

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 07-085

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

WHEREAS, the merger of the International Conference of Building Officials with other code writing organizations led to the formation of the International Code Council, which led to the creation of a group of international codes that replaced the Uniform Building Codes in 2003; and

WHEREAS, the Washington State Legislature adopted the most current construction codes as the State Building Code pursuant to chapter 19.27 RCW; and

WHEREAS, the State Building Code Act adopts the International Building, Residential, and Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes. The new codes and standards contain updated construction and performance standards, methods, technologies, and products; and

WHEREAS, the State Building Code became effective July 1, 2007; and

WHEREAS, the international and state building codes are updated comprehensively on a three year cycle; and

WHEREAS, chapter 19.27 RCW mandates that the State Building Code be administered and enforced by counties and cities, and grants counties and cities limited authority to amend the code as it applies within their jurisdictions; and

WHEREAS, the Snohomish County Council and the Snohomish County Executive have identified regulation of development to ensure safe and quality 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 within Snohomish County; and

WHEREAS, the adoption of the international codes separated the Uniform Building Code into the International Residential Code (IRC) and International Building Code(IBC); and

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1 WHEREAS, the separation of the residential and building codes can be most  
2 readily accomplished through a repeal of the Uniform Building Code in chapter 30.52A  
3 SCC and the adoption of new SCC chapters adopting the 2006 International Building  
4 Code and International Residential Code; and  
5

6 WHEREAS, the new international codes contain updated construction and  
7 performance standards, methods, technology, and products to improve construction  
8 safety and provide greater flexibility to meet minimum standards; and  
9

10 WHEREAS, the Snohomish County Council Planning Committee discussed  
11 adopting the State Building Code on July 10, 2007 and August 14, 2007 and  
12

13 WHEREAS, the Snohomish County Council conducted a public hearing on  
14 September 5, 2007, to consider the entire record and hear public testimony on  
15 Ordinance No. 07-085 adopting the IBC.  
16

17 NOW, THEREFORE, BE IT ORDAINED:  
18

19 Section 1. The foregoing recitals are incorporated by this reference as  
20 though set forth in full.  
21

22 Section 2. The Snohomish County Council makes the following findings of  
23 fact:  
24

- 25 A. RCW 19.27.040 allows the governing body of each county and city to  
26 amend the State Building Code as it applies within the jurisdiction of the  
27 county or city. The minimum performance standards of the codes and the  
28 objectives enumerated in RCW 19.27.020 shall not be diminished by any  
29 county amendments.  
30
- 31 B. Chapter 1 of the IBC, which contains administrative provisions, is not  
32 adopted. Instead, proposed chapter 30.52A SCC, parts 100 -200 contain  
33 provisions related to the administration of the IBC. These provisions are  
34 based on the administrative provisions of the IBC and contain references to  
35 the corresponding provisions in the IBC. However, they have been  
36 amended to reflect unique local circumstances related to the conduct of  
37 business at Snohomish County.  
38
- 39 C. Procedural amendments relating to application and permit expiration  
40 allowances are provided in SCC 30.52A.160 and 30.52A.164. These  
41 amendments allow permit applications and issued permits to be valid for 18  
42 months. They also authorize the building official to grant one extension for  
43 not more than 18 months. These amended provisions are more consistent  
44 with MyBuildingPermit.com communities. Currently, SCC 30.52A.110  
45 expires permits at 24 months and allows for renewal not to exceed a 24

1 month period. These amendments will keep permits issued more consistent  
2 with code cycle updates.

- 3 D. Section 112 of the IBC relating to the board of appeals is not adopted.  
4 Snohomish County has used the board of appeals only three times in the  
5 past 20 years. A board is not currently appointed or maintained since it is  
6 not used. PDS has the technical expertise to resolve code interpretation  
7 questions and make final decisions related to the application of the  
8 construction codes. If difficult technical issues arise, the building official  
9 consults with other building officials participating in MyBuildingPermit.com or  
10 obtains code interpretations from the SBCC. Appeals of the building official's  
11 final decisions may be made directly to superior court pursuant to SCC  
12 30.50.040.  
13
- 14 E. Section 903 of the IBC related to automatic sprinkler systems is not  
15 adopted. A new chapter 30.52G SCC providing automatic sprinkler  
16 standards for construction will be adopted to reflect Snohomish County's  
17 existing sprinkler standards and requirements.  
18
- 19 F. IBC Appendix E relating to supplementary accessibility requirements is  
20 adopted consistent with the State Building Code.  
21
- 22 G. The work exempt from permits provisions contained in the administrative  
23 chapter of the IBC are amended in SCC 30.52A.148 to accomplish the  
24 following:  
25
- 26 1. To reduce redundancy by exempting pre-fabricated membrane  
27 structures used for storage or agricultural purposes from proposed SCC  
28 30.52F.024, and to clarify that pre-fabricated membrane structures, such  
29 as tarpaulin on poles, do not require building permits.  
30
  - 31 2. To clarify the exemption for accessory structures pertains to those not  
32 used for human habitation, to increase this exemption from 120 to 200  
33 square feet and to exempt retail stands including espresso stands that  
34 do not exceed 200 square feet.  
35
  - 36 3. To exempt temporary job shacks from the permitting requirements.  
37
- 38 H. An exemption in existing code allows a permit exemption for minor  
39 construction and alteration activities for which the total valuation does not  
40 exceed \$2,000. This exemption was not carried forward in SCC 30.52A.148  
41 to provide greater conformance with the International Building Code and  
42 MyBuildingPermit.com communities. Exemptions from permits should be  
43 based on the category of use and scale, not construction value.  
44
- 45 I. Additional application requirements for moved structures are provided in  
46 SCC 30.52.300.

1  
2 J. Definitions for "commercial coach" and "grading" are added to SCC  
3 30.91C.131 and SCC 30.91G.075 to assist in the interpretation of chapter  
4 30.52A SCC and the construction codes.  
5

6 Section 3. The Snohomish County Council makes the following conclusions:  
7

- 8 A. The council concludes that this ordinance adopting the 2006 Edition of  
9 the IRC adopted by the International Code Council as amended by the  
10 State of Washington on November 17, 2006, together with local  
11 amendments permitted under RCW 19.27.060, is in the best interest of  
12 Snohomish County.  
13
- 14 B. The council concludes that the ordinance is consistent with the State  
15 Building Code Act adopted in chapter 19.27 RCW that became effective  
16 July 1, 2007.  
17
- 18 C. The council concludes that the ordinance promotes the health, safety  
19 and welfare of the occupants or users of buildings and structures and the  
20 general public by providing building codes that require minimum  
21 performance standards and requirements for construction and  
22 construction materials, consistent with nationally accepted standards of  
23 engineering, fire and life safety. The council also concludes that the IRC  
24 and associated amendments allow the use of modern technical methods,  
25 devices and improvements and provide the standards and specifications  
26 for making buildings and facilities accessible to and usable by physically  
27 disabled persons.  
28
- 29 D. The council concludes that adoption of the proposed amendments to the  
30 State Building Code will not result in less restrictive performance  
31 standards or objectives than those in the State Building Code.  
32
- 33 E. The council concludes that this ordinance is required to implement the  
34 State Building Code Act, not the Growth Management Act, and therefore,  
35 this ordinance does not adopt development regulations under SCC  
36 30.10.080. Pursuant to SCC 30.73.040(2)(c), planning commission  
37 review is not required.  
38
- 39 F. The council concludes that environmental review under the State  
40 Environmental Policy Act is not required pursuant to WAC 197-11-  
41 800(20).  
42  
43  
44  
45  
46

1 Section 4. Snohomish County Code Chapter 30.52A, adopted by Ordinance  
2 No. 02-064 on December 9, 2002, is repealed.

3  
4 Section 5. A new chapter 30.52A is added to Subtitle 30.5 of the Snohomish  
5 County Code to read:

6  
7 **Chapter 30.52A**  
8 **BUILDING CODE**  
9

10  
11 **PART 000 GENERAL**  
12

13 30.52A.010 International Building Code (IBC) 2006 edition – adopted.  
14 30.52A.020 Appendix E (IBC 101.2.1).  
15 30.52A.030 Title (IBC 101.1).  
16 30.52A.040 Scope (IBC 101.2).  
17 30.52A.050 Purpose (IBC 101.3).  
18 30.52A.060 Referenced codes (IBC 101.4).  
19

