



1 Approved: 8/3/11
2 Effective: 8/18/11
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4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON
7

8 AMENDED ORDINANCE NO. 11-030
9

10 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2009 EDITION
11 OF THE INTERNATIONAL BUILDING CODE AS REVISED; AMENDING, ADDING AND
12 REPEALING SECTIONS IN CHAPTER 30.52A SCC; AND ADOPTING FEES FOR
13 EXTENSIONS OF PERMITS AND PERMIT APPLICATIONS IN CHAPTER 30.52A SCC
14

15 WHEREAS, the merger of the International Conference of Building Officials with other
16 code writing organizations led to the formation of the International Code Council, which led to
17 the creation of a group of international codes that replaced the Uniform Building Codes in
18 2003; and
19

20 WHEREAS, the Washington State Legislature adopted the most current construction
21 codes as the State Building Code pursuant to chapter 19.27 RCW; and
22

23 WHEREAS, the State Building Code Act adopts the International Building, Residential,
24 and Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes.
25 The new codes and standards contain updated construction and performance standards,
26 methods, technologies, and products; and
27

28 WHEREAS, the State Building Code became effective July 1, 2010; and
29

30 WHEREAS, the international and state building codes are updated comprehensively on
31 a three year cycle; and
32

33 WHEREAS, chapter 19.27 RCW mandates that the State Building Code be
34 administered and enforced by counties and cities, and grants counties and cities limited
35 authority to amend the code as it applies within their jurisdictions; and
36

37 WHEREAS, the Snohomish County Council and the Snohomish County Executive
38 have identified regulation of development to ensure safe and quality construction as a high
39 priority and have delegated the responsibility for administering the State Building Code to
40 Snohomish County Planning and Development Services (PDS); and
41

42 WHEREAS, Snohomish County PDS endeavors to administer and enforce the State
43 Building Code in accordance with chapter 19.27 RCW in order to provide for statewide
44 consistency for the construction industry and the citizens within Snohomish County; and
45

46 WHEREAS, the new international codes contain updated construction and
47 performance standards, methods, technology, and products to improve construction safety
48 and provide greater flexibility to meet minimum standards; and
49

1 WHEREAS, on August 3, 2011, the Snohomish County Council held a public hearing
2 after proper notice, heard public testimony related to the proposed code amendments, and
3 considered the entire record; and
4

5 WHEREAS, immediately following the public hearings, the county council deliberated
6 on the proposed code amendments.
7

8 NOW, THEREFORE, BE IT ORDAINED:
9

10 Section 1. The foregoing recitals are incorporated by this reference as though set
11 forth in full.
12

13 Section 2. The Snohomish County Council makes the following findings of fact:
14

- 15 A. RCW 19.27.040 allows the governing body of each county and city to amend the
16 State Building Code as it applies within the jurisdiction of the county or city. The
17 minimum performance standards of the codes and the objectives enumerated in
18 RCW 19.27.020 shall not be diminished by any county amendments.
19
- 20 B. Amendments to SCC 30.52A.010 are necessary to delete 2006 and replace with
21 2009.
22
- 23 C. Amendments to SCC 30.52A.020 are necessary to delete 2006 and replace with
24 2009.
25
- 26 D. Amendments to SCC 30.52A.050 are necessary to delete the word "purpose" from
27 the section title and replace with "intent" to maintain consistency with the IBC.
28
- 29 E. Amendments to SCC 30.52A.060 are necessary to renumber sections consistent
30 with a renumbering that occurred in the IBC and delete a reference to the 2006
31 Ventilation Code and Indoor Air Quality Code as it has been incorporated into the
32 2009 International Mechanical Code.
33
- 34 F. Amendments to SCC 30.52A.100 are necessary to clarify when there are
35 conflicting provisions concerning building materials, construction methods, or other
36 requirements, the most restrictive provisions shall govern.
37
- 38 G. Amendments to SCC 30.52A.146 are necessary to delete the existing language
39 regarding when permits are required and replace with language from the 1997
40 Uniform Building Code. The replacement code language is clearer in addressing
41 concerns about structures constructed without permits and who may be responsible
42 to ensure code requirements are satisfied and the necessary permits obtained.
43
- 44 H. Amendments to SCC 30.52A.148 are necessary re-word the provision as it was
45 confusing and difficult to interpret.
46
- 47 I. Amendments to SCC 30.52A.160 are necessary to add language regarding a fee
48 for processing an extension of a building permit application and re-number the
49 section.
50

- 1 J. Amendments to SCC 30.52A.164 are necessary to add language regarding a fee
2 for processing an extension of an issued building permit and re-number the section.
3
4 K. Amendments to SCC 30.52A.168 are necessary to renumber the section title to
5 SCC 30.52A.167 to accommodate new sections added to the IBC.
6
7 L. A new section is added, SCC 30.52A.168, pertaining to floor and roof loads which
8 has been added to the 2009 IBC.
9
10 M. A new section is added, SCC 30.52A.169, pertaining to certificate of occupancy
11 which has been added to the 2009 IBC.
12
13 N. A new section is added, SCC 30.52A.170, pertaining to restrictions on loading
14 which has been added to the 2009 IBC.
15
16 O. Amendments to SCC 30.52A.170 are necessary to renumber the section title to
17 SCC 30.52A.171 to accommodate new sections added to the IBC and revise the
18 section consistent with IBC 107.1
19
20 P. Amendments to SCC 30.52A.172 are necessary to change the IBC cross-reference
21 from 106.1 to 107.2.1 through 107.2.5.
22
23 Q. Amendments to SCC 30.52A.174 are necessary to change the IBC cross-reference
24 from 106.1.1 to 107.2.2.
25
26 R. Amendments to SCC 30.52A.176 are necessary to change the IBC cross-reference
27 from 106.1.2 to 107.2.3.
28
29 S. Amendments to SCC 30.52A.178 are necessary to change the IBC cross-reference
30 from 106.1.3 to 107.2.4 and to correct a typographical error.
31
32 T. Amendments to SCC 30.52A.180 are necessary to change the IBC cross-reference
33 from 106.2 to 107.2.5.
34
35 U. A new section is added, SCC 30.52A.181, pertaining to design flood elevations
36 which has been added to the 2009 IBC.
37
38 V. Amendments to SCC 30.52A.182 are necessary to change the IBC cross-reference
39 from 106.3 to 107.3 and modify the requirements consistent with the 2009 IBC.
40
41 W. Amendments to SCC 30.52A.184 are necessary to change the IBC cross-reference
42 from 106.3.1 to 107.3.1.
43
44 X. SCC 30.52A.186 is repealed and combined under SCC 30.52A.164.
45
46 Y. Amendments to SCC 30.52A.188 are necessary to change the IBC cross-reference
47 from 16.3.3 to 107.3.3.
48
49 Z. Amendments to SCC 30.52A.190 are necessary to change the IBC cross-reference
50 from 106.3.4.1 to 107.3.4.1 and delete SCC 30.52A.190(3) as the requirement is
51 moved to another section within the IBC.

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AA. Amendments to SCC 30.52A.192 are necessary to change the IBC cross-reference from 106.3.4.2 to 107.3.4.2.

BB. Amendments to SCC 30.52A.194 are necessary to change the IBC cross-reference from 106.4 to 107.4.

CC. Amendments to SCC 30.52A.196 are necessary to change the IBC cross-reference from 106.5 to 107.5.

DD. Amendments to SCC 30.52A.198 are necessary to change the IBC cross-reference from 107.1 to 108.1.

EE. Amendments to SCC 30.52A.200 are necessary to change the IBC cross-reference from 107.2 to 108.2.

FF. Amendments to SCC 30.52A.202 are necessary to change the IBC cross-reference from 107.4 to 108.4.

GG. Amendments to SCC 30.52A.204 are necessary to change the IBC cross-reference from 108.1 to 109.1.

HH. Amendments to SCC 30.52A.206 are necessary to change the IBC cross-reference from 108.2 to 109.2.

II. Amendments to SCC 30.52A.208 are necessary to change the IBC cross-reference from 108.3 to 109.3.

JJ. Amendments to SCC 30.52A.210 are necessary to change the IBC cross-reference from 108.4 to 109.4 and modify the regulations regarding investigations.

KK. Amendments to SCC 30.52A.212 are necessary to change the IBC cross-reference from 108.5 to 109.5.

LL. Amendments to SCC 30.52A.214 are necessary to change the IBC cross-reference from 108.6 to 109.6.

MM. Amendments to SCC 30.52A.216 are necessary to change the IBC cross-reference from 109.1 to 110.1.

