

1 Adopted: 08/27/14  
2 Effective: 09/13/14  
3  
4

5 SNOHOMISH COUNTY COUNCIL  
6 SNOHOMISH COUNTY, WASHINGTON  
7

8 AMENDED ORDINANCE NO. 14-055  
9

10 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2012 EDITION  
11 OF THE INTERNATIONAL BUILDING CODE AS REVISED; AND AMENDING AND  
12 REPEALING SECTIONS IN CHAPTER 30.52A SCC  
13

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

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

22 WHEREAS, the State Building Code Act adopts the International Building, Residential,  
23 and Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes;  
24 and

25 WHEREAS, the new codes and standards contain updated construction and  
26 performance standards, methods, technologies, and products; and  
27

28 WHEREAS, the updated version of the State Building Code became effective July 1,  
29 2013; and  
30

31 WHEREAS, the international and state building codes are updated comprehensively on  
32 a three-year cycle; and  
33

34 WHEREAS, chapter 19.27 RCW mandates that the State Building Code be  
35 administered and enforced by counties and cities, and grants counties and cities limited  
36 authority to amend provisions of the State Building Code as it applies within their jurisdictions;  
37 and  
38

39 WHEREAS, the Snohomish County Council (county council) and the Snohomish  
40 County Executive have identified regulation of development to ensure safe and quality  
41 construction as a high priority and have delegated the responsibility for administering the State  
42 Building Code to Snohomish County Planning and Development Services (PDS); and  
43

44 WHEREAS, PDS endeavors to administer and enforce the State Building Code in  
45 accordance with chapter 19.27 RCW in order to provide for statewide consistency for the  
46 construction industry and the citizens within Snohomish County; and  
47

48 WHEREAS, the new international codes contain updated construction and  
49 performance standards, methods, technology, and products to improve construction safety  
50 and provide greater flexibility to meet minimum standards; and  
51

1 WHEREAS, on August 27, 2014, the county council held a public hearing after proper  
2 notice, heard public testimony related to the proposed code amendments, and considered the  
3 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 county council makes the following findings:  
11

12 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
13

14 B. This proposal is to amend Snohomish County Code (SCC) title 30.  
15

16 C. Procedural requirements.  
17

- 18 1. This ordinance is consistent with state law, chapter 19.27 RCW.
- 19 2. This ordinance is exempt from the State Environmental Policy Act, chapter  
20 43.21C RCW ("SEPA"), requirements pursuant to WAC 197-11-800(20).  
21
- 22 3. This ordinance is exempt from planning commission review pursuant to  
23 SCC 30.73.040(2)(c) because it implements the State Building Code Act,  
24 not the Growth Management Act.  
25
- 26 4. This ordinance does not adopt development regulations under SCC  
27 30.10.080. Therefore, notice to the Washington State Department of  
28 Commerce (Commerce) of intent to adopt pursuant to RCW 36.70A.106 is  
29 not required.  
30
- 31 5. The public participation process used in the adoption of this ordinance has  
32 complied with all applicable requirements of the SCC.  
33

34 D. This ordinance is consistent with the record.  
35

- 36 1. RCW 19.27.040 allows the governing body of each county and city to  
37 amend the State Building Code as it applies within the jurisdiction of the  
38 county or city. The minimum performance standards of the codes and the  
39 objectives enumerated in RCW 19.27.020 shall not be diminished by any  
40 county amendments.  
41
- 42 2. Amendments to chapter 30.52A SCC are necessary to consolidate  
43 duplicative language in the general administrative provisions of chapters  
44 30.52A and 30.52F SCC into chapter 30.50 SCC, which is being amended  
45 to include the administrative provisions applicable to the building code and  
46 other construction codes.  
47
- 48 3. Amendments to chapter 30.52A SCC are necessary to consolidate the  
49 administrative provisions specific to the building code into chapter 30.50  
50 SCC.  
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- 4. Amendments to SCC 30.52A.010 are necessary to delete 2009 and replace with 2012 and to add a reference to chapter 30.50 SCC.
- 5. Amendments to SCC 30.52A.020 are necessary to delete the reference to the 2009 edition of the IBC.
- 6. Repealing SCC 30.52A.030 through SCC 30.52A.286 is necessary to reduce redundancy with chapter 30.50 SCC, which is being amended to include administrative provisions applicable to the building code and other construction codes.
- 7. Amendments to SCC 30.52A.306 are necessary to eliminate redundancy with SCC 30.65.040.