20 **PARTS 100 - 200 ADMINISTRATION**  
21

22 30.52A.100 General applicability (IBC 102.1).  
23 30.52A.102 Other laws (IBC 102.2).  
24 30.52A.106 Referenced codes and standards (IBC 102.4).  
25 30.52A.110 Existing structures (IBC 102.6).  
26 30.52A.120 Applications and permits (IBC 104.2).  
27 30.52A.122 Notices and orders (IBC 104.3).  
28 30.52A.124 Inspections (IBC 104.4).  
29 30.52A.126 Identification (IBC 104.5).  
30 30.52A.128 Right of entry (IBC 104.6).  
31 30.52A.130 Department records (IBC 104.7).  
32 30.52A.132 Liability (IBC 104.8).  
33 30.52A.134 Approved materials and equipment (IBC 104.9).  
34 30.52A.136 Used materials and equipment (IBC 104.9.1).  
35 30.52A.138 Modifications (IBC 104.10).  
36 30.52A.140 Alternative materials, design and methods of construction and equipment  
37 (IBC 104.11).  
38 30.52A.142 Research reports (IBC 104.11.1).  
39 30.52A.144 Tests (IBC 104.11.2).  
40 30.52A.146 Permits required (IBC 105.1).  
41 30.52A.148 Work exempt from permit (IBC 105.2).  
42 30.52A.150 Emergency repairs (IBC 105.2.1).  
43 30.52A.152 Repairs (IBC 105.2.2).  
44 30.52A.154 Public service agencies (IBC 105.2.3).  
45 30.52A.156 Application for permit, permit processing and notice (IBC 105.3).  
46 30.52A.158 Action on application (IBC 105.3.1).

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- 1 30.52A.160 Time limitation of application (IBC 105.3.2).
- 2 30.52A.162 Validity of permit (IBC 105.4).
- 3 30.52A.164 Expiration (IBC 105.5).
- 4 30.52A.166 Suspension or revocation (IBC 105.6).
- 5 30.52A.168 Placement of permit (IBC 105.7).
- 6 30.52A.170 Construction submittal documents (IBC 106.1).
- 7
- 8 30.52A.172 Information on construction documents (IBC 106.1.1).
- 9 30.52A.174 Fire protection system shop drawings (IBC 106.1.1.1).
- 10 30.52A.176 Means of egress (IBC 106.1.2).
- 11 30.52A.178 Exterior wall envelope (IBC 106.1.3).
- 12 30.52A.180 Site plan (IBC 106.2).
- 13 30.52A.182 Examination of documents (IBC 106.3).
- 14 30.52A.184 Approval of construction documents (IBC 106.3.1).
- 15 30.52A.186 Abandonment of permit (IBC 106.3.2).
- 16 30.52A.188 Phased approval (IBC 106.3.3).
- 17 30.52A.190 Design professional in responsible charge – general (IBC 106.3.4.1).
- 18 30.52A.192 Deferred submittals (IBC 106.3.4.2).
- 19 30.52A.194 Amended construction documents (IBC 106.4).
- 20 30.52A.196 Retention of construction documents (IBC 106.5).
- 21 30.52A.198 Temporary structures and uses – general (IBC 107.1).
- 22 30.52A.200 Conformance (IBC 107.2).
- 23 30.52A.202 Termination of approval (IBC 107.4).
- 24 30.52A.204 Fees and payment of fees (IBC 108.1).
- 25 30.52A.206 Schedule of permit fees (IBC 108.2).
- 26 30.52A.208 Building permit valuations (IBC 108.3).
- 27 30.52A.210 Work commencing before permit issuance (IBC 108.4).
- 28 30.52A.212 Related fees (IBC 108.5).
- 29 30.52A.214 Refunds (IBC 108.6).
- 30 30.52A.216 Inspections – general (IBC 109.1).
- 31 30.52A.218 Preliminary inspection (IBC 109.2).
- 32 30.52A.220 Required inspections (IBC 109.3).
- 33 30.52A.222 Footing and foundation inspection (IBC 109.3.1).
- 34 30.52A.224 Concrete slab and under-floor inspection (IBC 109.3.2).
- 35 30.52A.226 Lowest floor elevation (IBC 109.3.3).
- 36 30.52A.228 Frame inspection (IBC 109.3.4).
- 37 30.52A.230 Lath and gypsum board inspection (IBC 109.3.5).
- 38 30.52A.232 Fire-resistant penetrations (IBC 109.3.6).
- 39 30.52A.234 Energy efficiency inspections (IBC 109.3.7).
- 40 30.52A.236 Other inspections (IBC 109.3.8).
- 41 30.52A.238 Special inspections (IBC 109.3.9).
- 42 30.52A.240 Final inspection (IBC 109.3.10).
- 43 30.52A.242 Inspection agencies (IBC 109.4).
- 44 30.52A.244 Inspection requests (IBC 109.5).
- 45 30.52A.246 Approval required (IBC 109.6).
- 46 30.52A.248 Certificate of occupancy (IBC 110.1).

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- 1 30.52A.250 Certificate issued (IBC 110.2).
- 2 30.52A.252 Temporary occupancy (IBC 110.3).
- 3 30.52A.254 Revocation (IBC 110.4).
- 4 30.52A.256 Service utilities and connection of service utilities (IBC 111.1).
- 5 30.52A.258 Temporary connection (IBC 111.2).
- 6 30.52A.260 Authority to disconnect service utilities (IBC 111.3).
- 7 30.52A.262 Unlawful acts/violations (IBC 113.1).
- 8
- 9 30.52A.264 Notice of violation (IBC 113.2).
- 10 30.52A.268 Prosecution of violation (IBC 113.3).
- 11 30.52A.270 Violation penalties (IBC 113.4).
- 12 30.52A.272 Stop work order authority (IBC 114.1).
- 13 30.52A.274 Issuance (IBC 114.2).
- 14 30.52A.276 Unlawful continuance (IBC 114.3).
- 15 30.52A.278 Conditions for unsafe structures and equipment (IBC 115.1).
- 16 30.52A.280 Record (IBC 115.2).
- 17 30.52A.282 Notice (IBC 115.3).
- 18 30.52A.284 Method of service (IBC 115.4).
- 19 30.52A.286 Restoration (IBC 115.5).

20

21 **PART 300                    ADDITIONS AND AMENDMENTS TO THE INTERNATIONAL**

22 **BUILDING CODE**

23

- 24 30.52A.300 Additional requirements for moved structures – added (IBC 3408.2).
- 25 30.52A.302 Amendment to section 705.1 of the IBC (IBC 705.1).
- 26 30.52A.304 Amendment to section 3410.2 of the IBC (IBC 3410.2).
- 27 30.52A.306 Amendment to section 1612.3 of the IBC (IBC 1612.3).

28

29 **PART 000 GENERAL**

30

31 **30.52A.010 International Building Code (IBC) 2006 edition – adopted.**

32

33 The 2006 edition of the International Building Code (IBC) published by the

34 International Code Council, as amended by the Washington State Building Code

35 Council and included in chapter 19.27 RCW, is adopted except chapter 1 and section

36 903 and as otherwise expressly amended by this chapter, and is incorporated and

37 made a part of this chapter by reference.

38

39 **30.52A.020 Appendix E (IBC 101.2.1).**

40

41 Appendix E to the 2006 edition of the IBC is adopted and incorporated and made a

42 part of this chapter by reference.