NN. Amendments to SCC 30.52A.218 are necessary to change the IBC cross-reference from 109.2 to 110.2.

OO. Amendments to SCC 30.52A.220 are necessary to change the IBC cross-reference from 109.3 to 110.3.

PP. Amendments to SCC 30.52A.222 are necessary to change the IBC cross-reference from 109.3.1 to 110.3.1.

QQ. Amendments to SCC 30.52A.224 are necessary to change the IBC cross-reference from 109.3.2 to 110.3.2.

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RR. Amendments to SCC 30.52A.226 are necessary to change the IBC cross-reference from 109.3.3 to 110.3.3.

SS. Amendments to SCC 30.52A.228 are necessary to change the IBC cross-reference from 109.3.4 to 110.3.4.

TT. Amendments to SCC 30.52A.230 are necessary to change the IBC cross-reference from 109.3.5 to 110.3.5.

UU. Amendments to SCC 30.52A.232 are necessary to change the IBC cross-reference from 109.3.6 to 110.3.6 and add language to maintain consistency with the 2009 IBC.

VV. Amendments to SCC 30.52A.234 are necessary to change the IBC cross-reference from 109.3.7 to 110.3.7 and delete the reference to Washington State Ventilation and Indoor Air Quality Code and replace with Mechanical Code.

WW. Amendments to SCC 30.52A.236 are necessary to change the IBC cross-reference from 109.3.8 to 110.3.8 in the section title.

XX. Amendments to SCC 30.52A.238 are necessary to change the IBC cross-reference from 109.3.9 to 110.3.9 in the section title.

YY. Amendments to SCC 30.52A.240 are necessary to change the IBC cross-reference from 109.3.10 to 110.3.10 in the section title.

ZZ. Amendments to SCC 30.52A.242 are necessary to change the IBC cross-reference from 109.4 to 110.4 in the section title.

AAA. Amendments to SCC 30.52A.244 are necessary to change the IBC cross-reference from 109.5 to 110.5 in the section title.

BBB. Amendments to SCC 30.52A.246 are necessary to change the IBC cross-reference from 109.6 to 110.6 in the section title.

CCC. Amendments to SCC 30.52A.248 are necessary to change the IBC cross-reference from 110.1 to 111.1 in the section title, add R-3 to the list of occupancies, add an exception for certificates of occupancy for work exempt permits under IBC Section 105.2 and add an exception for inspections of R-3 occupancies.

DDD. Amendments to SCC 30.52A.250 are necessary to change the IBC cross-reference from 110.2 to 111.2 in the section title.

EEE. Amendments to SCC 30.52A.252 are necessary to change the IBC cross-reference from 110.3 to 111.3 in the section title.

FFF. Amendments to SCC 30.52A.254 are necessary to change the IBC cross-reference from 110.4 to 111.4 in the section title.

- 1 GGG. Amendments to SCC 30.52A.256 are necessary to change the IBC cross-
2 reference from 111.1 to 112.1 in the section title.
3
- 4 HHH. Amendments to SCC 30.52A.258 are necessary to change the IBC cross-
5 reference from 111.2 to 112.2 in the section title.
6
- 7 III. Amendments to SCC 30.52A.260 are necessary to change the IBC cross-reference
8 from 111.3 to 112.3 in the section title, modify the requirements to maintain
9 consistency with the IBC and add a cross-reference to SCC 30.52A.106.
10
- 11 JJJ. Amendments to SCC 30.52A.262 are necessary to change the IBC cross-
12 reference from 113.1 to 114.1 in the section title.
13
- 14 KKK. Amendments to SCC 30.52A.264 are necessary to change the IBC cross-
15 reference from 113.2 to 114.2 in the section title.
16
- 17 LLL. Amendments to SCC 30.52A.268 are necessary to change the IBC cross-
18 reference from 113.3 to 114.3 in the section title.
19
- 20 MMM. Amendments to SCC 30.52A.270 are necessary to change the IBC cross-
21 reference from 113.4 to 114.4 in the section title.
22
- 23 NNN. Amendments to SCC 30.52A.272 are necessary to change the IBC cross-
24 reference from 114.1 to 115.1 in the section title.
25
- 26 OOO. Amendments to SCC 30.52A.274 are necessary to change the IBC cross-
27 reference from 114.2 to 115.2 in the section title.
28
- 29 PPP. Amendments to SCC 30.52A.276 are necessary to change the IBC cross-
30 reference from 114.3 to 115.3 in the section title.
31
- 32 QQQ. Amendments to SCC 30.52A.278 are necessary to change the IBC cross-
33 reference from 115.1 to 116.1 in the section title.
34
- 35 RRR. Amendments to SCC 30.52A.280 are necessary to change the IBC cross-
36 reference from 115.2 to 116.2 in the section title.
37
- 38 SSS. Amendments to SCC 30.52A.282 are necessary to change the IBC cross-
39 reference from 115.3 to 116.3 in the section title.
40
- 41 TTT. Amendments to SCC 30.52A.284 are necessary to change the IBC cross-
42 reference from 115.4 to 116.4 in the section title.
43
- 44 UUU. Amendments to SCC 30.52A.286 are necessary to change the IBC cross-
45 reference from 115.5 to 116.5 in the section title.
46
- 47 VVV. Amendments to SCC 30.52A.300 are necessary to change the IBC cross-
48 reference from 3408.2 to 3410.1 in the section title.
49
- 50 WWW. Amendments to SCC 30.52A.302 are necessary to change the IBC cross-
51 reference from 705.1 to 706.1 in the section title.

1
2 XXX. A new section is added, SCC 30.52.A.303, pertaining to automatic sprinklers
3 systems to provide a cross-reference to the requirements in chapter 30.52G SCC.
4

5 YYY. Amendments to SCC 30.52A.304 are necessary to change the IBC cross-
6 reference from 3410.2 to 3412.2 in the section title and change a cross-reference
7 from 3407 to 3409 in the regulation.
8

9 ZZZ. Amendments to SCC 30.86.400(9) are necessary to change the word "fee" to
10 "penalty" to be consist with other sections of title 30 SCC.
11

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

- 14 A. The council concludes that this ordinance adopting the 2009 Edition of the IBC
15 adopted by the International Code Council as amended by the State of
16 Washington on November 12, 2009, together with local amendments permitted
17 under RCW 19.27.060, is in the best interest of Snohomish County.
18
- 19 B. The council concludes that the ordinance is consistent with the State Building
20 Code Act adopted in chapter 19.27 RCW that became effective July 1, 2010.
21
- 22 C. The council concludes that the ordinance promotes the health, safety and
23 welfare of the occupants or users of buildings and structures and the general
24 public by providing building codes that require minimum performance standards
25 and requirements for construction and construction materials, consistent with
26 nationally accepted standards of engineering, fire and life safety. The council
27 also concludes that the IRC and associated amendments allow the use of
28 modern technical methods, devices and improvements and provide the
29 standards and specifications for making buildings and facilities accessible to
30 and usable by physically disabled persons.
31
- 32 D. The council concludes that adoption of the proposed amendments to the State
33 Building Code will not result in less restrictive performance standards or
34 objectives than those in the State Building Code.
35
- 36 E. The council concludes that this ordinance is required to implement the State
37 Building Code Act, not the Growth Management Act, and therefore, this
38 ordinance does not adopt development regulations under SCC 30.10.080.
39 Pursuant to SCC 30.73.040(2)(c), planning commission review is not required.
40
- 41 F. The council concludes that environmental review under the State
42 Environmental Policy Act is not required pursuant to WAC 197-11-800(20).
43

44 Section 4. Snohomish County Code Section 30.52A.010, adopted by Amended
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:
46

47
48 **30.52A.010 - International Building Code (IBC) ((2006)) 2009 edition—Adopted.**
49

50 The ((2006)) 2009 edition of the International Building Code (IBC) published by the
51 International Code Council, as amended by the Washington State Building Code Council and

1 included in chapter 19.27 RCW, is adopted except chapter 1 and section 903 and as otherwise
2 expressly amended by this chapter, and is incorporated and made a part of this chapter by
3 reference.
4

5 Section 5. Snohomish County Code Section 30.52A.020, last amended by Ordinance
6 No. 08-014 on February 18, 2008, is amended to read:
7

8 **30.52A.020 – Appendices C and E (IBC 101.2.1).**
9

10 Appendices C and E to the ~~((2006))~~ 2009 edition of the IBC are adopted and incorporated and
11 made a part of this chapter by reference.
12

13 Section 6. Snohomish County Code Section 30.52A.050, adopted by Amended
14 Ordinance No. 07-085 on September 5, 2007, is amended to read:
15

16
17 **30.52A.050 – ~~((Purpose))~~ Intent (IBC 101.3).**
18

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

25 Section 7. Snohomish County Code Section 30.52A.060, adopted by Amended
26 Ordinance No. 07-085 on September 5, 2007, is amended to read:
27

28 **30.52A.060 – Referenced Codes (IBC 101.4).**
29

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

33 (1) **Electrical** ~~((IBC 101.4.1))~~ The provisions of the International Code Council Electrical
34 Code shall apply to the installation of electrical systems, including alterations, repairs,
35 replacement, equipment, appliances, fixtures, fittings and appurtenances thereto as adopted
36 and administered by the state of Washington Department of Labor and Industries.