Section 2. The county council makes the following conclusions:

- A. The county council concludes that this ordinance adopting the 2012 Edition of the IBC adopted by the International Code Council as amended by the State of Washington on November 8, 2012, together with local amendments permitted under RCW 19.27.040, is in the best interest of Snohomish County.
- B. The county council concludes that the ordinance is consistent with the recent updates to the State Building Code Act adopted in chapter 19.27 RCW that became effective July 1, 2013.
- C. The county council concludes that the ordinance promotes the health, safety and welfare of the occupants or users of buildings and structures and the general public by providing building codes that require minimum performance standards and requirements for construction and construction materials, consistent with nationally accepted standards of engineering, fire and life safety.
- D. The county council concludes that adoption of the proposed amendments to the State Building Code will not result in less restrictive performance standards or objectives than those in the State Building Code.
- E. The county council concludes that this ordinance does not adopt development regulations under SCC 30.10.080. Therefore, planning commission review is not required pursuant to SCC 30.73.040(2)(c).

The county council concludes that this ordinance does not adopt development regulations under SCC 30.10.080. Therefore, notice to Commerce of intent to adopt is not required pursuant to RCW 36.70A.106.

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

Section 3. Snohomish County Code Section 30.52A.010, last amended by Amended Ordinance No. 11-030 on August 3, 2011, is amended to read:

1 **30.52A.010 International Building Code (IBC) ((2009)) - adopted.**

2  
3 The ((2009)) 2012 edition of the International Building Code (IBC) published by the  
4 International Code Council, as amended by the Washington State Building Code Council and  
5 included in chapter 19.27 RCW is adopted except chapter 1 and section 903 and as otherwise  
6 expressly amended by this chapter and chapter 30.50 SCC, and is incorporated and made a  
7 part of this chapter by reference.  
8

9 Section 4. Snohomish County Code Section 30.52A.020, last amended by Amended  
10 Ordinance No. 11-030 on August 3, 2011, is amended to read:

11  
12 **30.52A.020 Appendices C and E ((IBC 101.2.1)).**

13  
14 Appendices C and E to the ((2009 edition of the)) IBC ((is)) are adopted and incorporated and  
15 made a part of this chapter by reference.  
16

17 Section 5. Snohomish County Code Section 30.52A.030, adopted by Amended  
18 Ordinance No. 07-085 on September 5, 2007, is repealed.  
19

20 Section 6. Snohomish County Code Section 30.52A.040, adopted by Amended  
21 Ordinance No. 07-085 on September 5, 2007, is repealed.  
22

23 Section 7. Snohomish County Code Section 30.52A.050, last amended by Amended  
24 Ordinance No. 11-030 on August 3, 2011, is repealed.  
25

26 Section 8. Snohomish County Code Section 30.52A.060, last amended by Amended  
27 Ordinance No. 11-030 on August 3, 2011, is repealed.  
28

29 Section 9. Snohomish County Code Section 30.52A.100, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.  
31

32 Section 10. Snohomish County Code Section 30.52A.102, adopted by Amended  
33 Ordinance No. 07-085 on September 5, 2007, is repealed.  
34

35 Section 11. Snohomish County Code Section 30.52A.106, adopted by Amended  
36 Ordinance No. 07-085 on September 5, 2007, is repealed.  
37

38 Section 12. Snohomish County Code Section 30.52A.110, adopted by Amended  
39 Ordinance No. 07-085 on September 5, 2007, is repealed.  
40

41 Section 13. Snohomish County Code Section 30.52A.120, adopted by Amended  
42 Ordinance No. 07-085 on September 5, 2007, is repealed.  
43

44 Section 14. Snohomish County Code Section 30.52A.122, last amended by Amended  
45 Ordinance No. 08-062 on October 1, 2008, is repealed.  
46

47 Section 15. Snohomish County Code Section 30.52A.124, adopted by Amended  
48 Ordinance No. 07-085 on September 5, 2007, is repealed.  
49

50 Section 16. Snohomish County Code Section 30.52A.126, adopted by Amended  
51 Ordinance No. 07-085 on September 5, 2007, is repealed.



1  
2 Section 17. Snohomish County Code Section 30.52A.128, adopted by Amended  
3 Ordinance No. 07-085 on September 5, 2007, is repealed.

4  
5 Section 18. Snohomish County Code Section 30.52A.130, adopted by Amended  
6 Ordinance No. 07-085 on September 5, 2007, is repealed.

7  
8 Section 19. Snohomish County Code Section 30.52A.132, adopted by Amended  
9 Ordinance No. 07-085 on September 5, 2007, is repealed.

10  
11 Section 20. Snohomish County Code Section 30.52A.134, adopted by Amended  
12 Ordinance No. 07-085 on September 5, 2007, is repealed.

