 125-gallon capacity.	

Section 25. Snohomish County Code Section 30.86.420, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.86.420 ((Uniform)) Plumbing permit fees. ((See also chapter 30.52E SCC.))

TABLE 30.86.420 – ((UNIFORM)) PLUMBING FEES

FOR FACTORY - BUILT MODULAR STRUCTURES (((based on)) (the fee will be assessed for each fixture built into the structure by the manufacturer((-)))	\$3.50
FOR EACH:	
➤ Backflow protective devices,	\$7
➤ Industrial waste pre-treatment interceptor, including its trap and vent,	\$7
➤ Installation, alteration, or repair of water piping,	\$7
➤ Plumbing fixture,	\$7
➤ Rainwater systems-per drain (inside building) repair or alteration of drainage or vent piping,	\$7
➤ Set of fixtures on one trap, (including water, drainage, piping)	\$7
➤ Trap,	\$7
➤ Water heater or vent,	\$7
➤ Water treating equipment.	\$7
FOR EACH BUILDING SEWER AND EACH TRAILER PARK SEWER	\$15

Section 26. Snohomish County Code Section 30.86.430, last amended by Ordinance No. 04-030 on May 5, 2004, is amended to read:

30.86.430 ((Uniform)) Fire code fees. ((See also chapter 30.53A SCC.))

Table 30.86.430 – ((UNIFORM)) FIRE CODE FEES

ANNUAL FIRE INSPECTION FEE ⁽¹⁾			
Building size ((h)) in square feet		FEE	
	B, M, R (Less than 20 Units), U Occupancies (Group 1)	A, E, ((LC,)) R (More than 20 Units) Occupancies (Group 2)	F, H, I, S Occupancies (Group 3)
0-1000	\$45	\$75	\$95
1,001-2,500	\$65	\$105	\$165
2,501-5,000	\$95	\$155	\$245
5,001-7,500	\$115	\$185	\$285
7,501-10,000	\$125	\$195	\$300
10,001-12,500	\$145	\$230	\$315
12,501-15,000	\$165	\$275	\$330
15,001-17,500	\$175	\$295	\$345
17,501-20,000	\$190	\$310	\$365
20,001-30,000	\$215	\$350	\$375
30,001-40,000	\$230	\$375	\$385
40,001-50,000	\$245	\$400	\$400
50,001-60,000	\$260	\$425	\$425
60,001-70,000	\$275	\$450	\$450
70,001-100,000	\$300	\$475	\$475
100,001-150,000	\$350	\$500	\$500
150,001-200,000	\$400	\$525	\$525
OVER 200,000	\$450	\$550	\$550
REINSPECTION FEES			
For uncorrected violations at time of first re-inspection			\$25
For uncorrected violations at time of second re-inspection			\$50

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ANNUAL FIRE INSPECTION FEE ⁽¹⁾			
Building size ((1A)) in square feet		FEE	
	B, M, R (Less than 20 Units), U Occupancies (Group 1)	A, E, ((LC,)) R (More than 20 Units) Occupancies (Group 2)	F, H, I, S Occupancies (Group 3)
FIRE PLAN REVIEW AND PERMIT FEES			
Riser system Fuel storage tank Alarm system			\$50 each
SPECIAL EVENT PERMIT FIRE INSPECTIONS			
During regular business hours			\$100
After regular business hours/weekends			\$60/hour of actual time spent
PYROTECHNIC FIREWORKS			
Retail fireworks			\$100
Wholesale fireworks			\$100
OPEN BURNING PERMITS			
Residential			\$30.00
Residential – Annual Renewal			\$15.00
Land Clearing			\$300.00
Reference note: (1) Per SCC 30.53A.070, these fees shall be charged for all inspections required by SCC 30.53A.060, based upon the square footage area of inspected premises and the ((Uniform Building)) <u>residential or building code</u> ((Code)) classification associated with the primary use ((thereof)) <u>of the premises</u> .			

Section 27. Snohomish County Code Section 30.86.450, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.86.450 Sign fees. ((See also chapter 30.54B SCC.))

Table 30.86.450 – SIGN FEES ⁽¹⁾⁽²⁾

WALL SIGN ⁽⁽²⁾⁾	\$50
POLE OR ROOF SIGN ⁽⁽²⁾⁾	\$100
BILLBOARD ⁽⁽²⁾⁾	\$150
Reference notes: (1) A permit is not required for signs four square feet or less in area. (2) A SEPA threshold determination may be required, which includes a \$550 environmental checklist submittal fee.	