37 (2) **Gas** ~~((IBC 101.4.2))~~ **(IBC 101.4.1)**. International Fuel Gas Code shall mean the "fuel
38 gas code" as adopted and amended in chapter 30.52G SCC. The provisions of the fuel gas
39 code shall apply to the installation of gas piping from the point of delivery, gas appliances and
40 related accessories as covered in the building code. These requirements apply to gas piping
41 systems extending from the point of delivery to the inlet connections of appliances and the
42 installation and operation of residential and commercial gas appliances and related
43 accessories. The National Fuel Gas Code shall mean the "national fuel gas code" as adopted
44 and amended in chapter 30.52B SCC. The Liquefied Petroleum Gas Code shall mean the
45 "liquefied petroleum gas code" as adopted and amended in chapter 30.52B SCC.

46 (3) **Mechanical** ~~((IBC 101.4.3))~~ **(IBC 101.4.2)**. The International Mechanical Code shall
47 mean the "mechanical code" as adopted and amended in chapter 30.52B SCC. The provisions
48 of the mechanical code shall apply to the installation, alterations, repairs and replacement of
49 mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances,
50 including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators
51 and other energy-related systems.

1 (4) **Plumbing** (~~((IBC 101.4.4))~~) **(IBC 101.4.3)**. Uniform Plumbing Code shall mean the
2 "plumbing code" as adopted and amended in chapter 30.52E SCC. The provisions of the
3 plumbing code shall apply to the installation, alteration, repair and replacement of plumbing
4 systems, including equipment, appliances, fixtures, fittings and appurtenances, and where
5 connected to a water or sewage system and all aspects of a medical gas system.

6 (5) **Fire Prevention** (~~((IBC 101.4.6))~~) **(IBC 101.4.5)**. The provisions of the International Fire
7 Code shall be known as the "fire code" as adopted and amended in chapter 30.53A SCC. The
8 fire code shall apply to matters affecting or relating to structures, processes and premises from
9 the hazard of fire and explosion arising from the storage, handling or use of structures,
10 materials or devices; from conditions hazardous to life, property or public welfare in the
11 occupancy of structures or premises; and from the construction, extension, repair, alteration or
12 removal of fire suppression and alarm systems or fire hazards in the structure or on the
13 premises from occupancy or operation. References to National Fire Protection Associate
14 (NFPA) 13 and 72 shall reference the 2010 editions.

15 (6) **Energy** (~~((IBC 101.4.7))~~) **(IBC 101.4.6)**. The provisions of the Washington State Energy
16 Conservation Code shall be known as the "energy code" as adopted and amended in chapter
17 30.52D SCC. The energy code shall apply to all matters governing the design and construction
18 of buildings for energy efficiency.

19
20 ~~((7) **Ventilation and Indoor Air Quality**. The provisions of the Washington State Ventilation
21 and Indoor Air Quality Code shall be known as the "ventilation and indoor air quality code" as
22 adopted and amended in chapter 30.52C SCC. The ventilation and indoor air quality code
23 shall apply to all matters governing the design and construction of building and ventilation and
24 indoor air quality.))~~

25
26 Section 8. Snohomish County Code Section 30.52A.100, adopted by Amended
27 Ordinance No. 07-085 on September 5, 2007, is amended to read:

28
29 **30.52A.100– General applicability (IBC 102.1).**

30
31 ~~((Where, in any specific case, different sections of the building code specify different materials,
32 methods of construction or other requirements, the most restrictive shall govern. Where there
33 is a conflict between a general requirement and a specific requirement, the specific
34 requirement shall be applicable.)) Where there is a conflict between a general requirement and
35 a specific requirement, the specific requirement shall be applicable. Where, in any specific
36 case, different sections of the building code specify different materials, methods of
37 construction or other requirements, the most restrictive shall govern.~~

38
39 Section 9. Snohomish County Code Section 30.52A.146, adopted by Amended
40 Ordinance No. 07-085 on September 5, 2007, is amended to read:

41
42 **30.52A.146– Permits required (IBC 105.1).**

43
44 (1) ~~((Any owner or authorized agent who intends to construct, enlarge, alter, repair, move,
45 demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter,
46 repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the
47 installation of which is regulated by the building code, or to cause any such work to be done,
48 shall first make application to the building official and obtain the required permit)) Except as
49 specified in SCC 30.52A.148, no building or structure regulated by the building code shall be
50 erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or~~

1 demolished unless a separate permit for each building or structure has first been obtained
2 from the building official.

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

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

12
13 Section 10. Snohomish County Code Section 30.52A.148, last amended by Amended
14 Ordinance No. 07-085 on September 5, 2007, is amended to read:

15
16 **30.52A.148 - Work exempt from permit (IBC 105.2).**
17

18 Exemptions from permit requirements of the building code shall not be deemed to grant
19 authorization for any work to be done in any manner in violation of the provisions of the
20 building code or any other laws or ordinances of this jurisdiction. Permit exemptions shall not
21 apply to flood hazard and critical areas. ~~Permits ((issued under the building code))~~ shall not
22 be required for the following:

23 (1) Building:

24 (a) One-story detached accessory structures accessory to residential buildings under the
25 provisions of the IRC not used for human habitation, used as tool and storage sheds,
26 playhouses, agricultural structures, and similar uses, provided the floor area does not exceed
27 200 square feet (18.6 m²) and the accessory structure is located in accordance with title 30
28 SCC.

29 (b) Retail stands including, but not limited to espresso stands, concession stands or retail
30 stands that do not exceed 200 square feet (18.6 m²).

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

32 (d) Oil derricks.

33 (e) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom
34 of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or
35 III A liquids.

36 (f) Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons
37 (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

38 (g) Sidewalks and driveways associated with residential buildings constructed under the
39 provisions of the building code.

40 (h) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

41 (i) Temporary motion picture, television and theater stage sets and scenery.

42 (j) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than
43 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely
44 above ground.

45 (k) Shade cloth structures constructed for nursery or agricultural purposes, not including
46 service systems.

47 (l) Swings and other playground equipment accessory to detached one- and two-family
48 dwellings.

49 (m) Window awnings supported by an exterior wall that do not project more than 54 inches
50 (1,372 mm) from the exterior wall and do not require additional support of Group R-3 and U
51 occupancies.

1 (n) Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9
2 inches (1,753 mm) in height.

3 (o) Job shacks that are placed at the job site during construction, for which a permit has
4 been issued or applied, may be allowed on a temporary basis and shall be removed upon final
5 approval of construction. A job shack is a portable structure for which the primary purpose is to
6 house equipment and supplies, and which may serve as a temporary office during construction
7 for the purposes of the construction activity.

8 (p) Membrane structures as follows:

9 (i) Membrane structures as are defined in IBC chapter 31 which do not exceed 200
10 square feet, or which do not exceed 400 square feet when two or more sides are open. Such
11 structures shall not be located in a critical area and shall not be approved as a habitable
12 space.

13 (ii) Such structures as are defined in WAC ((~~51-40-007~~)) 51-50-007 which are used solely
14 for the commercial production of horticultural plants including ornamental plants, flowers,
15 vegetables, and fruits. "Temporary growing structure" means a structure that has the sides
16 and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used
17 to provide plants with either frost protection or increased heat retention. Such structures shall
18 not be located in a critical area and shall not be approved for other non-agricultural uses
19 including, but not limited to, office space, mercantile, manufacturing, or habitable space.

20 (iii) Such structures as are defined as agricultural buildings in the IBC which have the
21 sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material. The
22 combined aggregate total area of these structures shall not exceed 1,000 square feet on a
23 minimum five-acre lot, 2,000 square feet on a minimum 10-acre lot, 3,000 square feet on a
24 minimum 15-acre lot, 4,000 square feet on a minimum 20-acre lot, or 5,000 square feet on a
25 lot of 25 acres or larger. Such structures shall not be located in a critical area and shall not be
26 approved for other non-agricultural uses including, but not limited to, office space, mercantile,
27 manufacturing, or habitable space.