43

44

45

46

1 **30.52A.030 Title (IBC 101.1).**

2  
3 These regulations shall be known as the Building Code of Snohomish County and  
4 shall be cited as such and will be referred to as the "building code."  
5

6 **30.52A.040 Scope (IBC 101.2).**

7  
8 The provisions of the building code shall apply to the construction, alteration,  
9 movement, enlargement, replacement, repair, equipment, use and occupancy,  
10 location, maintenance, removal and demolition of every building or structure or any  
11

12  
13 appurtenances connected or attached to such buildings or structures. Detached one-  
14 and two-family dwellings and multiple single-family dwellings (townhouses) not more  
15 than three stories above grade plane in height with a separate means of egress and  
16 their accessory structures shall comply with the residential code.  
17

18 **30.52A.050 Purpose (IBC 101.3).**

19  
20 The purpose of the building code is to establish the minimum requirements to  
21 safeguard the public health, safety and general welfare through structural strength,  
22 means of egress facilities, stability, sanitation, adequate light and ventilation, energy  
23 conservation, and safety to life and property from fire and other hazards attributed to  
24 the built environment and to provide safety to fire fighters and emergency responders  
25 during emergency operations.  
26

27 **30.52A.060 Referenced codes (IBC 101.4).**

28  
29 The codes listed in this section below and referenced within any of the codes adopted  
30 and amended in subtitle 30.5 SCC shall be considered part of the requirements of the  
31 building code to the prescribed extent of each such reference.  
32

33 **(1) Electrical (IBC 101.4.1).**

34  
35 The provisions of the International Code Council Electrical Code shall apply to  
36 the installation of electrical systems, including alterations, repairs, replacement,  
37 equipment, appliances, fixtures, fittings and appurtenances thereto as adopted  
38 and administered by the state of Washington Department of Labor and  
39 Industries.  
40

41 **(2) Gas (IBC 101.4.2).**

42  
43 International Fuel Gas Code shall mean the "fuel gas code" as adopted and  
44 amended in chapter 30.52G SCC. The provisions of the fuel gas code shall  
45 apply to the installation of gas piping from the point of delivery, gas appliances  
46 and related accessories as covered in the building code. These requirements



1 apply to gas piping systems extending from the point of delivery to the inlet  
2 connections of appliances and the installation and operation of residential and  
3 commercial gas appliances and related accessories. The National Fuel Gas  
4 Code shall mean the "national fuel gas code" as adopted and amended in  
5 chapter 30.52H SCC. The Liquefied Petroleum Gas Code shall mean the  
6 "liquefied petroleum gas code" as adopted and amended in chapter 30.52B  
7 SCC.

8  
9 **(3) Mechanical (IBC 101.4.3).**

10  
11 The International Mechanical Code shall mean the "mechanical code" as  
12 adopted and amended in chapter 30.52B SCC. The provisions of the  
13  
14 mechanical code shall apply to the installation, alterations, repairs and  
15 replacement of mechanical systems, including equipment, appliances, fixtures,  
16 fittings and/or appurtenances, including ventilating, heating, cooling, air-condi-  
17 tioning and refrigeration systems, incinerators and other energy-related  
18 systems.

19  
20 **(4) Plumbing (IBC 101.4.4).**

21  
22 Uniform Plumbing Code shall mean the "plumbing code" as adopted and  
23 amended in chapter 30.52E SCC. The provisions of the plumbing code shall  
24 apply to the installation, alteration, repair and replacement of plumbing systems,  
25 including equipment, appliances, fixtures, fittings and appurtenances, and  
26 where connected to a water or sewage system and all aspects of a medical gas  
27 system.

28  
29 **(5) Fire Prevention (IBC 101.4.6).**

30  
31 The provisions of the International Fire Code shall be known as the "fire code"  
32 as adopted and amended in chapter 30.53A SCC. The fire code shall apply to  
33 matters affecting or relating to structures, processes and premises from the  
34 hazard of fire and explosion arising from the storage, handling or use of  
35 structures, materials or devices; from conditions hazardous to life, property or  
36 public welfare in the occupancy of structures or premises; and from the  
37 construction, extension, repair, alteration or removal of fire suppression and  
38 alarm systems or fire hazards in the structure or on the premises from  
39 occupancy or operation.

40  
41 **(6) Energy (IBC 101.4.7).**

42  
43 The provisions of the Washington State Energy Conservation Code shall be  
44 known as the "energy code" as adopted and amended in chapter 30.52D SCC.  
45 The energy code shall apply to all matters governing the design and  
46 construction of buildings for energy efficiency.

1  
2 **(7) Ventilation and Indoor Air Quality.**  
3

4 The provisions of the Washington State Ventilation and Indoor Air Quality Code  
5 shall be known as the "ventilation and indoor air quality code" as adopted and  
6 amended in chapter 30.52C SCC. The ventilation and indoor air quality code  
7 shall apply to all matters governing the design and construction of building  
8 ventilation and indoor air quality.  
9

10  
11  
12 **PARTS 100 - 200 ADMINISTRATION**  
13

14 **30.52A.100 General applicability (IBC 102.1).**  
15

16 Where, in any specific case, different sections of the building code specify different  
17 materials, methods of construction or other requirements, the most restrictive shall  
18 govern. Where there is a conflict between a general requirement and a specific  
19 requirement, the specific requirement shall be applicable.  
20

21 **30.52A.102 Other laws (IBC 102.2).**  
22

23 The provisions of the building code shall not be deemed to nullify any provisions of  
24 local, state or federal law.  
25

26 **30.52A.106 Referenced codes and standards (IBC 102.4).**  
27

28 The codes and standards referenced in the building code shall be considered part of  
29 the requirements of the building code to the prescribed extent of each such reference.  
30 Where differences occur between provisions of the building code and referenced  
31 codes and standards, the provisions of the building code shall apply.  
32

33 **30.52A.110 Existing structures (IBC 102.6).**  
34

35 The legal occupancy of any structure existing on the date of adoption of the building  
36 code shall be permitted to continue without change, except as is specifically covered in  
37 the building code or the fire code, or as is deemed necessary by the building official for  
38 the general safety and welfare of the occupants and the public.  
39

40 **30.52A.120 Applications and permits (IBC 104.2).**  
41

42 The building official or his designee shall receive applications, review construction  
43 documents and issue permits for the erection, and alteration, demolition and moving of  
44 buildings and structures, inspect the premises for which such permits have been  
45 issued and enforce compliance with the provisions of the building code.  
46

1 **30.52A.122 Notices and orders (IBC 104.3).**

2  
3 The building official may issue notices or orders pursuant to chapter 30.85 SCC and  
4 may coordinate with the code enforcement staff to process such notices and orders.  
5

6 **30.52A.124 Inspections (IBC 104.4).**

7  
8 The building official shall make all of the required inspections, or the building official  
9 shall have the authority to accept reports of inspection by approved agencies or  
10 individuals. Reports of such inspections shall be in writing and be certified by a  
11

12  
13 responsible officer of such approved agency or by the responsible individual. The  
14 building official is authorized to engage additional expert opinion as deemed  
15 necessary to report upon unusual technical issues that arise, subject to the approval of  
16 the appointing authority.  
17

18 **30.52A.126 Identification (IBC 104.5).**

19  
20 The building official shall carry proper identification when inspecting structures or  
21 premises in the performance of duties under the building code.  
22

23 **30.52A.128 Right of entry (IBC 104.6).**

24  
25 Where it is necessary to make an inspection to enforce the provisions of the building  
26 code, or where the building official has reasonable cause to believe that there exists in  
27 a structure or upon a premises a condition which is contrary to or in violation of the  
28 building code which makes the structure or premises unsafe, dangerous or hazardous,  
29 the building official is authorized to enter the structure or premises at reasonable times  
30 to inspect or to perform the duties imposed by the building code, provided that if such  
31 structure or premises be occupied that credentials be presented to the occupant and  
32 entry requested. If such structure or premises is unoccupied, the building official shall  
33 first make a reasonable effort to locate the owner or other person having charge or  
34 control of the structure or premises and request entry. If entry is refused, the building  
35 official shall have recourse to the remedies provided by law to secure entry.  
36

37 **30.52A.130 Department records (IBC 104.7).**

38  
39 The building official shall keep official records of applications received, permits and  
40 certificates issued, fees collected, reports of inspections, and notices and orders  
41 issued. Such records shall be retained in the official records for the period required for  
42 retention of public records.  
43  
44  
45  
46

1 **30.52A.132 Liability (IBC 104.8).**

2  
3 The liability of employees and officials while performing their official duties under the  
4 building code is governed by SCC 2.90.085.  
5

6 **30.52A.134 Approved materials and equipment (IBC 104.9).**

7  
8 Materials, equipment and devices approved by the building official shall be  
9 constructed and installed in accordance with such approval.  
10

11 **30.52A.136 Used materials and equipment (IBC 104.9.1).**

12  
13 The use of used materials which meet the requirements of the building code for new  
14 materials is permitted. Used equipment and devices shall not be reused unless  
15 approved by the building official.  
16

17 **30.52A.138 Modifications (IBC 104.10).**

18  
19 Wherever there are practical difficulties involved in carrying out the provisions of the  
20 building code, the building official shall have the authority to grant modifications for  
21 individual cases, upon application of the owner or owner's representative, provided  
22 the building official shall first find that special individual reason makes the strict letter  
23 of the building code impractical and the modification is in compliance with the intent  
24 and purpose of the building code and that such modification does not lessen health,  
25 accessibility, life and fire safety, or structural requirements. The details of action  
26 granting modifications shall be recorded and entered in the files of the department.  
27

28 **30.52A.140 Alternative materials, design and methods of construction and  
29 equipment (IBC 104.11).**

