

1 ADOPTED: 10/18/17
2 EFFECTIVE: 11/09/17

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4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON

7
8 ORDINANCE NO. 17-057

9
10 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2015 EDITION OF
11 THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS
12 REVISED; AMENDING AND REPEALING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F,
13 AND AMENDING CHAPTER 30.86 SCC

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

18
19 WHEREAS, the Washington State Legislature adopted the most current construction codes as
20 the State Building Code pursuant to chapter 19.27 RCW; and

21
22 WHEREAS, the State Building Code Act adopts the International Building, Residential, and
23 Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes; and

24
25 WHEREAS, the new codes and standards contain updated construction and performance
26 standards, methods, technologies, and products; and

27
28 WHEREAS, the 2015 State Building Code became effective July 1, 2016; and

29
30 WHEREAS, the international and state building codes are updated comprehensively on a
31 three-year cycle; and

32
33 WHEREAS, chapter 19.27 RCW mandates that the State Building Code be administered and
34 enforced by counties and cities, and grants counties and cities limited authority to amend the code
35 as it applies within their jurisdictions; and

36
37 WHEREAS, the Snohomish County Council ("County Council") and the Snohomish County
38 Executive have identified regulation of development to ensure safe and quality construction as a
39 high 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, PDS endeavors to administer and enforce the State Building Code in accordance
43 with chapter 19.27 RCW in order to provide for statewide consistency for the construction industry
44 and the citizens within Snohomish County; and

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1
2 WHEREAS, the new international codes contain updated construction and performance
3 standards, methods, technology, and products to improve construction safety and provide greater
4 flexibility to meet minimum standards; and
5

6 WHEREAS, on October 18, 2017, the County Council held a public hearing after proper
7 notice, heard public testimony related to the proposed code amendments, and considered the
8 entire record; and
9

10 WHEREAS, following the public hearings, the County Council deliberated on the proposed
11 code amendments.
12

13 NOW, THEREFORE, BE IT ORDAINED:
14

15 Section 1. The County Council adopts the following findings in support of this ordinance:
16

- 17 A. The foregoing recitals are adopted as findings as if set forth herein.
18
- 19 B. The proposal would adopt the 2015 edition of the International Building Code (IBC) and the
20 2015 edition of the International Residential Code (IRC) as amended by the Washington State
21 Building Code Council ("SBCC") and adopted by the Washington State Legislature, and as
22 revised by this ordinance.
23
- 24 C. This ordinance will amend Title 30 Snohomish County Code (SCC) as follows:
25
- 26 1. Amend chapter 30.50 SCC to: 1) consolidate and amend the administrative
27 provisions relating to work exempt from a permit to: add reroofs, flag and light poles,
28 and residential solar panels, and increase fence height from 7 ft. to 8 ft., 2) provide
29 greater internal consistency for the SCC, and 3) provide greater consistency with
30 the administrative provisions of the State Building Code.
31
 - 32 2. Amend chapter 30.52A SCC to update code cross-references for greater internal
33 consistency of the SCC.
34
 - 35 3. Amend chapter 30.52F SCC to: 1) update code cross-references with the State
36 Building Code, and 2) update the Climatic and Geographic Design Criteria in SCC
37 30.52F.300, for improved clarity and for greater consistency with the State Building
38 Code.
39
 - 40 4. Amend SCC 30.86.400 for consistency with amendments to chapter 30.50.SCC.
41
- 42
- 43 D. The proposal implements the State Building Code and further streamlines and provides
44 greater internal consistency of the SCC. Therefore the proposal complies with and implements

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1 the following goal, objective, and policy contained in the Snohomish County GMA
2 Comprehensive Plan – General Policy Plan (“GMACP – GPP”):
3

- 4 1. Goal ED 2. “Provide a planning and regulatory environment that facilitates growth of
5 the local economy.”
6
- 7 2. Objective ED 2.A “Develop and maintain a regulatory system that is fair,
8 understandable, coordinated and timely.”
9
- 10 3. Policy ED 2.A.1 “Snohomish County shall work to ensure that the Snohomish
11 County Code is an understandable, accessible, and user friendly document.”
12