28 (2) Gas:

29 (a) Portable heating appliance.

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

32 (3) Mechanical:

33 (a) Portable heating appliance.

34 (b) Portable ventilation equipment.

35 (c) Portable cooling unit.

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

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

39 (f) Portable evaporative cooler.

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

42 (4) Plumbing:

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

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

51

1 Section 11. Snohomish County Code Section 30.52A.164, last amended by Amended
2 Ordinance No. 10-014 on April 29, 2011, is amended to read:

3
4 **30.52A.160 – Time limit of application (IBC 105.3.2).**

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

10 (2) The fee for the permit application extension includes a percentage of the original permit
11 fee equal to the percentage of work to be completed plus a \$400 administration fee.

12
13 Section 12. Snohomish County Code Section 30.52A.164, last amended by Amended
14 Ordinance No. 10-014 on April 29, 2011, is amended to read:

15
16 **30.52A.164 - Expiration (IBC 105.5).**

17
18 (1) Every permit issued shall become invalid 18 months after its issuance. The building
19 official is authorized to grant, in writing, one extension of time, for a period of not more than 18
20 months. The extension shall be requested in writing and justifiable cause demonstrated.

21 (2) The fee for the permit extension ((is one-half of the amount required for)) includes a
22 percentage of the original permit fee equal to the percentage of work to be completed. No
23 permit may be extended later than 30 days after the date of expiration of the original permit.
24 Prior to extension of a permit, an on-site inspection of the work authorized by the original
25 permit may be required in order to determine compliance with this chapter and any other
26 applicable law or regulation.

27
28 Section 13. Snohomish County Code Section 30.52A.168, adopted by Amended
29 Ordinance No. 07-085 on September 5, 2007, is amended to read:

30
31 ~~((30.52A.168))~~ **30.52A.167 - Placement of permit (IBC 105.7).**

32
33 The building permit or copy of the permit shall be kept on the site of the work until the
34 completion of the project.

35
36 Section 14. A new section is added to chapter 30.52A of the Snohomish County Code
37 to read:

38
39 **30.52A.168 – Floor and roof design loads-General (IBC 106.1).**

40
41 Live loads posted. Where live loads for which each floor or portion thereof of a commercial or
42 industrial building is or has been designed to exceed 50 psf, such design live loads shall be
43 conspicuously posted by the owner in that part of each story in which they apply, using durable
44 signs. It shall be unlawful to remove or deface such notices.

45
46 Section 15. A new section is added to chapter 30.52A of the Snohomish County Code
47 to read:

48
49 **30.52A.169 – Issuance of certificate of occupancy (IBC 106.2).**

1 A certificate of occupancy required by SCC 30.52A.248 shall not be issued until the floor load
2 signs, required by SCC 30.52A.168 have been installed.

3
4 Section 16. A new section is added to chapter 30.52A of the Snohomish County Code
5 to read:

6
7 **30.52A.170 – Restrictions on loading (IBC 106.3).**

8
9 It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building,
10 structure or portion thereof, a load greater than is permitted by the building code.

11
12 Section 17. Snohomish County Code Section 30.52A.170, adopted by Amended
13 Ordinance No. 07-085 on September 5, 2007, is amended to read:

14
15 ~~((30.52A.170 Construction submittal documents (IBC 106.1)))~~ **30.52A.171 - Submittal**
16 **documents (IBC 107.1).**

17
18 ~~((Construction))~~ Submittal documents consisting of construction documents, statement of
19 special inspections, geotechnical report and other data shall be submitted in ~~((one))~~ two or
20 more sets with each permit application. The construction documents shall be prepared by a
21 registered design professional where required by title 30 SCC. Where special conditions exist,
22 the building official ~~((may require))~~ is authorized to require additional construction documents
23 to be prepared by a registered design professional. Exception: The building official ~~((may))~~ is
24 authorized to waive the submission of construction documents and other data not required to
25 be prepared by a registered design professional if it is found that the nature of the work
26 applied for is such that review of construction documents is not necessary to obtain
27 compliance with the building code.

28
29 Section 18. Snohomish County Code Section 30.52A.172, adopted by Amended
30 Ordinance No. 07-085 on September 5, 2007, is amended to read:

31
32 **30.52A.172 - Information on construction documents shall be in accordance with**
33 **sections 107.2.1 through 107.2.5 (IBC 107.2.1) ((IBC 106.4)).**

34
35 Construction documents shall be dimensioned and drawn upon suitable material. Electronic
36 media documents are permitted to be submitted when approved by the building official.
37 Construction documents shall be of sufficient clarity to indicate the location, nature and extent
38 of the work proposed and show in detail that it will conform to the provisions of the building
39 code and relevant laws, ordinances, rules and regulations, as determined by the building
40 official.

41
42 Section 19. Snohomish County Code Section 30.52A.174, adopted by Amended
43 Ordinance No. 07-085 on September 5, 2007, is amended to read:

44
45 **30.52A.174 - Fire protection system shop drawings ((IBC 106.1.1)) (IBC 107.2.2).**

46
47 Shop drawings for the fire protection system(s) shall be submitted to indicate conformance
48 with the building code and the construction documents and shall be approved prior to the start
49 of system installation. Shop drawings shall contain all information as required by the
50 referenced installation standards in chapter 9 of the IBC.

1 Section 20 Snohomish County Code Section 30.52A.176, adopted by Amended
2 Ordinance No. 07-085 on September 5, 2007, is amended to read:

3
4
5 **30.52A.176 - Means of egress (~~((IBC 106.1.2))~~) (IBC 107.2.3).**

6
7 The construction documents shall show in sufficient detail the location, construction, size and
8 character of all portions of the means of egress in compliance with the provisions of the
9 building code. In occupancies other than Groups R-2, R-3, and I-1, the construction
10 documents shall designate the number of occupants to be accommodated on every floor, and
11 in all rooms and spaces.

12
13 Section 21. Snohomish County Code Section 30.52A.178, adopted by Amended
14 Ordinance No. 07-085 on September 5, 2007, is amended to read:

15
16 **30.52A.178 - Exterior wall envelope (~~((IBC 106.1.3))~~) (IBC 107.2.4).**

17
18 (1) Construction documents for all buildings shall describe the exterior wall envelope in
19 sufficient detail to determine compliance with the building code. The construction documents
20 shall provide details of the exterior wall envelope as required, including flashing, intersections
21 with dissimilar materials, (~~((corners))~~) corners, end details, control joints, intersections at roof,
22 eaves or parapets, means of drainage, water-resistive membrane and details around
23 openings.

24 (2) The construction documents shall include manufacturer's installation instructions that
25 provide supporting documentation that the proposed penetration and opening details
26 described in the construction documents maintain the weather resistance of the exterior wall
27 envelope. The supporting documentation shall fully describe the exterior wall system which
28 was tested, where applicable, as well as the test procedure used.

29
30 Section 22. Snohomish County Code Section 30.52A.180, adopted by Amended
31 Ordinance No. 07-085 on September 5, 2007, is amended to read:

32
33 **30.52A.180 - Site plan (~~((IBC 106.2))~~) (IBC 107.2.5).**

34
35 The construction documents submitted with the permit application shall be accompanied by a
36 site plan showing to scale the size and location of new construction and existing structures on
37 the site, distances from lot lines, the established street grades and the proposed finished
38 grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it
39 shall be drawn in accordance with an accurate boundary line survey. In the case of demolition,
40 the site plan shall show construction to be demolished and the location and size of existing
41 structures and construction that are to remain on the site or plot. The building official is
42 authorized to waive or modify the requirement for a site plan when the permit application is for
43 alteration or repair or when otherwise warranted.

44
45 Section 23. A new section is added to chapter 30.52A of the Snohomish County Code
46 to read:

47
48 **30.52A.181 – Design flood elevations (IBC 107.2.5.1).**

49
50 Where design flood elevations are not specified, they shall be established in accordance with
51 Section 1612.3.1

1
2 Section 24. Snohomish County Code Section 30.52A.182, adopted by Amended
3 Ordinance No. 07-085 on September 5, 2007, is amended to read:

4
5 **30.52A.182 - Examination of documents (~~((IBC 106.3))~~) (IBC 107.3).**

6
7 The building official shall examine or cause to be examined the accompanying (~~((construction))~~)
8 submittal documents and shall ascertain by such examinations whether the construction
9 indicated and described is in accordance with the requirements of the building code and other
10 (~~((applicable))~~) pertinent laws or ordinances.