30  
31 The provisions of the building code are not intended to prevent the installation of any  
32 material or to prohibit any design or method of construction not specifically prescribed  
33 by the building code, provided that any such alternative has been approved. An  
34 alternative material, design or method of construction shall be approved where the  
35 building official finds that the proposed design is satisfactory and complies with the  
36 intent of the provisions of the building code, and that the material, method or work  
37 offered is, for the purpose intended, at least the equivalent of that prescribed in the  
38 building code in quality, strength, effectiveness, fire resistance, durability and safety.  
39

40 **30.52A.142 Research reports (IBC 104.11.1).**

41  
42 Supporting data, where necessary to assist in the approval of materials or assemblies  
43 not specifically provided for in the building code, shall consist of valid research reports  
44 from sources approved by the building official.  
45  
46

1  
2 **30.52A.144 Tests (IBC 104.11.2).**  
3

4 Whenever there is insufficient evidence of compliance with the provisions of the  
5 building code, or evidence that a material or method does not conform to the require-  
6 ments of the building code, or in order to substantiate claims for alternative materials  
7 or methods, the building official shall have the authority to require tests as evidence of  
8 compliance to be made at no expense to the jurisdiction. Test methods shall be as  
9 specified in the building code or by other recognized test standards. In the absence of  
10 recognized and accepted test methods, the building official shall approve the testing  
11 procedures. Tests shall be performed by an approved agency. Reports of such tests  
12 shall be retained by the building official for the period required for retention of public  
13 records.  
14

15 **30.52A.146 Permits required (IBC 105.1).**  
16

17 (1) Any owner or authorized agent who intends to construct, enlarge, alter, repair,  
18 move, demolish, or change the occupancy of a building or structure, or to erect,  
19  
20 install, enlarge, alter, repair, remove, convert or replace any electrical, gas,  
21 mechanical or plumbing system, the installation of which is regulated by the building  
22 code, or to cause any such work to be done, shall first make application to the building  
23 official and obtain the required permit.

24 (2) A building permit shall be required for all factory-built structures that are  
25 placed, maintained, enlarged, altered, repaired, improved, converted, or demolished  
26 on any lot or parcel of land; except no building permit shall be required where a mobile  
27 home permit has been properly issued pursuant to chapter 30.54A SCC.

28 (3) A commercial coach shall bear a seal of approval from the Washington State  
29 Department of Labor and Industries for its intended use as defined by occupancy  
30 classification Groups A, B, E, F, H, I, M, R, S, or U unless otherwise approved by the  
31 building official. Commercial coach foundations, porches, stairs, and ramps shall be  
32 permitted in accordance with the provisions of the building code.  
33

34 **30.52A.148 Work exempt from permit (IBC 105.2).**  
35

36 Exemptions from permit requirements of the building code shall not be deemed to  
37 grant authorization for any work to be done in any manner in violation of the provisions  
38 of the building code or any other laws or ordinances of this jurisdiction. Permits issued  
39 under the building code shall not be required for the following:

40 (1) Building:

41 (a) One-story detached accessory structures not used for human habitation,  
42 used as tool and storage sheds, playhouses, agricultural structures, and similar  
43 uses, provided the floor area does not exceed 200 square feet (18.6 m<sup>2</sup>).

44 (b) Retail stands including, but not limited to espresso stands, concession  
45 stands or retail stands that do not exceed 200 square feet (18.6 m<sup>2</sup>).

46 (c) Fences not over 6 feet (1,829 mm) high.

- 1 (d) Oil derricks.
- 2 (e) Retaining walls that are not over 4 feet (1,219 mm) in height measured from  
3 the bottom of the footing to the top of the wall, unless supporting a surcharge or  
4 impounding Class I, II or III A liquids.
- 5 (f) Water tanks supported directly on grade if the capacity does not exceed  
6 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not  
7 exceed 2:1.
- 8 (g) Sidewalks and driveways associated with residential buildings constructed  
9 under the provisions of the building code.
- 10 (h) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish  
11 work.
- 12 (i) Temporary motion picture, television and theater stage sets and scenery.
- 13 (j) Prefabricated swimming pools accessory to a Group R-3 occupancy that are  
14 less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are  
15 installed entirely above ground.
- 16 (k) Shade cloth structures constructed for nursery or agricultural purposes, not  
17 including service systems.
- 18 (l) Swings and other playground equipment accessory to detached one- and  
19 two-family dwellings.
- 20 (m) Window awnings supported by an exterior wall that do not project more than  
21 54 inches (1,372 mm) from the exterior wall and do not require additional support of  
22 Group R-3 and U occupancies.
- 23 (n) Non-fixed and movable fixtures, cases, racks, counters and partitions not over  
24 5 feet 9 inches (1,753 mm) in height.
- 25 (o) Job shacks that are placed at the job site during construction, for which a  
26 permit has been issued or applied, may be allowed on a temporary basis and shall be  
27 removed upon final approval of construction. A job shack is a portable structure for  
28 which the primary purpose is to house equipment and supplies, and which may serve  
29 as a temporary office during construction for the purposes of the construction activity.
- 30 (p) Membrane structures as follows:
- 31 (i) Membrane structures as are defined in IBC chapter 31 which do not  
32 exceed 200 square feet, or which do not exceed 400 square feet when two or more  
33 sides are open. Such structures shall not be located in a critical area and shall not be  
34 approved as a habitable space.
- 35 (ii) Such structures as are defined in WAC 51-40-007 which are used solely  
36 for the commercial production of horticultural plants including ornamental plants,  
37 flowers, vegetables, and fruits. "Temporary growing structure" means a structure that  
38 has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic  
39 material and is used to provide plants with either frost protection or increased heat  
40 retention. Such structures shall not be located in a critical area and shall not be  
41 approved for other non-agricultural uses including, but not limited to, office space,  
42 mercantile, manufacturing, or habitable space.
- 43 (iii) Such structures as are defined as agricultural buildings in the IBC which  
44 have the sides and roof covered with polyethylene, polyvinyl, or similar flexible  
45 synthetic material. The combined aggregate total area of these structures shall not  
46 exceed 1,000 square feet on a minimum five-acre lot, 2,000 square feet on a minimum

1 10-acre lot, 3,000 square feet on a minimum 15-acre lot, 4,000 square feet on a  
2 minimum 20-acre lot, or 5,000 square feet on a lot of 25 acres or larger. Such  
3 structures shall not be located in a critical area and shall not be approved for other  
4 non-agricultural uses including, but not limited to, office space, mercantile,  
5 manufacturing, or habitable space.

6 (2) Gas:

7 (a) Portable heating appliance.

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

10 (3) Mechanical:

11 (a) Portable heating appliance.

12 (b) Portable ventilation equipment.

13 (c) Portable cooling unit.

14 (d) Steam, hot or chilled water piping within any heating or cooling equipment  
15 regulated by the building code.

16 (e) Replacement of any part that does not alter its approval or make it unsafe.

17 (f) Portable evaporative cooler.

18 (g) Self-contained refrigeration system containing 10 pounds (5 kg) or less of  
19 refrigerant and actuated by motors of 1 horsepower (746 W) or less.

20 (4) Plumbing:

21 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if  
22 any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and  
23 it becomes necessary to remove and replace the same with new material, such work  
24 shall be considered new work and a permit shall be obtained and inspection made as  
25 provided in the building code.

26 (b) The clearing of stoppages or the repairing of leaks in pipes, valves or  
27 fixtures and the removal and reinstallation of water closets when such repairs do not  
28 involve or require the replacement or rearrangement of valves, pipes or fixtures.  
29

30 **30.52A.150 Emergency repairs (IBC 105.2.1).**

31  
32 Where equipment replacements and repairs must be performed in an emergency  
33 situation, the permit application shall be submitted within the next working business  
34 day to the building official.  
35

36 **30.52A.152 Repairs (IBC 105.2.2).**

37  
38 Application or notice to the building official is not required for ordinary repairs to  
39 structures, replacement of lamps or the connection of approved portable electrical  
40 equipment to approved permanently installed receptacles. Such repairs shall not  
41 include the cutting away of any wall, partition or portion thereof, the removal or cutting  
42 of any structural beam or load-bearing support, or the removal or change of any  
43 required means of egress, or rearrangement of parts of a structure affecting the  
44 egress requirements; nor shall ordinary repairs include addition to, alteration of,  
45 replacement or relocation of any standpipe, water supply, sewer, drainage, drain

1 leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other  
2 work affecting public health or general safety.