13 E. Procedural requirements.

- 14 1. The proposed amendments are consistent with state law, chapter 19.27 RCW.
15
- 16 2. State Environmental Policy Act (SEPA) requirements with respect to this non-project
17 action have been satisfied through the completion of an environmental checklist and
18 the issuance of a determination of non-significance on October 10, 2016
19
- 20 3. This ordinance is exempt from review by the Snohomish County Planning
21 Commission (“Planning Commission”) pursuant to SCC 30.73.040(2)(c) because it
22 implements the State Building Code Act, not the Growth Management Act.
23
- 24 4. This ordinance does not adopt development regulations under SCC 30.10.080.
25 Therefore, notice to the Washington State Department of Commerce (“Commerce”)
26 of intent to adopt pursuant to RCW 36.70A.106 is not required.
27
- 28 5. The public participation process used in the adoption of this ordinance has complied
29 with all applicable requirements of the SCC.
30
- 31 6. The Washington State Attorney General last issued an advisory memorandum, as
32 required by RCW 36.70A.370, in December 2015, entitled “Advisory Memorandum:
33 Avoiding Unconstitutional Takings of Private Property” to help local governments
34 avoid the unconstitutional taking of private property. The process outlined in the
35 State Attorney General’s 2015 advisory memorandum was used by Snohomish
36 County in objectively evaluating the regulatory changes proposed by this ordinance.
37
38

39 F. The proposed amendments are consistent with the record.

- 40 1. RCW 19.27.040 allows the governing body of each county and city to amend the
41 State Building Code as it applies within the jurisdiction of the county or city. The
42 minimum performance standards of the codes and the objectives enumerated in
43 RCW 19.27.020 shall not be diminished by any county amendments.
44

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2. Amendments to chapter 30.86 SCC are necessary to provide greater internal code consistency.
3. Amendments to chapter 30.50 SCC are necessary to consolidate duplicative administrative provisions and streamline the permitting process.
4. Amendments to chapters 30.52A and 30.52F SCC provide greater internal code consistency and consistency with the State Building Code.

Section 2. The County Council makes the following conclusions:

- A. The County Council concludes that this ordinance adopting amendments to subtitle 30.5 SCC and the 2015 edition of the IBC and the 2015 edition of the IRC as amended by the State of Washington on November 13, 2015, 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 Cod Act adopted in chapter 19.27 RCW that became effective July 1, 2016.
- 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).
- F. 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.
- G. The County Council concludes that the County has complied with all SEPA requirements with respect to this non-project action.
- H. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for public purpose.

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1 Section 3. The County Council bases its findings and conclusions on the entire record of
2 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
3 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
4

5 Section 4. Snohomish County Code Section 30.50.020, added by Amended Ordinance No.
6 07-084 on September 5, 2007, is amended to read:
7

8 **30.50.020 Building Official - Appointment, designation, duties, and powers.**
9

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

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

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

23 (4) In accordance with adopted policies and procedures and with the concurrence of the director,
24 the building official or designee shall have the authority to assign a deputy building official,
25 technical officers, inspectors, plan examiners and other employees. Such employees shall have
26 powers as delegated by the building official.
27

28 Section 5. A new section is added to Chapter 30.50 of the Snohomish County Code to
29 read:
30

31 **30.50.103 Work exempt from permit.**
32

33 Permits shall not be required for the exemptions listed in this section. Exemption from permit
34 requirements of these codes shall not be deemed to grant authorization for any work to be done in
35 any manner in violation of the provisions of the building code, residential code, or any other laws or
36 county ordinances. Work exempt under this provision may still require the applicable permit(s)
37 when located in flood hazard or critical areas and be subject to other requirements in title 30.

38 (1) Building

39 (a) Accessory structures.

- 40 i. Structures under the residential code: One-story detached accessory structures not used
41 for human habitation including but not limited to tool and storage sheds, playhouses, and
42 similar uses, provided:

- 1 1. The floor area does not exceed 200 square feet (18.6 m²) and the
- 2 sidewalls do not exceed nine feet in height for structures located in the
- 3 Urban Growth Area (UGA); and
- 4 2. The floor area does not exceed 400 square feet (37.2 m²), and the
- 5 sidewalls do not exceed 11 feet in height for structures located outside of
- 6 the UGA.
- 7 3. Eaves may extend maximum 24 inches past exterior walls.
- 8 4. A storage loft / mezzanine is allowed as long as the area of the loft /
- 9 mezzanine does not exceed one third the area of the building footprint.
- 10 ii. Structures under the building code: One-story detached accessory structures not used
- 11 for human habitation including but not limited to, tool and storage sheds, playhouses,
- 12 agricultural structures, and similar uses, provided the floor area does not exceed 200
- 13 square feet (18.6 m²) and the accessory structure is located in accordance with title 30
- 14 SCC.
- 15 (b) Fences not over eight feet (2,438 mm) high that do not have masonry or concrete
- 16 elements above six feet (1,829 mm). This calculation shall not include wire strands on top
- 17 of eight foot fences when permitted under this title.
- 18 (c) Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of
- 19 the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or
- 20 III A liquids.
- 21 (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons
- 22 (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- 23 (e) Sidewalks and driveways.
- 24 (f) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 25 (g) Prefabricated swimming pools regulated under the IRC that are less than 24 inches (610
- 26 mm) deep.
- 27 (h) Prefabricated swimming pools regulated under the IBC that are accessory to a Group R-3
- 28 occupancy which are: less than 24 inches (610 mm) deep, do not exceed 5,000 gallons
- 29 (18,925 L), and are installed entirely above ground.
- 30 (i) Swings and other playground equipment accessory to detached one- and two-family
- 31 dwellings.
- 32 (j) Window awnings for Group R-3 and U occupancies and structures regulated by the IRC that:
- 33 are supported by an exterior wall, do not project more than 54 inches (1,372 mm) from the
- 34 exterior wall, and do not require additional support.
- 35 (k) Flag and light poles that do not exceed 20 feet in height.
- 36 (l) Oil derricks.
- 37 (m) Temporary motion picture, television and theater stage sets and scenery.
- 38 (n) Shade cloth structures constructed for nursery or agricultural purposes, not including service
- 39 systems.
- 40 (o) Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9
- 41 inches (1,753 mm) in height.
- 42 (p) One story jobs shacks that are placed at the job site during construction, for which a permit
- 43 has been issued or applied, may be allowed on a temporary basis and shall be removed