11
12 Section 25 Snohomish County Code Section 30.52A.184, adopted by Amended
13 Ordinance No. 07-085 on September 5, 2007, is amended to read:

14
15 **30.52A.184 - Approval of construction documents (~~((IBC 106.3.1))~~) (IBC 107.3.1).**

16
17 When the building official issues a permit, the construction documents shall be approved, in
18 writing or by stamps, as "Approved Subject to Field Inspections." One set of construction
19 documents shall be retained by the building official. The other set shall be returned to the
20 applicant, shall be kept at the site of work and shall be open to inspection by the building
21 official or a duly authorized representative.

22
23 Section 26. Snohomish County Code Section 30.52A.186 is repealed.

24
25 Section 27. Snohomish County Code Section 30.52A.188, adopted by Amended
26 Ordinance No. 07-085 on September 5, 2007, is amended to read:

27
28 **30.52A.188 - Phased approval (~~((IBC 106.3.3))~~) (IBC 107.3.3).**

29
30 The building official is authorized to issue a permit for the construction of foundations or any
31 other part of a building or structure before the construction documents for the whole building or
32 structure have been submitted, provided that adequate information and detailed statements
33 have been filed complying with applicable requirements of the building code. The holder of
34 such permit for the foundation or other parts of a building or structure shall proceed at the
35 holder's own risk with the building operation and without assurance that a permit for the entire
36 structure will be granted.

37
38 Section 28. Snohomish County Code Section 30.52A.190, adopted by Amended
39 Ordinance No. 07-085 on September 5, 2007, is amended to read:

40
41 **30.52A.190 - Design professional in responsible charge—general (~~((IBC 106.3.4.1))~~) (IBC**
42 **107.3.4.1).**

43
44 (1) When it is required that documents be prepared by a registered design professional, the
45 building official (~~((may))~~) shall be authorized to require the owner to engage and designate on
46 the building permit application a registered design professional who shall act as the registered
47 design professional in responsible charge. If the circumstances require, the owner shall
48 designate a substitute registered design professional in responsible charge who shall perform
49 the duties required of the original registered design professional in responsible charge. The
50 building official shall be notified in writing by the owner if the registered design professional in
51 responsible charge is changed or is unable to continue to perform the duties.

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

4 ~~(((3) Where structural observation is required by 1709 of IBC, the statement of special
5 inspections shall name the individual or firms who are to perform structural observation and
6 describe the stages of construction at which structural observation is to occur.))~~

7
8 Section 29. Snohomish County Code Section 30.52A.192, adopted by Amended
9 Ordinance No. 07-085 on September 5, 2007, is amended to read:

10
11 **30.52A.192 - Deferred submittals ~~(((IBC 106.3.4.2)))~~ (IBC 107.3.4.2).**

12
13 (1) For the purposes of this section, deferred submittals are defined as those portions of the
14 design that are not submitted at the time of the application and that are to be submitted to the
15 building official within a specified period. .

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

19 (3) Documents for deferred submittal items shall be submitted to the registered design
20 professional in responsible charge who shall review them and forward them to the building
21 official with a notation indicating that the deferred submittal documents have been reviewed
22 and been found to be in general conformance to the design of the building. The deferred
23 submittal items shall not be installed until the ~~((design and))~~ deferred submittal documents
24 have been approved by the building official.

25
26 Section 30. Snohomish County Code Section 30.52A.194, adopted by Amended
27 Ordinance No. 07-085 on September 5, 2007, is amended to read:

28
29 **30.52A.194 - Amended construction documents ~~(((IBC 106.4)))~~ (IBC 107.4).**

30
31 Work shall be installed in accordance with the approved construction documents, and any
32 changes made during construction that are not in compliance with the approved construction
33 documents shall be resubmitted for approval as an amended set of construction documents.

34
35 Section 31. Snohomish County Code Section 30.52A.196, adopted by Amended
36 Ordinance No. 07-085 on September 5, 2007, is amended to read:

37
38 **30.52A.196 - Retention of construction documents ~~(((IBC 106.5)))~~ (IBC 107.5).**

39
40 One set of approved construction documents shall be retained by the building official for a
41 period of not less than 180 days from date of completion of the permitted work, or as required
42 by state or local laws.

43
44 Section 32. Snohomish County Code Section 30.52A.198, adopted by Amended
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:

46
47 **30.52A.198 - Temporary structures and uses—general ~~(((IBC 107.1)))~~ (IBC 108.1).**

48
49 The building official is authorized to issue a permit for temporary structures and temporary
50 uses. Such permits shall be limited as to time of service, but shall not be permitted for more
51 than 180 days. The building official is authorized to grant extensions for demonstrated cause.

1
2 Section 33 Snohomish County Code Section 30.52A.200, adopted by Amended
3 Ordinance No. 07-085 on September 5, 2007, is amended to read:

4
5 **30.52A.200 - Conformance (~~((IBC 107.2))) (IBC 108.2).~~**

6
7 Temporary structures and uses shall conform to the structural strength, fire safety, means of
8 egress, accessibility, light, ventilation and sanitary requirements of the building code as
9 necessary to ensure public health, safety and general welfare.

10
11 Section 34. Snohomish County Code Section 30.52A.202, adopted by Amended
12 Ordinance No. 07-085 on September 5, 2007, is amended to read:

13
14 **30.52A.202 - Termination of approval (~~((IBC 107.4))) (IBC 108.4).~~**

15
16 The building official may terminate a permit for a temporary structure or use and to order the
17 temporary structure or use to be discontinued.

18
19 Section 35. Snohomish County Code Section 30.52A.204, adopted by Amended
20 Ordinance No. 07-085 on September 5, 2007, is amended to read:

21
22 **30.52A.204 - Fees and payment of fees (~~((IBC 108.4))) (IBC 109.1).~~**

23
24 (1) A permit shall not be valid until the fees prescribed by chapter 30.86 SCC have been
25 paid, nor shall an amendment to a permit be released until the additional fee, if any, has been
26 paid.

27 (2) Any outstanding fees or portions thereof shall be added to the required fee(s) of any
28 future plan review or permit prior to application acceptance or permit issuance. No fee shall
29 relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or
30 highways from the appropriate authorities. The permit fee for construction of a new foundation,
31 enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee.
32 The fee for a factory built structure as approved by the Washington State Department of Labor
33 and Industries as a modular structure is specified in chapter 30.86 SCC.

34
35 Section 36. Snohomish County Code Section 30.52A.206, adopted by Amended
36 Ordinance No. 07-085 on September 5, 2007, is amended to read:

37
38 **30.52A.206 - Schedule of permit fees (~~((IBC 108.2))) (IBC 109.2).~~**

39
40 On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a
41 permit, a fee for each permit shall be paid as required, in accordance with the schedule as
42 established in chapter 30.86 SCC.

43
44 Section 37. Snohomish County Code Section 30.52A.184, adopted by Amended
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:

46
47 **30.52A.208 - Building permit valuations (~~((IBC 108.3))) (IBC 109.3).~~**

48
49 The applicant for a permit shall provide an estimated permit value at time of application. Permit
50 valuations shall include total value of work, including materials and labor, for which the permit
51 is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent

1 systems. If, in the opinion of the building official, the valuation is underestimated on the
2 application, the permit shall be denied, unless the applicant can show detailed estimates to
3 meet the approval of the building official. Final building permit valuation shall be set by the
4 building official.

5
6 Section 38. Snohomish County Code Section 30.52A.210, adopted by Amended
7 Ordinance No. 07-085 on September 5, 2007, is amended to read:

8
9 **30.52A.210 - Work commencing before permit issuance (~~((IBC 108.4))~~) (IBC 109.4).**

10
11 Any person who commences any work (~~((on a building, structure, electrical, gas, mechanical or
12 plumbing system))~~) regulated under subtitle 30.5 SCC before obtaining the necessary permits
13 shall be subject to an investigation (~~((fee))~~) penalty established in SCC 30.86.400(9) that shall
14 be in addition to the required permit fees.

15
16 Section 39. Snohomish County Code Section 30.52A.212, adopted by Amended
17 Ordinance No. 07-085 on September 5, 2007, is amended to read:

18
19 **30.52A.212 - Related fees (~~((IBC 108.5))~~) (IBC 109.5).**

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

24
25 Section 40. Snohomish County Code Section 30.52A.214, adopted by Amended
26 Ordinance No. 07-085 on September 5, 2007, is amended to read:

27
28 **30.52A.214 - Refunds (~~((IBC 108.6))~~) (IBC 109.6).**

29
30 The director is authorized to establish a refund policy.