3  
4 **30.52A.154 Public service agencies (IBC 105.2.3).**

5  
6 A permit shall not be required for the installation, alteration or repair of generation,  
7 transmission, distribution or metering or other related equipment that is under the  
8 ownership and control of public service agencies by established right.

9  
10 **30.52A.156 Application for permit, permit processing and notice (IBC 105.3).**

11  
12 (1) To obtain a permit, the applicant shall first file an application in writing  
13 on a form furnished by the department for that purpose. Building permit applications  
14 shall comply with the submittal requirements provided by the department pursuant to  
15 SCC 30.70.030. The following items shall be required as a part of the written submittal  
16 requirements, but are not inclusive of all information that may be necessary:

17 (a) A description of the work to be covered by the permit for which application is  
18 made and identification of the use and occupancy for which the proposed work is  
19 intended;

20 (b) The property tax parcel number or legal description of the property and the  
21 street address (if available);

22 (c) A description of the land area on which the proposed work is to be done so the  
23 inspector can locate the proposed building or work;

24 (d) The property owner's name, address, and telephone number;

25 (e) Where required by RCW 19.27.097, the prime contractor's business name,  
26 address, telephone number, and current state contractor registration number  
27 (including such verification as may be necessary to comply with RCW 19.27.095);

28 (f) Evidence of an adequate potable water supply for the intended use of the  
29 building (for buildings necessitating potable water - RCW 19.27.097);

30 (g) Evidence of road access in accordance with applicable provisions of the SCC;

31 (h) Any traffic information if required by chapter 30.66B SCC;

32 (i) Any environmental information if required by chapter 30.61 SCC or, if  
33 necessary, after site review;

34 (j) Construction documents and other information as required in SCC 30.52A.170;

35 (k) The valuation of the proposed work;

36 (l) The signature of the applicant or the applicant's authorized agent; and

37 (m) Other data and information as required by the building official.

38 (2) New commercial construction, commercial additions, and multifamily construction  
39 applications requiring environmental review pursuant to chapter 30.61 SCC shall be  
40 subject to the provisions of chapters 30.70 and 30.71 SCC.

41  
42 **30.52A.158 Action on application (IBC 105.3.1).**

43  
44 (1) The building official shall examine or cause to be examined applications for  
45 permits and amendments thereto within a reasonable time after filing. If the application  
46 or the construction documents do not conform to the requirements of applicable laws,



1 the building official shall reject such application in writing, stating the reasons  
2 therefore. If the building official is satisfied that the proposed work conforms to the  
3 requirements of the building code and all other applicable laws and ordinances, the  
4 building official shall issue a permit as soon as practicable.

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

9 (3) In order to determine that the plans, specifications, and other data filed for review  
10 conform to the requirements of this and other applicable laws and ordinances, the  
11 building official may require an inspection and evaluation of the site of any proposed  
12 construction.

### 13 14 **30.52A.160 Time limitation of application (IBC 105.3.2).**

15  
16 An application for a permit for any proposed work shall be deemed to have been  
17 abandoned 18 months after the date of filing, unless such application has been  
18 pursued in good faith or a permit has been issued; except that the building official is  
19 authorized to grant one extension of time for an additional period not to exceed 18  
20 months. The extension shall be requested in writing and justifiable cause  
21 demonstrated.

### 22 23 **30.52A.162 Validity of permit (IBC 105.4).**

24  
25 The issuance or granting of a permit shall not be construed to be a permit for, or an  
26 approval of, any violation of any of the provisions of the building code or of any other  
27 applicable law or ordinance. Permits presuming to give authority to violate or cancel  
28 the provisions of the building code or other ordinances of the jurisdiction shall not be  
29 valid. The issuance of a permit based on construction documents and other data shall  
30 not prevent the building official from requiring the correction of errors in the  
31 construction documents and other data. The building official is also authorized to  
32 prevent occupancy or use of a structure where in violation of the building code or of  
33 any other ordinances of this jurisdiction.

### 34 35 **30.52A.164 Expiration (IBC 105.5).**

36  
37 (1) Every permit issued shall become invalid 18 months after its issuance. The  
38 building official is authorized to grant, in writing, one extension of time, for a period of  
39 not more than 18 months. The extension shall be requested in writing and justifiable  
40 cause demonstrated.

41 (2) The fee for the permit extension is one-half of the amount required for the  
42 original permit. No permit may be extended later than 30 days after the date of  
43 expiration of the original permit. Prior to extension of a permit, an on-site inspection  
44 of the work authorized by the original permit may be required in order to determine  
45 compliance with this chapter and any other applicable law or regulation.

1 **30.52A.166 Suspension or revocation (IBC 105.6).**

2  
3 The building official may suspend or revoke a permit issued under the building code  
4 pursuant to SCC 30.71.027 or 30.85.117.  
5

6 **30.52A.168 Placement of permit (IBC 105.7).**

7  
8 The building permit or copy of the permit shall be kept on the site of the work until the  
9 completion of the project.  
10

11 **30.52A.170 Construction submittal documents (IBC 106.1).**

12  
13 Construction documents, statement of special inspections and other data shall be  
14 submitted in one or more sets with each permit application. The construction  
15 documents shall be prepared by a registered design professional where required by  
16 title 30 SCC. Where special conditions exist, the building official may require additional  
17 construction documents to be prepared by a registered design professional. The  
18 building official may waive the submission of construction documents and other data  
19 not required to be prepared by a registered design professional if it is found that the  
20 nature of the work applied for is such that review of construction documents is not  
21 necessary to obtain compliance with the building code.  
22

23 **30.52A.172 Information on construction documents (IBC 106.1.1).**

24  
25 Construction documents shall be dimensioned and drawn upon suitable material.  
26 Electronic media documents are permitted to be submitted when approved  
27 by the building official. Construction documents shall be of sufficient clarity to indicate  
28 the location, nature and extent of the work proposed and show in detail that it will  
29 conform to the provisions of the building code and relevant laws, ordinances, rules and  
30 regulations, as determined by the building official.  
31

32 **30.52A.174 Fire protection system shop drawings (IBC 106.1.1.1).**

33  
34 Shop drawings for the fire protection system(s) shall be submitted to indicate  
35 conformance with the building code and the construction documents and shall be  
36 approved prior to the start of system installation. Shop drawings shall contain all  
37 information as required by the referenced installation standards in chapter 9 of the  
38 IBC.  
39

40 **30.52A.176 Means of egress (IBC 106.1.2).**

41  
42 The construction documents shall show in sufficient detail the location, construction,  
43 size and character of all portions of the means of egress in compliance with the  
44 provisions of the building code. In occupancies other than Groups R-2, R-3, and I-1,  
45 the construction documents shall designate the number of occupants to be  
46 accommodated on every floor, and in all rooms and spaces.

1  
2 **30.52A.178 Exterior wall envelope (IBC 106.1.3).**  
3

4 (1) Construction documents for all buildings shall describe the exterior wall  
5 envelope in sufficient detail to determine compliance with the building code. The  
6 construction documents shall provide details of the exterior wall envelope as required,  
7 including flashing, intersections with dissimilar materials, comers, end details, control  
8 joints, intersections at roof, eaves or parapets, means of drainage, water-resistive  
9 membrane and details around openings.