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1 upon final approval of construction. A job shack is a portable structure for which the primary
2 purpose is to house equipment and supplies, and which may serve as a temporary office
3 during construction for the purposes of the construction activity.

4 (q) Membrane structures as follows:

- 5 i. Membrane structures as are defined in IBC chapter 31 which do not exceed 200 square
6 feet (18.6 m²), or which do not exceed 400 square feet (37.2 m²) when two or more sides
7 are open. Such structures shall not be used as a habitable space.
- 8 ii. Such structures as are defined in WAC 51-50-007 which are used solely for the
9 commercial production of horticultural plants including ornamental plants, flowers,
10 vegetables, and fruits. "Temporary growing structure" means a structure that has the
11 sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material
12 and is used to provide plants with either frost protection or increased heat retention.
13 Such structures shall not be used for other non-agricultural uses including, but not limited
14 to, office space, mercantile, manufacturing, or habitable space.
- 15 iii. Such structures as are defined as agricultural buildings in the IBC which have the sides
16 and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material. The
17 combined aggregate total area of these structures shall not exceed 1,000 square feet on
18 a minimum five-acre lot, 2,000 square feet (186 m²), on a minimum 10-acre lot, 3,000
19 square feet (279 m²) on a minimum 15-acre lot, 4,000 square feet (372 m²) on a minimum
20 20-acre lot, or 5,000 square feet (464.5 m²) on a lot of 25 acres or larger. Such structures
21 shall not be used for other non-agricultural uses including, but not limited to, office space,
22 mercantile, manufacturing, or habitable space.

23 (r) Decks, associated platforms and steps for residential buildings constructed under the
24 provisions of the IRC which are not more than 30 inches (762 mm) above adjacent grade
25 at any point, not over any basement or story below, and are not part of an accessible route
26 of travel.

27 (s) Reroof overlay of residential structures if limited to 2 total layers of roofing material and re-
28 roofing (tear off and replace) using same type of roofing material provided roof sheathing is
29 not removed or replaced.

30 (2) Gas.

- 31 (a) Portable heating, cooking or clothes drying appliances.
- 32 (b) Replacement of any minor part that does not alter approval of equipment or make such
33 equipment unsafe.
- 34 (c) Under residential code: Portable fuel cell appliances that are not connected to a fixed
35 piping system and are not interconnected to a power grid.

36 (3) Mechanical.

- 37 (a) Portable heating appliances.
- 38 (b) Portable ventilation appliances.
- 39 (c) Portable cooling units.
- 40 (d) Steam, hot or chilled water piping within any heating or cooling equipment regulated by the
41 residential code or building code.
- 42 (e) Replacement of any minor part that does not alter approval of equipment or make such
43 equipment unsafe.
- 44 (f) Portable evaporative coolers.