31
32 Section 41. Snohomish County Code Section 30.52A.216, adopted by Amended
33 Ordinance No. 07-085 on September 5, 2007, is amended to read:

34
35 **30.52A.216 - Inspections—general (~~((IBC 109.1))~~) (IBC 110.1).**

36
37 Construction or work for which a permit is required shall be subject to inspection by the
38 building official and such construction or work shall remain accessible and exposed for
39 inspection purposes until approved. Approval as a result of an inspection shall not be
40 construed to be an approval of a violation of the provisions of the building code or of other
41 ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the
42 provisions of the building code or of other ordinances of the jurisdiction shall not be valid. It
43 shall be the duty of the permit applicant to cause the work to remain accessible and exposed
44 for inspection purposes. Neither the building official nor the jurisdiction shall be liable for
45 expense entailed in the removal or replacement of any material required to allow inspection.

46
47 Section 42. Snohomish County Code Section 30.52A.218, adopted by Amended
48 Ordinance No. 07-085 on September 5, 2007, is amended to read:

49
50 **30.52A.218 - Preliminary inspection (~~((IBC 109.2))~~) (IBC 110.2).**

1 Before issuing a permit, the building official may examine or cause to be examined buildings,
2 structures and sites for which an application has been filed:

3
4 Section 43. Snohomish County Code Section 30.52A.220, adopted by Amended
5 Ordinance No. 07-085 on September 5, 2007, is amended to read:

6
7 **30.52A.220 - Required inspections (~~((IBC 109.3.3))~~) (IBC 110.3).**

8
9 The building official, upon notification, shall make the inspections set forth in SCC 30.52A.222
10 through 30.52A.240.

11
12 Section 44. Snohomish County Code Section 30.52A.222, adopted by Amended
13 Ordinance No. 07-085 on September 5, 2007, is amended to read:

14
15 **30.52A.222 - Footing and foundation inspection (~~((IBC 109.3.4))~~) (IBC 110.3.1).**

16
17 Footing and foundation inspections shall be made after excavations for footings are complete
18 and any required reinforcing steel is in place. For concrete foundations, any required forms
19 shall be in place prior to inspection. Materials for the foundation shall be on the job, except
20 where concrete is ready mixed in accordance with American Society for Testing and Materials
21 Standards C 94, the concrete need not be on the job.

22
23 Section 45. Snohomish County Code Section 30.52A.224, adopted by Amended
24 Ordinance No. 07-085 on September 5, 2007, is amended to read:

25
26 **30.52A.224 - Concrete slab and under-floor inspection (~~((IBC 109.3.2))~~) (IBC 110.3.2).**

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

32
33 Section 46. Snohomish County Code Section 30.52A.226, adopted by Amended
34 Ordinance No. 07-085 on September 5, 2007, is amended to read:

35
36 **30.52A.226 - Lowest floor elevation (~~((IBC 109.3.3))~~) (IBC 110.3.3).**

37
38 In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to
39 further vertical construction, the elevation certification required in (~~(section)~~) Section 1612.5 of
40 the IBC shall be submitted to the building official.

41
42 Section 47. Snohomish County Code Section 30.52A.228, adopted by Amended
43 Ordinance No. 07-085 on September 5, 2007, is amended to read:

44
45 **30.52A.228 - Frame inspection (~~((IBC 109.3.4))~~) (IBC 110.3.4).**

46
47 Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking
48 and bracing are in place and pipes, chimneys and vents to be concealed are complete and the
49 rough electrical, plumbing, heating wires, pipes and ducts are approved.

1 Section 48. Snohomish County Code Section 30.52A.230, adopted by Amended
2 Ordinance No. 07-085 on September 5, 2007, is amended to read:

3
4 **30.52A.230 - Lath and gypsum board inspection (~~((IBC 109.3.5))~~) (IBC 110.3.5).**

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

10
11 Section 49. Snohomish County Code Section 30.52A.232, adopted by Amended
12 Ordinance No. 07-085 on September 5, 2007, is amended to read:

13
14 **30.52A.232 Fire-and smoke-resistant penetrations (~~((IBC 109.3.6))~~) (IBC 110.3.6).**

15
16 Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and
17 smoke partitions shall not be concealed from view until inspected and approved.

18
19 Section 50. Snohomish County Code Section 30.52A.234, adopted by Amended
20 Ordinance No. 07-085 on September 5, 2007, is amended to read:

21
22 **30.52A.234 - Energy efficiency inspections (~~((IBC 109.3.7))~~) (IBC 110.3.7).**

23
24 Inspections shall be made subject to the energy code as adopted and amended in chapter
25 30.52D SCC and the (~~Washington State Ventilation and Indoor Air Quality Code~~) Mechanical
26 Code as adopted and amended (~~in chapter 30.52C~~).

27
28 Section 51. Snohomish County Code Section 30.52A.236, adopted by Amended
29 Ordinance No. 07-085 on September 5, 2007, is amended to read:

30
31 **30.52A.236 - Other inspections (~~((IBC 109.3.8))~~) (IBC 110.3.8).**

32
33 In addition to the inspections specified above, the building official is authorized to make or
34 require other inspections of any construction work to ascertain compliance with the provisions
35 of the building code and other laws that are enforced by the department.

36
37 Section 52. Snohomish County Code Section 30.52A.238, adopted by Amended
38 Ordinance No. 07-085 on September 5, 2007, is amended to read:

39
40 **30.52A.238 - Special inspections (~~((IBC 109.3.9))~~) (IBC 110.3.9).**

41
42 Special inspections are governed by (~~section~~) Section 1704 of the IBC.

43
44 Section 53. Snohomish County Code Section 30.52A.240, adopted by Amended
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:

46
47 **30.52A.240 - Final inspection (~~((IBC 109.3.10))~~) (IBC 110.3.10).**

48
49 The final inspection shall be made after all work required by the building permit is completed.

1 Section 54. Snohomish County Code Section 30.52A.242, adopted by Amended
2 Ordinance No. 07-085 on September 5, 2007, is amended to read:

3
4 **30.52A.242 - Inspection agencies (~~((IBC 109.4))) (IBC 110.4).~~**

5
6 The building official is authorized to accept reports of approved inspection agencies, provided
7 such agencies satisfy the building official's requirements as to qualifications and reliability
8 necessary to meet the (~~(IBC))~~ building code.

9
10 Section 55. Snohomish County Code Section 30.52A.244, adopted by Amended
11 Ordinance No. 07-085 on September 5, 2007, is amended to read:

12
13 **30.52A.244 - Inspection requests (~~((IBC 109.5))) (IBC 110.5).~~**

14
15 It shall be the duty of the holder of the building permit or their duly authorized agent to notify
16 the building official when work is ready for inspection. It shall be the duty of the permit holder
17 to provide access to and means for inspections of such work that are required by the building
18 code.

19
20 Section 56. Snohomish County Code Section 30.52A.246, adopted by Amended
21 Ordinance No. 07-085 on September 5, 2007, is amended to read:

22
23 **30.52A.246 - Approval required (~~((IBC 109.6))) (IBC 110.6).~~**

24
25 Work shall not be done beyond the point indicated in each successive inspection without first
26 obtaining the approval of the building official. The building official, upon notification, shall make
27 the requested inspections and shall either indicate the portion of the construction that is
28 satisfactory as completed, or notify the permit holder or his or her agent how that portion of the
29 construction fails to comply with the building code. Any portions that do not comply shall be
30 corrected and such portion shall not be covered or concealed until authorized by the building
31 official.

32
33 Section 57. Snohomish County Code Section 30.52A.248, adopted by Amended
34 Ordinance No. 07-085 on September 5, 2007, is amended to read:

35
36 **30.52A.248 - Certificate of occupancy (~~((IBC 110.1))) (IBC 111.1).~~**

37
38 No building, structure or portion of a building or structure in Group A, B, E, F, H, I, M, R-1, R-2,
39 R-3, R-4 or S shall be used or occupied, and no change in the existing occupancy
40 classification of a building, structure or portion of a building or structure shall be made until the
41 building official has issued a certificate of occupancy for such uses, or change of uses as each
42 occurs, or at least annually. A final certificate of occupancy shall not be issued until all
43 requirements imposed as a condition of building permit issuance, subdivision or short
44 subdivision approval and all requirements of county code have been met. The fire marshal
45 shall inspect such occupancy uses as necessary, but at least annually. Exceptions:

46
47 1. Certificates of occupancy are not required for work exempt from permits under Section
48 105.2 of the IBC.