13  
14 Section 21. Snohomish County Code Section 30.52A.136, adopted by Amended  
15 Ordinance No. 07-085 on September 5, 2007, is repealed.

16  
17 Section 22. Snohomish County Code Section 30.52A.138, adopted by Amended  
18 Ordinance No. 07-085 on September 5, 2007, is repealed.

19  
20 Section 23. Snohomish County Code Section 30.52A.140, adopted by Amended  
21 Ordinance No. 07-085 on September 5, 2007, is repealed.

22  
23 Section 24. Snohomish County Code Section 30.52A.142, adopted by Amended  
24 Ordinance No. 07-085 on September 5, 2007, is repealed.

25  
26 Section 25. Snohomish County Code Section 30.52A.144, adopted by Amended  
27 Ordinance No. 07-085 on September 5, 2007, is repealed.

28  
29 Section 26. Snohomish County Code Section 30.52A.146, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.

31  
32 Section 27. Snohomish County Code Section 30.52A.148, last amended by Amended  
33 Ordinance No. 12-018 on May 2, 2012, is repealed.

34  
35 Section 28. Snohomish County Code Section 30.52A.150, adopted by Amended  
36 Ordinance No. 07-085 on September 5, 2007, is repealed.

37  
38 Section 29. Snohomish County Code Section 30.52A.152, adopted by Amended  
39 Ordinance No. 07-085 on September 5, 2007, is repealed.

40  
41 Section 30. Snohomish County Code Section 30.52A.154, adopted by Amended  
42 Ordinance No. 07-085 on September 5, 2007, is repealed.

43  
44 Section 31. Snohomish County Code Section 30.52A.156, adopted by Amended  
45 Ordinance No. 07-085 on September 5, 2007, is repealed.

46  
47 Section 32. Snohomish County Code Section 30.52A.158, adopted by Amended  
48 Ordinance No. 07-085 on September 5, 2007, is repealed.

49  
50 Section 33. Snohomish County Code Section 30.52A.160, last amended by Amended  
51 Ordinance No. 11-030 on August 3, 2011, is repealed.

1  
2 Section 34. Snohomish County Code Section 30.52A.162, adopted by Amended  
3 Ordinance No. 07-085 on September 5, 2007, is repealed.  
4

5 Section 35. Snohomish County Code Section 30.52A.164, last amended by Amended  
6 Ordinance No. 11-030 on August 3, 2011, is repealed.  
7

8 Section 36. Snohomish County Code Section 30.52A.166, last amended by Amended  
9 Ordinance No. 08-062 on October 1, 2008, is repealed.  
10

11 Section 37. Snohomish County Code Section 30.52A.167, adopted by Amended  
12 Ordinance No. 07-085 on September 5, 2007, is repealed.  
13

14 Section 38. Snohomish County Code Section 30.52A.168, adopted by Amended  
15 Ordinance No. 11-030 on August 3, 2011, is repealed.  
16

17 Section 39. Snohomish County Code Section 30.52A.169, adopted by Amended  
18 Ordinance No. 11-030 on August 3, 2011, is repealed.  
19

20 Section 40. Snohomish County Code Section 30.52A.170, adopted by Amended  
21 Ordinance No. 11-030 on August 3, 2011, is repealed.  
22

23 Section 41. Snohomish County Code Section 30.52A.171, last amended by Amended  
24 Ordinance No. 11-030 on August 3, 2011, is repealed.  
25

26 Section 42. Snohomish County Code Section 30.52A.172, last amended by Amended  
27 Ordinance No. 11-030 on August 3, 2011, is repealed.  
28

29 Section 43. Snohomish County Code Section 30.52A.174, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.  
31

32 Section 44. Snohomish County Code Section 30.52A.176, last amended by Amended  
33 Ordinance No. 11-030 on August 3, 2011, is repealed.  
34

35 Section 45. Snohomish County Code Section 30.52A.178, last amended by Amended  
36 Ordinance No. 11-030 on August 3, 2011, is repealed.  
37

38 Section 46. Snohomish County Code Section 30.52A.180, last amended by Amended  
39 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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41 Section 47. Snohomish County Code Section 30.52A.181, adopted by Amended  
42 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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44 Section 48. Snohomish County Code Section 30.52A.182, last amended by Amended  
45 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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47 Section 49. Snohomish County Code Section 30.52A.184, last amended by Amended  
48 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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50 Section 50. Snohomish County Code Section 30.52A.188, last amended by Amended  
51 Ordinance No. 11-030 on August 3, 2011, is repealed.