10 (2) The construction documents shall include manufacturer's installation  
11 instructions that provide supporting documentation that the proposed penetration and  
12 opening details described in the construction documents maintain the weather  
13 resistance of the exterior wall envelope. The supporting documentation shall fully  
14 describe the exterior wall system which was tested, where applicable, as well as the  
15 test procedure used.  
16  
17  
18

19 **30.52A.180 Site plan (IBC 106.2).**  
20

21 The construction documents submitted with the permit application shall be  
22 accompanied by a site plan showing to scale the size and location of new construction  
23 and existing structures on the site, distances from lot lines, the established street  
24 grades and the proposed finished grades and, as applicable, flood hazard areas,  
25 floodways, and design flood elevations; and it shall be drawn in accordance with an  
26 accurate boundary line survey. In the case of demolition, the site plan shall show  
27 construction to be demolished and the location and size of existing structures and  
28 construction that are to remain on the site or plot. The building official is authorized to  
29 waive or modify the requirement for a site plan when the permit application is for  
30 alteration or repair or when otherwise warranted.  
31

32 **30.52A.182 Examination of documents (IBC 106.3).**  
33

34 The building official shall examine or cause to be examined the accompanying  
35 construction documents and shall ascertain by such examinations whether the  
36 construction indicated and described is in accordance with the requirements of the  
37 building code and other applicable laws or ordinances.  
38

39 **30.52A.184 Approval of construction documents (IBC 106.3.1).**  
40

41 When the building official issues a permit, the construction documents shall be  
42 approved, in writing or by stamps, as "Approved Subject to Field Inspections." One set  
43 of construction documents shall be retained by the building official. The other set shall  
44 be returned to the applicant, shall be kept at the site of work and shall be open to  
45 inspection by the building official or a duly authorized representative.  
46

1 **30.52A.186 Abandonment of permit (IBC 106.3.2).**

2  
3 An issued permit shall be deemed abandoned if construction allowed under the permit  
4 is not pursued in good faith within 180 days after the permit has been issued.  
5

6 **30.52A.188 Phased approval (IBC 106.3.3).**

7  
8 The building official is authorized to issue a permit for the construction of foundations  
9 or any other part of a building or structure before the construction documents for the  
10 whole building or structure have been submitted, provided that adequate information  
11 and detailed statements have been filed complying with applicable requirements of  
12 the building code. The holder of such permit for the foundation or other parts of a  
13 building or structure shall proceed at the holder's own risk with the building operation  
14 and without assurance that a permit for the entire structure will be granted.  
15

16 **30.52A.190 Design professional in responsible charge – general (IBC**  
17 **106.3.4.1).**

18  
19 (1) When it is required that documents be prepared by a registered design  
20 professional, the building official may require the owner to engage and designate on  
21 the building permit application a registered design professional who shall act as the  
22 registered design professional in responsible charge. If the circumstances require, the  
23 owner shall designate a substitute registered design professional in responsible  
24 charge who shall perform the duties required of the original registered design  
25 professional in responsible charge. The building official shall be notified in writing by  
26 the owner if the registered design professional in responsible charge is changed or is  
27 unable to continue to perform the duties.

28 (2) The registered design professional in responsible charge shall be responsible  
29 for reviewing and coordinating submittal documents prepared by others, including  
30 phased and deferred submittal items, for compatibility with the design of the building.

31 (3) Where structural observation is required by section 1709 of the IBC, the  
32 statement of special inspections shall name the individual or firms who are to perform  
33 structural observation and describe the stages of construction at which structural  
34 observation is to occur.  
35

36 **30.52A.192 Deferred submittals (IBC 106.3.4.2).**

37  
38 (1) For the purposes of this section, deferred submittals are defined as those  
39 portions of the design that are not submitted at the time of the application and that are  
40 to be submitted to the building official within a specified period.

41 (2) Deferral of any submittal items shall have the prior approval of the building  
42 official. The registered design professional in responsible charge shall list the deferred  
43 submittals on the construction documents for review by the building official.

44 (3) Documents for deferred submittal items shall be submitted to the registered  
45 design professional in responsible charge who shall review them and forward them to  
46 the building official with a notation indicating that the deferred submittal documents

1 have been reviewed and been found to be in general conformance to the design of the  
2 building. The deferred submittal items shall not be installed until the design and  
3 submittal documents have been approved by the building official.  
4

5 **30.52A.194 Amended construction documents (IBC 106.4).**  
6

7 Work shall be installed in accordance with the approved construction documents, and  
8 any changes made during construction that are not in compliance with the approved  
9 construction documents shall be resubmitted for approval as an amended  
10 set of construction documents.  
11

12 **30.52A.196 Retention of construction documents (IBC 106.5).**  
13

14 One set of approved construction documents shall be retained by the building official  
15 for a period of not less than 180 days from date of completion of the permitted work, or  
16 as required by state or local laws.  
17

18 **30.52A.198 Temporary structures and uses – general (IBC 107.1).**  
19

20 The building official is authorized to issue a permit for temporary structures and  
21 temporary uses. Such permits shall be limited as to time of service, but shall not be  
22 permitted for more than 180 days. The building official is authorized to grant  
23 extensions for demonstrated cause.  
24

25 **30.52A.200 Conformance (IBC 107.2).**  
26

27 Temporary structures and uses shall conform to the structural strength, fire safety,  
28 means of egress, accessibility, light, ventilation and sanitary requirements of the  
29 building code as necessary to ensure public health, safety and general welfare.  
30

31 **30.52A.202 Termination of approval (IBC 107.4).**  
32

33 The building official may terminate a permit for a temporary structure or use and to  
34 order the temporary structure or use to be discontinued.  
35

36 **30.52A.204 Fees and payment of fees (IBC 108.1).**  
37

38 (1) A permit shall not be valid until the fees prescribed by chapter 30.86 SCC have  
39 been paid, nor shall an amendment to a permit be released until the additional fee, if  
40 any, has been paid.  
41

42 (2) Any outstanding fees or portions thereof shall be added to the required fee(s) of  
43 any future plan review or permit prior to application acceptance or permit issuance.  
44 No fee shall relieve the applicant from a duty to obtain permits for moving buildings  
45 upon roads and/or highways from the appropriate authorities. The permit fee for  
46 construction of a new foundation, enlargement, or remodeling of the move-in building

1 shall be in addition to the pre-move fee. The fee for a factory built structure as  
2 approved by the Washington State Department of Labor and Industries as a modular  
3 structure is specified in chapter 30.86 SCC.

4  
5 **30.52A.206 Schedule of permit fees (IBC 108.2).**

6  
7 On buildings, structures, gas, mechanical, and plumbing systems or  
8 alterations requiring a permit, a fee for each permit shall be paid as required, in  
9 accordance with the schedule as established in chapter 30.86 SCC.

10  
11 **30.52A.208 Building permit valuations (IBC 108.3).**

12  
13 The applicant for a permit shall provide an estimated permit value at time of  
14 application. Permit valuations shall include total value of work, including materials and  
15 labor, for which the permit is being issued, such as electrical, gas, mechanical,  
16 plumbing equipment and permanent systems. If, in the opinion of the building official,  
17 the valuation is underestimated on the application, the permit shall be denied, unless  
18 the applicant can show detailed estimates to meet the approval of the building official.  
19 Final building permit valuation shall be set by the building official.

20  
21 **30.52A.210 Work commencing before permit issuance (IBC 108.4).**

22  
23 Any person who commences any work on a building, structure, electrical, gas,  
24 mechanical or plumbing system before obtaining the necessary permits shall be  
25 subject to an investigation fee established in SCC 30.86.400(9) that shall be in  
26 addition to the required permit fees.

27  
28 **30.52A.212 Related fees (IBC 108.5).**

29  
30 The payment of the fee for the construction, alteration, removal or demolition for work  
31 done in connection to or concurrently with the work authorized by a building permit  
32 shall not relieve the applicant or holder of the permit from the payment of other fees  
33 that are prescribed by law.

34  
35 **30.52A.214 Refunds (IBC 108.6).**

36  
37 The director is authorized to establish a refund policy.

38  
39 **30.52A.216 Inspections – general (IBC 109.1).**

40  
41 Construction or work for which a permit is required shall be subject to inspection by the  
42 building official and such construction or work shall remain accessible and exposed for  
43 inspection purposes until approved. Approval as a result of an inspection shall not be  
44 construed to be an approval of a violation of the provisions of the building code or of  
45 other ordinances of the jurisdiction. Inspections presuming to give authority to violate  
46 or cancel the provisions of the building code or of other ordinances of the jurisdiction

1 shall not be valid. It shall be the duty of the permit applicant to cause the work to  
2 remain accessible and exposed for inspection purposes. Neither the building official  
3 nor the jurisdiction shall be liable for expense entailed in the removal or replacement of  
4 any material required to allow inspection.  
5

6 **30.52A.218 Preliminary inspection (IBC 109.2).**  
7

8 Before issuing a permit, the building official may examine or cause to be examined  
9 buildings, structures and sites for which an application has been filed.  
10

11 **30.52A.220 Required inspections (IBC 109.3).**  
12

13 The building official, upon notification, shall make the inspections set forth in SCC  
14 30.52A.222 through 30.52A.240.  
15

16 **30.52A.222 Footing and foundation inspection (IBC 109.3.1).**  
17

18 Footing and foundation inspections shall be made after excavations for footings are  
19 complete and any required reinforcing steel is in place. For concrete foundations, any  
20 required forms shall be in place prior to inspection. Materials for the foundation shall  
21 be on the job, except where concrete is ready mixed in accordance with American  
22 Society for Testing and Materials Standards C 94, the concrete need not be on the job.  
23