49 2. Inspections of R-3 occupancies are not required annually.
50

1 Section 58. Snohomish County Code Section 30.52A.250, adopted by Amended
2 Ordinance No. 07-085 on September 5, 2007, is amended to read:

3
4 **30.52A.250 - Certificate issued (~~((IBC 110.2))~~) (IBC 111.2).**

5
6 After the building official inspects the building or structure and finds no violations of the
7 provisions of the building code or other laws that are enforced by the department, the building
8 official shall issue a certificate of occupancy that contains the following:

- 9 (1) The building permit number.
10 (2) The address of the structure.
11 (3) The name and address of the owner.
12 (4) A description of that portion of the structure for which the certificate is issued.
13 (5) A statement that the described portion of the structure has been inspected for
14 compliance with the requirements of the building code for the occupancy and division of
15 occupancy and the use for which the proposed occupancy is classified.
16 (6) The name of the building official.
17 (7) The edition of the building code under which the permit was issued.
18 (8) The use and occupancy, in accordance with the provisions of chapter 3 of the IBC.
19 (9) The type of construction as defined in chapter 6 of the IBC.
20 (10) The design occupant load.
21 (11) If an automatic sprinkler system is provided, whether the sprinkler system is required.
22 (12) Any special stipulations and conditions of the building permit.

23
24 Section 59. Snohomish County Code Section 30.52A.252, adopted by Amended
25 Ordinance No. 07-085 on September 5, 2007, is amended to read:

26
27 **30.52A.252 - Temporary occupancy (~~((IBC 110.3))~~) (IBC 111.3).**

28
29 The building official is authorized to issue a temporary certificate of occupancy before the
30 completion of the entire work covered by the permit, provided that such portion or portions
31 shall be occupied safely. The building official shall set a time period during which the
32 temporary certificate of occupancy is valid. A final inspection is to be made after finish grading
33 and the building is completed and ready for occupancy. No final inspection approval for
34 residential building permits shall be given until all requirements imposed as a condition of
35 building permit issuance, subdivision or short subdivision approval, as well as applicable laws
36 and regulations, have been met.

37
38 Section 60. Snohomish County Code Section 30.52A.254, last amended by Amended
39 Ordinance No. 08-062 on October 1, 2008, is amended to read:

40
41 **30.52A.254 - Suspension or revocation (~~((IBC 110.4))~~) (IBC 111.4).**

42
43 The building official may suspend or revoke a certificate of occupancy issued under the
44 building code pursuant to SCC 30.71.027 or SCC 30.85.300 or 30.85.310.

45
46 Section 61. Snohomish County Code Section 30.52A.256, adopted by Amended
47 Ordinance No. 07-085 on September 5, 2007, is amended to read:

48
49 **30.52A.256 - Service utilities and connection of service utilities (~~((IBC 111.4))~~) (IBC
50 112.1).**

1 No person shall make connections from a utility, source of energy, fuel or power to any
2 building or system that is regulated by the building code for which a permit is required, until
3 released by the building official.
4

5 Section 62. Snohomish County Code Section 30.52A.258, adopted by Amended
6 Ordinance No. 07-085 on September 5, 2007, is amended to read:
7

8 **30.52A.258 - Temporary connection (~~((IBC 111.2))~~) (IBC 112.2).**
9

10 The building official may authorize the temporary connection of the building or system to the
11 utility source of energy, fuel or power.
12

13 Section 63. Snohomish County Code Section 30.52A.260, adopted by Amended
14 Ordinance No. 07-085 on September 5, 2007, is amended to read:
15

16 **30.52A.260 - Authority to disconnect service utilities (~~((IBC 111.3))~~) (IBC 112.3).**
17

18 The building official (~~may~~) shall have the authority to authorize disconnection of utility service
19 to the building, structure or system regulated by the building code and the codes and
20 standards referenced in SCC 30.52A.106 and SCC 30.52F.114 in case of emergency where
21 necessary to eliminate an immediate hazard to life or property. The building official shall notify
22 the serving utility, and wherever possible the owner and occupant of the building, structure or
23 service system, of the decision to disconnect prior to taking such action. If not notified prior to
24 disconnecting, the owner or occupant of the building, structure or service system shall be
25 notified in writing, as soon as practical thereafter.
26

27 Section 64. Snohomish County Code Section 30.52A.262, adopted by Amended
28 Ordinance No. 07-085 on September 5, 2007, is amended to read:
29

30 **30.52A.262 - Unlawful acts/violations (~~((IBC 113.1))~~) (IBC 114.1).**
31

32 Pursuant to SCC 30.85.020, it shall be unlawful for any person, firm or corporation to erect,
33 construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or
34 equipment regulated by the building code, or cause same to be done, in conflict with or in
35 violation of any of the provisions of the building code. Enforcement of such violations shall be
36 processed under the provisions of this chapter and chapter 30.85 SCC; provided further that
37 the building official or his designee is authorized to enforce the provisions of the building code.
38

39 Section 65. Snohomish County Code Section 30.52A.264, adopted by Amended
40 Ordinance No. 07-085 on September 5, 2007, is amended to read:
41

42 **30.52A.264 - Notice of violation (~~((IBC 113.2))~~) (IBC 114.2).**
43

44 The building official may serve a notice of violation or order on the person responsible for the
45 erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy
46 of a building or structure in violation of the provisions of the building code, or in violation of a
47 permit or certificate issued under the provisions of the building code. Such order shall direct
48 the discontinuance of the illegal action or condition and the abatement of the violation. The
49 building official may coordinate with code enforcement staff to issue such notices and conduct
50 procedures to correct the violation in compliance with chapter 30.85 SCC.
51

1 Section 66. Snohomish County Code Section 30.52A.268, last amended by Amended
2 Ordinance No. 08-062 on October 1, 2008, is amended to read:

3
4 **30.52A.268 - Prosecution of violation (~~((IBC 113.3))~~) (IBC 114.3).**
5

6 Prosecution of a violation shall be in accordance with provisions of chapter 30.85 SCC. The
7 building official may refer such violations, as necessary, to the prosecuting attorney to institute
8 the appropriate legal proceeding or in equity to restrain, correct or abate such violation, or to
9 require the removal or termination of the unlawful occupancy of the building or structure in
10 violation of the provisions of the building code or of the order or direction made pursuant
11 thereto.
12

13 Section 67. Snohomish County Code Section 30.52A.270, last amended by Amended
14 Ordinance No. 07-085 on September 5, 2007, is amended to read:

15
16 **30.52A.270 - Violation penalties (~~((IBC 113.4))~~) (IBC 114.4).**
17

18 Any person who violates a provision of the building code or fails to comply with any of the
19 requirements thereof or who erects, constructs, alters or repairs a building or structure in
20 violation of the approved construction documents or directive of the building official, or of a
21 permit or certificate issued under the provisions of the building code, shall be subject to
22 penalties as prescribed by law and chapter 30.85 SCC.
23

24 Section 68. Snohomish County Code Section 30.52A.272, adopted by Amended
25 Ordinance No. 07-085 on September 5, 2007, is amended to read:

26
27 **30.52A.272 - Stop work order authority (~~((IBC 114.1))~~) (IBC 115.1).**
28

29 Whenever the building official finds any work regulated by the building code being performed
30 in a manner either contrary to the provisions of the building code or in a manner that is
31 dangerous or unsafe, the building official is authorized to issue a stop work order.
32

33 Section 69. Snohomish County Code Section 30.52A.274, adopted by Amended
34 Ordinance No. 07-085 on September 5, 2007, is amended to read:

35
36 **30.52A.274 - Issuance (~~((IBC 114.2))~~) (IBC 115.2).**
37

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

43 Section 70. Snohomish County Code Section 30.52A.276, last amended by Amended
44 Ordinance No. 08-062 on October 1, 2008, is amended to read:

45
46 **30.52A.276 - Unlawful continuance (~~((IBC 114.3))~~) (IBC 115.3).**
47

48 Any person who shall continue any work after having been served with a stop work order,
49 except such work as that person is directed to perform to remove a violation or unsafe
50 condition, shall be subject to penalties as prescribed in SCC 30.85.090 and 30.85.130.
51

1 Section 71. Snohomish County Code Section 30.52A.278, adopted by Amended
2 Ordinance No. 07-085 on September 5, 2007, is amended to read:

3
4 **30.52A.278 - Conditions for unsafe structures and equipment (~~((IBC 116.1))~~) (IBC 116.1).**

5
6 Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient
7 because of inadequate means of egress facilities, inadequate light and ventilation, or which
8 constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that
9 involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe
10 condition. Unsafe structures shall be taken down and removed or made safe, as the building
11 official deems necessary and as provided for in this section. A vacant structure that is not
12 secured against entry shall be deemed unsafe.