1  
2 Section 51. Snohomish County Code Section 30.52A.190, last amended by Amended  
3 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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5 Section 52. Snohomish County Code Section 30.52A.192, last amended by Amended  
6 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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8 Section 53. Snohomish County Code Section 30.52A.194, last amended by Amended  
9 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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11 Section 54. Snohomish County Code Section 30.52A.196, last amended by Amended  
12 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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14 Section 55. Snohomish County Code Section 30.52A.198, last amended by Amended  
15 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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17 Section 56. Snohomish County Code Section 30.52A.200, last amended by Amended  
18 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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20 Section 57. Snohomish County Code Section 30.52A.202, last amended by Amended  
21 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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23 Section 58. Snohomish County Code Section 30.52A.204, last amended by Amended  
24 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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26 Section 59. Snohomish County Code Section 30.52A.206, last amended by Amended  
27 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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29 Section 60. Snohomish County Code Section 30.52A.208, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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32 Section 61. Snohomish County Code Section 30.52A.210, last amended by Amended  
33 Ordinance No. 11-030 on August 3, 2011, is repealed.  
34

35 Section 62. Snohomish County Code Section 30.52A.212, last amended by Amended  
36 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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38 Section 63. Snohomish County Code Section 30.52A.214, last amended by Amended  
39 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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41 Section 64. Snohomish County Code Section 30.52A.216, last amended by Amended  
42 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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44 Section 65. Snohomish County Code Section 30.52A.218, last amended by Amended  
45 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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47 Section 66. Snohomish County Code Section 30.52A.220, last amended by Amended  
48 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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50 Section 67. Snohomish County Code Section 30.52A.222, last amended by Amended  
51 Ordinance No. 11-030 on August 3, 2011, is repealed.

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2 Section 68. Snohomish County Code Section 30.52A.224, last amended by Amended  
3 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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5 Section 69. Snohomish County Code Section 30.52A.226, last amended by Amended  
6 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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8 Section 70. Snohomish County Code Section 30.52A.228, last amended by Amended  
9 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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11 Section 71. Snohomish County Code Section 30.52A.230, last amended by Amended  
12 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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14 Section 72. Snohomish County Code Section 30.52A.232, last amended by Amended  
15 Ordinance No. 11-030 on August 3, 2011, is repealed.  
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17 Section 73. Snohomish County Code Section 30.52A.234, last amended by Amended  
18 Ordinance No. 11-030 on August 3, 2011, is repealed.  
19

20 Section 74. Snohomish County Code Section 30.52A.236, last amended by Amended  
21 Ordinance No. 11-030 on August 3, 2011, is repealed.  
22

23 Section 75. Snohomish County Code Section 30.52A.238, last amended by Amended  
24 Ordinance No. 11-030 on August 3, 2011, is repealed.  
25

26 Section 76. Snohomish County Code Section 30.52A.240, adopted by Amended  
27 Ordinance No. 07-085 on September 5, 2007, is repealed.  
28

29 Section 77. Snohomish County Code Section 30.52A.242, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.  
31

32 Section 78. Snohomish County Code Section 30.52A.244, last amended by Amended  
33 Ordinance No. 11-030 on August 3, 2011, is repealed.  
34

35 Section 79. Snohomish County Code Section 30.52A.246, last amended by Amended  
36 Ordinance No. 11-030 on August 3, 2011, is repealed.  
37

38 Section 80. Snohomish County Code Section 30.52A.248, last amended by Amended  
39 Ordinance No. 11-030 on August 3, 2011, is repealed.  
40

41 Section 81. Snohomish County Code Section 30.52A.250, last amended by Amended  
42 Ordinance No. 11-030 on August 3, 2011, is repealed.  
43

44 Section 82. Snohomish County Code Section 30.52A.252, last amended by Amended  
45 Ordinance No. 11-030 on August 3, 2011, is repealed.  
46

47 Section 83. Snohomish County Code Section 30.52A.254 last amended by Amended  
48 Ordinance No. 11-030 on August 3, 2011, is repealed.  
49

50 Section 84. Snohomish County Code Section 30.52A.256, last amended by Amended  
51 Ordinance No. 11-030 on August 3, 2011, is repealed.



1  
2 Section 85. Snohomish County Code Section 30.52A.258, last amended by Amended  
3 Ordinance No. 11-030 on August 3, 2011, is repealed.

4  
5 Section 86. Snohomish County Code Section 30.52A.260, last amended by Amended  
6 Ordinance No. 11-030 on August 3, 2011, is repealed.