24 **30.52A.224 Concrete slab and under-floor inspection (IBC 109.3.2).**  
25

26 Concrete slab and under-floor inspections shall be made after in-slab or under-floor  
27 reinforcing steel and building service equipment, conduit, piping accessories and other  
28 ancillary equipment items are in place, but before any concrete is placed or floor  
29 sheathing installed, including the subfloor.  
30

31 **30.52A.226 Lowest floor elevation (IBC 109.3.3).**  
32

33 In flood hazard areas, upon placement of the lowest floor, including the basement, and  
34 prior to further vertical construction, the elevation certification required in section  
35 1612.5 of the IBC shall be submitted to the building official.  
36

37 **30.52A.228 Frame inspection (IBC 109.3.4).**  
38

39 Framing inspections shall be made after the roof deck or sheathing, all framing, fire  
40 blocking and bracing are in place and pipes, chimneys and vents to be concealed are  
41 complete and the rough electrical, plumbing, heating wires, pipes and ducts are  
42 approved.  
43  
44  
45  
46

1 **30.52A.230 Lath and gypsum board inspection (IBC 109.3.5).**

2  
3 Lath and gypsum board inspections shall be made after lathing and gypsum board,  
4 interior and exterior, is in place, but before any plastering is applied or gypsum board  
5 joints and fasteners are taped and finished. Gypsum board that is not part of a fire-  
6 resistance-rated assembly or a shear assembly is not required to be inspected.  
7

8 **30.52A.232 Fire-resistant penetrations (IBC 109.3.6).**

9  
10 Protection of joints and penetrations in fire-resistance-rated assemblies shall not be  
11 concealed from view until inspected and approved.  
12

13 **30.52A.234 Energy efficiency inspections (IBC 109.3.7).**

14  
15 Inspections shall be made subject to the energy code as adopted and amended in  
16 chapter 30.52D SCC and the Washington State Ventilation and Indoor Air Quality  
17 Code as adopted and amended in chapter 30.52C SCC.  
18

19  
20 **30.52A.236 Other inspections (IBC 109.3.8).**

21  
22 In addition to the inspections specified above, the building official is authorized to  
23 make or require other inspections of any construction work to ascertain compliance  
24 with the provisions of the building code and other laws that are enforced by the  
25 department.  
26

27 **30.52A.238 Special inspections (IBC 109.3.9).**

28  
29 Special inspections are governed by section 1704 of the IBC.  
30

31 **30.52A.240 Final inspection (IBC 109.3.10).**

32  
33 The final inspection shall be made after all work required by the building permit is  
34 completed.  
35

36 **30.52A.242 Inspection agencies (IBC 109.4).**

37  
38 The building official is authorized to accept reports of approved inspection agencies,  
39 provided such agencies satisfy the building official's requirements as to qualifications  
40 and reliability necessary to meet the IBC.  
41

42 **30.52A.244 Inspection requests (IBC 109.5).**

43  
44 It shall be the duty of the holder of the building permit or their duly authorized agent to  
45 notify the building official when work is ready for inspection. It shall be the duty of the



1 permit holder to provide access to and means for inspections of such work that are  
2 required by the building code.

3  
4 **30.52A.246 Approval required (IBC 109.6).**  
5

6 Work shall not be done beyond the point indicated in each successive  
7 inspection without first obtaining the approval of the building official. The building  
8 official, upon notification, shall make the requested inspections and shall either  
9 indicate the portion of the construction that is satisfactory as completed, or notify the  
10 permit holder or his or her agent how that portion of the construction fails to comply  
11 with the building code. Any portions that do not comply shall be corrected and such  
12 portion shall not be covered or concealed until authorized by the building official.  
13

14 **30.52A.248 Certificate of occupancy (IBC 110.1).**  
15

16 No building, structure or portion of a building or structure in Group A, B, E, F, H, I,  
17 M, R-1, R-2, R-4 or S shall be used or occupied, and no change in the existing  
18 occupancy classification of a building, structure or portion of a building or structure  
19 shall be made until the building official has issued a certificate of occupancy for such  
20 uses, or change of uses as each occurs, or at least annually. A final certificate of  
21 occupancy shall not be issued until all requirements imposed as a condition of building  
22 permit issuance, subdivision or short subdivision approval and all requirements of  
23 county code have been met. The fire marshal shall inspect such occupancy uses as  
24 necessary, but at least annually.  
25

26 **30.52A.250 Certificate issued (IBC 110.2).**  
27

28 After the building official inspects the building or structure and finds no violations of the  
29 provisions of the building code or other laws that are enforced by the department, the  
30 building official shall issue a certificate of occupancy that contains the following:

- 31 (1) The building permit number.
- 32 (2) The address of the structure.
- 33 (3) The name and address of the owner.
- 34 (4) A description of that portion of the structure for which the certificate is issued.
- 35 (5) A statement that the described portion of the structure has been inspected for  
36 compliance with the requirements of the building code for the occupancy and division  
37 of occupancy and the use for which the proposed occupancy is classified.
- 38 (6) The name of the building official.
- 39 (7) The edition of the building code under which the permit was issued.
- 40 (8) The use and occupancy, in accordance with the provisions of chapter 3 of the  
41 IBC.
- 42 (9) The type of construction as defined in chapter 6 of the IBC.
- 43 (10) The design occupant load.
- 44 (11) If an automatic sprinkler system is provided, whether the sprinkler system is  
45 required.
- 46 (12) Any special stipulations and conditions of the building permit.

1  
2 **30.52A.252 Temporary occupancy (IBC 110.3).**  
3

4 The building official is authorized to issue a temporary certificate of occupancy before  
5 the completion of the entire work covered by the permit, provided that such portion or  
6 portions shall be occupied safely. The building official shall set a time period during  
7 which the temporary certificate of occupancy is valid. A final inspection is to be made  
8 after finish grading and the building is completed and ready for occupancy. No final  
9 inspection approval for residential building permits shall be given until all requirements  
10 imposed as a condition of building permit issuance, subdivision or short subdivision  
11 approval, as well as applicable laws and regulations, have been met.  
12

13 **30.52A.254 Revocation (IBC 110.4).**  
14

15 The building official may suspend or revoke a certificate of occupancy issued under  
16 the residential code pursuant to SCC 30.71.027 or 30.85.117.  
17

18 **30.52A.256 Service utilities and connection of service utilities (IBC 111.1).**  
19

20 No person shall make connections from a utility, source of energy, fuel or power to any  
21 building or system that is regulated by the building code for which a permit is required,  
22 until released by the building official.  
23

24 **30.52A.258 Temporary connection (IBC 111.2).**  
25

26 The building official may authorize the temporary connection of the building or system  
27 to the utility source of energy, fuel or power.  
28

29 **30.52A.260 Authority to disconnect service utilities (IBC 111.3).**  
30

31 The building official may authorize disconnection of utility service to the building,  
32 structure or system regulated by the building code and the codes referenced in SCC  
33 30.52F.114 in case of emergency where necessary to eliminate an immediate hazard  
34 to life or property. The building official shall notify the serving utility, and wherever  
35 possible the owner and occupant of the building, structure or service system, of the  
36 decision to disconnect prior to taking such action. If not notified prior to disconnecting,  
37 the owner or occupant of the building, structure or service system shall be notified in  
38 writing, as soon as practical thereafter.  
39

40 **30.52A.262 Unlawful acts/violations (IBC 113.1).**  
41

42 Pursuant to SCC 30.85.020, it shall be unlawful for any person, firm or corporation to  
43 erect, construct, alter, extend, repair, move, remove, demolish or occupy any building,  
44 structure or equipment regulated by the building code, or cause same to be done, in  
45 conflict with or in violation of any of the provisions of the building code. Enforcement  
46 of such violations shall be processed under the provisions of this chapter and chapter

1 30.85 SCC; provided further that the building official or his designee is authorized to  
2 enforce the provisions of the building code.