Section 28. Snohomish County Code Section 30.90.020, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.90.020 ((Uniform)) Construction codes ((Code)) definitions.

In the application of the ~~((uniform))~~ construction codes set forth in subtitle 30.5 ~~((of Title 30))~~ SCC, where any conflicting definition exists for the same term in chapter 30.91 SCC and ~~((Subtitle))~~ subtitle 30.5 SCC ~~((or))~~ including any ((uniform)) of the adopted construction codes, the ((definitions from Subtitle)) definition from subtitle 30.5 SCC ~~((or the uniform construction code))~~ shall control.

Section 29. A new section is added to Chapter 30.91C of the Snohomish County Code to read:

30.91C.265 "Construction codes" means those construction codes adopted in subtitle 30.5 SCC that serve to protect the health, safety and welfare of the occupants or users of buildings and structures and that provide the minimum performance standards and requirements for construction materials, consistent with nationally accepted standards of engineering, fire and life safety.

Section 30. Snohomish County Code Section 30.91K.040, adopted by Ordinance No. 02-064 on December 9, 2002, is repealed.

Section 31. Snohomish County Code Section 30.91M.150, adopted by Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.91M.150 "Mobile home" means a ~~(())~~ manufactured home that is a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or ~~((forty))~~ 40 body feet or more in length, or, when erected on site, is

1 ~~((three hundred twenty))~~ 320 or more square feet, and which is built on a permanent
2 chassis and designed to be used as a dwelling with or without a permanent foundation
3 when connected to the required utilities, and includes the plumbing, heating, air-
4 conditioning, and electrical systems contained ~~((therein))~~ within it. Calculations used
5 to determine the number of square feet in a structure will be based on the structure's
6 exterior dimensions measured at the largest horizontal projections when erected on site.
7 These dimensions will include all expandable rooms, cabinets, and other projections
8 containing interior space, but do not include bay windows. This term includes all
9 structures which meet the above requirements except the size requirements and with
10 respect to which the manufacturer voluntarily files a certification pursuant to
11 ~~((ss3282.13))~~ 24 C.F.R. § 3282.13 ((2003)) and complies with the standards set forth
12 in ~~((part 3280 by HUD))~~ 24 C.F.R. § 3280 ((2003)).

13
14 *This definition applies only to the ~~((Uniform Building Code))~~ building code in chapter*
15 *30.52A SCC.*

16
17 Section 32. Snohomish County Code Section 30.91P.150, adopted by Ordinance
18 No. 02-064 on December 9, 2002, is amended to read:

19
20 **30.91P.150 "Permit, building"** ("Building permit") means a permit or approval issued
21 under authority of the ~~((Uniform))~~ International Building Code and International
22 Residential Code as adopted ~~((by chapter 30.52A SCC,))~~ in subtitle 30.5 SCC ~~((except~~
23 ~~for all plumbing, and mechanical, and permits for Groups M (Mercantile) and U (Utility)~~
24 ~~Occupancies exempted pursuant to SCC 30.52A.070)).~~

25
26 Section 33. Snohomish County Code Section 30.91U.010, adopted by Ordinance
27 No. 02-064 on December 9, 2002, is repealed.

28
29 Section 34. Severability and Savings. If any section, sentence, clause or phrase
30 of this ordinance shall be held to be invalid or unconstitutional by a court of competent
31 jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
32 constitutionality of any other section, sentence, clause, or phrase of this ordinance.
33 Provided, however, that if any section, sentence, clause, or phrase of this ordinance is
34 held to be invalid by a court of competent jurisdiction, then the section, sentence,
35 clause, or phrase in effect prior to the effective date of this ordinance shall be in full
36 force and effect for that individual section, sentence, clause, or phrase as if this
37 ordinance had never been adopted.
38

1
2 PASSED this 5th day of September, 2007.
3
4

5 SNOHOMISH COUNTY COUNCIL
6 Snohomish County, Washington
7

8 
9
10 Chair


11
12 ATTEST:

13 
14
15 Asst. Clerk of the Council
16

17
18 ☒ APPROVED
19 ☐ EMERGENCY
20 ☐ VETOED

21 ATTEST:

22 
23

24
25
26
27  9/11/07
28 County Executive Date
29 MARK SOINE
30 Deputy Executive

27 Approved as to form:

28
29
30 Deputy Prosecuting Attorney

D13