13
14 Section 72. Snohomish County Section chapter 30.52A.280, adopted by Amended
15 Ordinance No. 07-085 on September 5, 2007, is amended to read:

16
17 **30.52A.280 - Record (~~((IBC 116.2))~~) (IBC 116.2).**

18
19 The building official shall cause a report to be filed on an unsafe condition. The report shall
20 state the occupancy of the structure and the nature of the unsafe condition.

21
22 Section 73. Snohomish County Code Section 30.52A.282, last amended by Amended
23 Ordinance No. 08-062 on October 1, 2008, is amended to read:

24
25 **30.52A.282 - Notice (~~((IBC 116.3))~~) (IBC 116.3).**

26
27 If an unsafe condition is found, the building official shall serve on the owner, agent or person in
28 control of the structure, a written notice that describes the condition deemed unsafe and
29 specifies the required repairs or improvements to be made to abate the unsafe condition, or
30 that requires the unsafe structure to be demolished within a stipulated time. The written notice
31 may be in the form of an emergency order in accordance with SCC 30.85.240 or a notice of
32 violation in accordance with SCC 30.85.150. Such notice shall require the person thus notified
33 to declare immediately to the building official acceptance or rejection of the terms of the order.

34
35 Section 74. Snohomish County Code Section 30.52A.260, last amended by Amended
36 Ordinance No. 08-062 on October 1, 2008, is amended to read:

37
38 **30.52A.284 - Method of service (~~((IBC 116.4))~~) (IBC 116.4).**

39
40 Any notice issued pursuant to this chapter shall be deemed properly served if the notice
41 procedures in SCC 30.85.250 are met.

42
43 Section 75. Snohomish County Code Section 30.52A.286, adopted by Amended
44 Ordinance No. 07-085 on September 5, 2007, is amended to read:

45
46 **30.52A.286 - Restoration (~~((IBC 116.5))~~) (IBC 116.5).**

47
48 The structure or equipment determined to be unsafe by the building official is permitted to be
49 restored to a safe condition. To the extent that repairs, alterations or additions are made or a
50 change of occupancy occurs during the restoration of the structure, such repairs, alterations,

1 additions or change of occupancy shall comply with the requirements of SCC 30.52A.152 and
2 chapter 34 of the IBC.

3
4 Section 76. Snohomish County Code Section 30.52A.300, adopted by Amended
5 Ordinance No. 07-085 on September 5, 2007, is amended to read:

6
7 **30.52A.300 - Additional requirements for moved structures—Added ((~~IBC 3408.2~~)) (IBC**
8 **3410.1).**

9
10 (1) Every application for a permit for moving a building or structure shall contain the
11 following additional information:

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

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

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

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

23
24 Section 77. Snohomish County Code Section 30.52A.302, adopted by Amended
25 Ordinance No. 07-085 on September 5, 2007, is amended to read:

26
27 **30.52A.302 - Amendment to section ((~~705.4~~)) 706.1 of the IBC ((~~IBC 705.4~~)) (IBC 706.1).**

28
29 Section ((~~705.4~~)) 706.1 of the IBC is amended to read:

30
31 Each portion of a building separated by one or more fire walls that comply with the
32 provisions of section ((~~705~~)) 706 of the IBC shall not be considered a separate building. The
33 extent and location of such fire walls shall not provide a complete separation. Where a fire wall
34 also separates occupancies that are required to be separated by a fire barrier wall, the most
35 restrictive requirements of each separation shall apply.

36
37 Section 78. A new section is added to chapter 30.52A of the Snohomish County Code
38 to read:

39
40 **30.52A.303 – Automatic sprinkler systems (IBC 903).**

41
42 Automatic sprinkler systems shall be required pursuant to chapter 30.52G SCC.

43
44 Section 79. Snohomish County Code Section 30.52A.304, adopted by Amended
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:

46
47 **30.52A.304 - Amendment to section ((~~3440.2~~)) 3412.2 of the IBC ((~~IBC 3440.2~~)) (IBC**
48 **3412.2).**

49
50 Section ((~~3440.2~~)) 3412.2 of the IBC is amended to read:

1 Structures existing prior to January 1, 1962, in which there is work involving additions,
 2 alterations or changes of occupancy shall be made to conform to the requirements of this
 3 section or the provisions of sections 3403 through ((3407)) 3409 of the IBC. The provisions in
 4 sections ((3410.2.4)) 3412.2.1 through ((3410.2.5)) 3412.2.5 of the IBC shall apply to existing
 5 occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and
 6 U. These provisions shall not apply to buildings with occupancies in Group H or I.

7
 8 Section 80. Snohomish County Code Section 30.86.400, last amended by Amended
 9 Ordinance No. 08-122 on November 10, 2008, is amended to read:

10 **30.86.400 – Construction code fees and penalties.**

11
 12
 13 (1) Occupancies Defined. Fees established in SCC 30.86.400 shall be assessed based on
 14 whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the
 15 occupancy groups in these two occupancy types.

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

24 (3) Commercial and residential occupancies defined.

25
 26 Table 30.86.400(3)—COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED
 27

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U
REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour
REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 and CHAPTER 30.33B SCC	\$0
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.	

28

1 (5) Base permit fees.⁽¹⁾
 2
 3
 4

Table 30.86.400(5)—BASE PERMIT FEES

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
COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 and CHAPTER 30.33B SCC	\$0
Reference notes: (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

5 (6) Plan review fees.⁽¹⁾
 6
 7
 8

Table 30.86.400(6)—PLAN REVIEW FEES

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
• R-3, and U Occupancies for residential purposes	65% of building permit fee
• A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS	
Successive construction ⁽²⁾⁽³⁾	
• R-3, and U Occupancies for residential purposes	20% of building permit fee
• R-1, R-2 and R-4 Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, 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.
PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 and CHAPTER 30.33B SCC	\$0
<p>Reference notes:</p> <p>(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations.</p> <p>(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:</p> <p>(a) Group R occupancies.</p> <p>(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.</p> <p>(3) Procedures for approval of basic plans for successive construction shall be established by the director.</p> <p>(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.</p>	

(7) Building permit fees.⁽¹⁾

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
\$2,001-\$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 \$1,000 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

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\$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
<p>Reference notes:</p> <p>(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted 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 plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with title 30 SCC.</p> <p>(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council that is in effect on January 1 of the year in which the permit is applied for by the applicant.</p> <p>(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC shall be set at \$0, regardless of valuation. All buildings on the site shall be permitted on one permit.</p> <p>(4) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420)</p>	

(8) Certificates of occupancy/changes of use fees.

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

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

(9) Special inspections and investigation fees.

Table 30.86.400(9)—SPECIAL INSPECTIONS AND INVESTIGATION FEES

1

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour- 2 hour min.
Outside Snohomish County inspection for move to Snohomish County	\$120 plus County's standard mileage rate/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour- 2 hour min.
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION ((FEE)) PENALTY ⁽²⁾	100% of permit fee
<p>Reference notes:</p> <p>(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.</p> <p>(2) A ((fee)) penalty charged for work requiring a permit, which is commenced without first obtaining said permit. This ((fee)) penalty shall be collected regardless of whether a permit is subsequently issued or not.</p>	

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(10) Miscellaneous review and permit fees. ⁽¹⁾

TABLE 30.86.400(10)—MISCELLANEOUS REVIEW AND PERMIT FEES

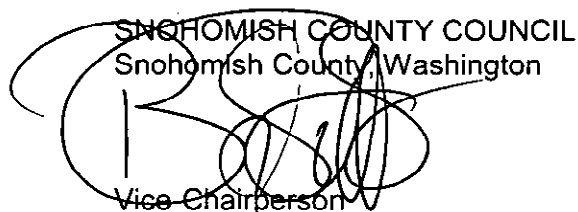
PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET	50% of site review fee
BUILDING ADDITIONS	
CONVERSION OPTION HARVEST PLAN REVIEW	\$300
Sites larger than 10 acres	\$5/acre
COMPLETION PERMIT	\$50
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
LOT STATUS DETERMINATION	\$120 per tax parcel researched. No fee if submitted with a subdivision or building permit application
PRE-APPLICATION DESIGN REVIEW	\$2,500
ROOFING PERMIT ⁽²⁾	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS ⁽³⁾	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes: (1) These fees are charged in addition to building/structural plan and permit fees. (2) No permit is required for use of 10 squares or less of roofing material. (3) 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.	

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Section 81. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance is held to be invalid by a court of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.

PASSED this 3RD day of August, 2011.


SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Vice Chairperson

ATTEST:


Asst. Clerk of the Council

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- APPROVED
- EMERGENCY
- VETOED

ATTEST:


 8/8/11

 County Executive Date

AARON REARDON
 County Executive

Approved as to form:

 Deputy Prosecuting Attorney

D-7