3  
4 **30.52A.264 Notice of violation (IBC 113.2).**  
5

6 The building official may serve a notice of violation or order on the person responsible  
7 for the erection, construction, alteration, extension, repair, moving, removal, demolition  
8 or occupancy of a building or structure in violation of the provisions of the building  
9 code, or in violation of a permit or certificate issued under the provisions of the building  
10 code. Such order shall direct the discontinuance of the illegal action or condition and  
11 the abatement of the violation. The building official may coordinate with code  
12 enforcement staff to issue such notices in compliance with chapter 30.85 SCC.  
13

14 **30.52A.268 Prosecution of violation (IBC 113.3).**  
15

16 Unless an appeal has been sought that stays the action, if the notice of violation is not  
17 complied with in the time prescribed by the notice, the building official may request  
18 the prosecuting attorney to institute the appropriate legal proceeding or in equity to  
19 restrain, correct or abate such violation, or to require the removal or termination of the  
20 unlawful occupancy of the building or structure in violation of the provisions of the  
21 building code or of the order or direction made pursuant thereto.  
22

23 **30.52A.270 Violation penalties (IBC 113.4).**  
24

25 Any person who violates a provision of the building code or fails to comply with any of  
26 the requirements thereof or who erects, constructs, alters or repairs a building or  
27 structure in violation of the approved construction documents or directive of the  
28 building official, or of a permit or certificate issued under the provisions of the building  
29 code, shall be subject to penalties as prescribed by law and chapter 30.85 SCC.  
30

31 **30.52A.272 Stop work order authority (IBC 114.1).**  
32

33 Whenever the building official finds any work regulated by the building code being  
34 performed in a manner either contrary to the provisions of the building code or in a  
35 manner that is dangerous or unsafe, the building official is authorized to issue a stop  
36 work order.  
37

38 **30.52A.274 Issuance (IBC 114.2).**  
39

40 The stop work order shall be in writing and shall be given to the owner of the  
41 property involved, or to the owner's agent, or to the person doing the work. Upon  
42 issuance of a stop work order, the cited work shall immediately cease. The stop work  
43 order shall state the reason for the order, and the conditions under which the cited  
44 work will be permitted to resume.  
45  
46

1 **30.52A.276 Unlawful continuance (IBC 114.3).**

2  
3 Any person who shall continue any work after having been served with a stop work  
4 order, except such work as that person is directed to perform to remove a violation or  
5 unsafe condition, shall be subject to penalties as prescribed by law.  
6

7 **30.52A.278 Conditions for unsafe structures and equipment (IBC 115.1).**

8  
9 Structures or existing equipment that are or hereafter become unsafe, unsanitary or  
10 deficient because of inadequate means of egress facilities, inadequate light and  
11 ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life  
12 or the public welfare, or that involve illegal or improper occupancy or inadequate  
13 maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken  
14 down and removed or made safe, as the building official deems necessary and as  
15 provided for in this section. A vacant structure that is not secured against entry shall  
16 be deemed unsafe.  
17

18  
19 **30.52A.280 Record (IBC 115.2).**

20  
21 The building official shall cause a report to be filed on an unsafe condition. The report  
22 shall state the occupancy of the structure and the nature of the unsafe condition.  
23

24 **30.52A.282 Notice (IBC 115.3).**

25  
26 If an unsafe condition is found, the building official shall serve on the owner, agent or  
27 person in control of the structure, a written notice that describes the condition deemed  
28 unsafe and specifies the required repairs or improvements to be made to abate the  
29 unsafe condition, or that requires the unsafe structure to be demolished within a  
30 stipulated time. Such notice shall require the person thus notified to declare  
31 immediately to the building official acceptance or rejection of the terms of the order.  
32

33 **30.52A.284 Method of service (IBC 115.4).**

34  
35 Any notice issued pursuant to this chapter shall be deemed properly served if the  
36 notice procedures in SCC 30.85.135 are met.  
37

38 **30.52A.286 Restoration (IBC 115.5).**

39  
40 The structure or equipment determined to be unsafe by the building official is permitted  
41 to be restored to a safe condition. To the extent that repairs, alterations or additions  
42 are made or a change of occupancy occurs during the restoration of the structure,  
43 such repairs, alterations, additions or change of occupancy shall comply with the  
44 requirements of SCC 30.52A.152 and chapter 34 of the IBC.  
45  
46

1 **PART 300 ADDITIONS AND AMENDMENTS TO THE IBC**

2  
3 **30.52A.300 Additional requirements for moved structures – added (IBC 3408.2).**

4  
5 (1) Every application for a permit for moving a building or structure shall contain the  
6 following additional information:

7 (a) Identification of the building(s) or structure(s) to be moved and the existing  
8 location of the building(s) or structure(s); and

9 (b) The legal description, street address, assessor's tax account number and the  
10 description of the new location to which the building will be moved.

11 (2) Prior to any building or structure being brought into or being moved within  
12 unincorporated Snohomish County such building or structure shall first be inspected at  
13 its original site in order to verify that the building or structure complies with, or can be  
14 modified so as to comply with the provisions of subtitle 30.5 SCC.

15 (3) Any approval granted for moving a building into or within unincorporated  
16 Snohomish County must be conditioned upon its placement upon a permanent  
17 foundation within 90 days from the date it is moved into or within unincorporated  
18 Snohomish County.

19  
20  
21 **30.52A.302 Amendment to section 705.1 of the IBC (IBC 705.1).**

22  
23 Section 705.1 of the IBC is amended to read:

24  
25 Each portion of a building separated by one or more fire walls that comply with the  
26 provisions of section 705 of the IBC shall not be considered a separate building. The  
27 extent and location of such fire walls shall not provide a complete separation. Where a  
28 fire wall also separates occupancies that are required to be separated by a fire barrier  
29 wall, the most restrictive requirements of each separation shall apply.

30  
31 **30.52A.304 Amendment to section 3410.2 of the IBC (IBC 3410.2).**

32  
33 Section 3410.2 of the IBC is amended to read:

34  
35 Structures existing prior to January 1, 1962, in which there is work involving additions,  
36 alterations or changes of occupancy shall be made to conform to the requirements of  
37 this section or the provisions of sections 3403 through 3407 of the IBC. The  
38 provisions in sections 3410.2.1 through 3410.2.5 of the IBC shall apply to existing  
39 occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R,  
40 S and U. These provisions shall not apply to buildings with occupancies in Group H or  
41 I.

1 **30.52A.306 Amendment to section 1612.3 of the IBC (IBC 1612.3).**

2  
3 Section 1612.3 of the IBC is amended to read:

4  
5 To establish flood hazard areas, the governing body shall adopt a flood hazard map  
6 and supporting data in chapter 30.65 SCC. The flood hazard map shall include, at a  
7 minimum, areas of special flood hazard as identified by the Federal Emergency  
8 Management Agency in an engineering report entitled "The Flood Insurance Study for  
9 Snohomish County," dated September 16, 2005, as amended or revised with the  
10 accompanying Flood Insurance Rate Map and Flood Boundary and Floodway Map  
11 and related supporting data along with any revisions thereto. The adopted flood  
12 hazard map and supporting data are hereby adopted by reference and declared to be  
13 a part of this section.

14  
15 Section 6. A new section is added to chapter 30.91C of the Snohomish  
16 County Code to read:

17  
18 **30.91C.131 "Commercial coach"** means a structure transportable in one or more  
19 sections that is built on permanent chassis and designed to be used for commercial  
20 purposes with or without a permanent foundation when connected to the required  
21 outlets and may include plumbing, heating, air-conditioning, and electrical systems.  
22 A commercial coach shall not be used as a single family dwelling.

23  
24 *This definition applies only to the building code regulations in chapter 30.52A SCC.*

25  
26 Section 7. A new section is added to chapter 30.91G of the Snohomish  
27 County Code to read:

28  
29 **30.91G.075 "Grading"** means an excavation or fill or a combination thereof.

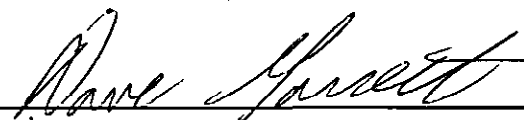
30  
31 *This definition applies only to the construction codes in subtitle 30.5 SCC.*

32  
33 Section 8. Severability and Savings. If any section, sentence, clause or  
34 phrase of this ordinance shall be held to be invalid or unconstitutional by a court of  
35 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity  
36 or constitutionality of any other section, sentence, clause, or phrase of this ordinance.  
37 Provided, however, that if any section, sentence, clause, or phrase of this ordinance is  
38 held to be invalid by a court of competent jurisdiction, then the section, sentence,  
39 clause, or phrase in effect prior to the effective date of this ordinance shall be in full  
40 force and effect for that individual section, sentence, clause, or phrase as if this  
41 ordinance had never been adopted.  
42

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PASSED this 5<sup>th</sup> day of September, 2007.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
\_\_\_\_\_  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

  
\_\_\_\_\_  
County Executive      9/11/07      Date

**MARK SOINE**  
Deputy Executive

ATTEST:

  
\_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
Deputy Prosecuting Attorney

D-14