7  
8 Section 87. Snohomish County Code Section 30.52A.262, last amended by Amended  
9 Ordinance No. 11-030 on August 3, 2011, is repealed.

10  
11 Section 88. Snohomish County Code Section 30.52A.264, last amended by Amended  
12 Ordinance No. 11-030 on August 3, 2011, is repealed.

13  
14 Section 89. Snohomish County Code Section 30.52A.268, last amended by Amended  
15 Ordinance No. 11-030 on August 3, 2011, is repealed.

16  
17 Section 90. Snohomish County Code Section 30.52A.270, last amended by Amended  
18 Ordinance No. 11-030 on August 3, 2011, is repealed.

19  
20 Section 91. Snohomish County Code Section 30.52A.272, last amended by Amended  
21 Ordinance No. 11-030 on August 3, 2011, is repealed.

22  
23 Section 92. Snohomish County Code Section 30.52A.274, last amended by Amended  
24 Ordinance No. 11-030 on August 3, 2011, is repealed.

25  
26 Section 93. Snohomish County Code Section 30.52A.276, last amended by Amended  
27 Ordinance No. 11-030 on August 3, 2011, is repealed.

28  
29 Section 94. Snohomish County Code Section 30.52A.278, last amended by Amended  
30 Ordinance No. 11-030 on August 3, 2011, is repealed.

31  
32 Section 95. Snohomish County Code Section 30.52A.280, last amended by Amended  
33 Ordinance No. 11-030 on August 3, 2011, is repealed.

34  
35 Section 96. Snohomish County Code Section 30.52A.282, last amended by Amended  
36 Ordinance No. 11-030 on August 3, 2011, is repealed.

37  
38 Section 97. Snohomish County Code Section 30.52A.284, last amended by Amended  
39 Ordinance No. 11-030 on August 3, 2011, is repealed.

40  
41 Section 98. Snohomish County Code Section 30.52A.286, last amended by Amended  
42 Ordinance No. 11-030 on August 3, 2011, is repealed.

43  
44 Section 99. Snohomish County Code Section 30.52A.306, adopted by Amended  
45 Ordinance No. 07-085 on September 5, 2007, is amended to read:

46  
47 **30.52A.306 Amendment to section 1612.3 of the IBC (IBC 1612.3).**

48 Section 1612.3 of the IBC is amended to read:

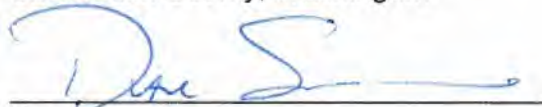
49  
50 To establish flood hazard areas, the governing body shall adopt a flood hazard map and  
51 supporting data in chapter 30.65 SCC. (~~The flood hazard map shall include, at a minimum,~~

1 ~~areas of special flood hazard as identified by the Federal Emergency Management Agency in~~  
2 ~~an engineering report entitled "The Flood Insurance Study for Snohomish County," dated~~  
3 ~~September 16, 2005, as amended or revised with the accompanying Flood Insurance Rate~~  
4 ~~Map and Flood Boundary and Floodway Map and related supporting data along with any~~  
5 ~~revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by~~  
6 ~~reference and declared to be a part of this section.))~~  
7

8 Section 100. Severability and Savings. If any section, sentence, clause or phrase of  
9 this ordinance shall be held to be invalid or unconstitutional by a court of competent  
10 jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality  
11 of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if  
12 any section, sentence, clause, or phrase of this ordinance is held to be invalid by a court of  
13 competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the  
14 effective date of this ordinance shall be in full force and effect for that individual section,  
15 sentence, clause, or phrase as if this ordinance had never been adopted.  
16

17 PASSED this 27<sup>th</sup> day of August, 2014.  
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20 SNOHOMISH COUNTY COUNCIL  
21 Snohomish County, Washington

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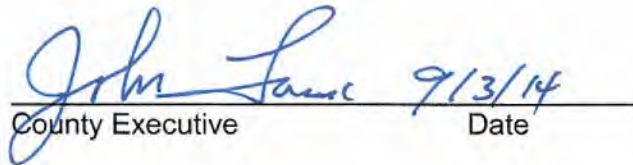
25 Dave Somers  
26 Chairperson

27 ATTEST:

28   
29  
30

31 Debbie Eco-Parris  
32 Asst. Clerk of the Council  
33

34  
35  APPROVED  
36  EMERGENCY  
37  VETOED  
38

39  9/13/14  
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44

45 County Executive

46 Date

47 ATTEST:

48   
49  
50

51 Approved as to form:

52 \_\_\_\_\_  
53 Deputy Prosecuting Attorney

D-10