- 1 (g) Self-contained refrigeration systems containing 10 pounds (454 kg) or less of refrigerant or
- 2 that are actuated by motors of 1 horsepower (746 W) or less.
- 3 (h) Specific to the residential code:
- 4 i. Portable fuel cell appliances that are not connected to a fixed plumbing system and are
- 5 not interconnected to a power grid.
- 6 ii. Photovoltaic (PV) panels meeting all of the following criteria:
- 7 1. PV system is designed and proposed for a detached single-family house.
- 8 2. PV system is designed for the rooftop of a house in compliance with
- 9 applicable codes.
- 10 3. The mounting system is engineered and designed for PV.
- 11 4. The rooftop is made from lightweight material such as shingles.
- 12 5. PV system has an approved and issued electrical permit.
- 13 6. To address uplift, panels are mounted no higher than 18 inches above the
- 14 surface of the roofing to which they are affixed, and except for flat roofs,
- 15 no portion of the system may exceed the highest point of the roof.
- 16 7. Total dead load of panels, supports, mountings, raceways and all other
- 17 appurtenances weigh no more than:
- 18 a. Three and one-half pounds per square foot (PSF); or
- 19 b. Four and one-half pounds per square foot for frameless panels on
- 20 a roof with a slope of at least three vertical in 12 horizontal; or
- 21 c. Five pounds per square foot for frameless panels on a roof with a
- 22 slope of at least five vertical in 12 horizontal.
- 23 8. Supports for solar panels are installed to spread the dead load across as
- 24 many roof-framing members as needed to ensure that at no point are
- 25 loads caused in excess of 50 pounds.
- 26 9. Attachment to the roof is specified by the mounting system manufacturer.
- 27 10. A method and type of weatherproofing roof penetrations are provided.
- 28 11. The house is code compliant with setbacks and height, or the code allows
- 29 expansion of nonconformity for solar panels.

30 (4) Plumbing.

- 31 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if any
- 32 concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it
- 33 becomes necessary to remove and replace the same with new material, such work shall
- 34 be considered new work and a permit shall be obtained and inspection made pursuant to
- 35 subtitle 30.5 SCC.
- 36 (b) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the
- 37 removal and reinstallation of water closets when such repairs do not involve or require the
- 38 replacement or rearrangement of valves, pipes or fixtures.

39
40 Section 6. Snohomish County Code Section 30.50.168, added by Amended Ordinance No.
41 14-060 on August 27, 2014, is amended to read:

42
43 **30.50.168 Authority to disconnect service utilities.**

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1 The building official may authorize disconnection of utility service to the building, structure or
2 system regulated by the construction codes and the referenced codes and standards set forth in
3 subtitle 30.5 SCC in case of emergency where necessary to eliminate an immediate hazard to life
4 or property or when such utility connection has been made without the approval required by
5 subtitle 30.5 SCC. The building official shall notify the serving utility and whenever possible the
6 owner or the owner's authorized agent, and occupant of the building, structure or service system of
7 the decision to disconnect prior to taking such action. If not notified prior to disconnection, the
8 owner, the owner's authorized agent, ~~((or))~~ and occupant of the building, structure or service
9 system shall be notified in writing as soon as practical thereafter.

10
11 Section 7. Snohomish County Code Section 30.50.302, added by Amended Ordinance No.
12 14-060 on August 27, 2014, is amended to read:

13
14 **30.50.302 Building Code - Scope.**

15
16 The provisions of the building code shall apply to the construction, alteration, movement,
17 enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal
18 and demolition of every building or structure or any appurtenances connected or attached to such
19 buildings or structures. ~~((Detached one- and two-family dwellings and multiple single-family
20 dwellings (townhouses) not more than three stories above grade plane in height with a separate
21 means of egress and their accessory structures shall comply with the residential code.))~~

22
23 **Exception:** Detached one- and two-family dwellings and multiple single-family dwellings
24 (townhouses) not more than three stories above grade plane in height with a separate
25 means of egress and their accessory structures not more than three stories above grade
26 plane in height, shall comply with the residential code.

27
28 Section 8. Snohomish County Code Section 30.50.306, added by Amended Ordinance No.
29 14-060 on August 27, 2014, is amended to read:

30
31 **30.50.306 Building Code – Permits required.**

32
33 (1) ~~((Except as specified in SCC 30.50.308 no building or structure regulated by the building code
34 shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted
35 or demolished unless a separate permit for each building or structure has first been obtained from
36 the building official.))~~ Any owner or owner's authorized agent who intends to construct, enlarge,
37 alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install,
38 enlarge, alter, repair, remove, convert or replace any gas, mechanical or plumbing system, the
39 installation of which is regulated by this code, or to cause any such work to be performed, shall first
40 make application to the building official and obtain the required permit.

41 (2) A building permit shall be required for all factory-built structures that are placed, maintained,
42 enlarged, altered, repaired, improved, converted, or demolished on any lot or parcel of land; except
43 no building permit shall be required where a mobile home permit has been properly issued
44 pursuant to chapters 30.50 and 30.54A SCC.

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

6
7 Section 9. Snohomish County Code Section 30.50.308, added by Amended Ordinance No.
8 14-060 on August 27, 2014, is repealed.

9
10 Section 10. Snohomish County Code Section 30.50.310, added by Amended Ordinance
11 No. 14-060 on August 27, 2014, is amended to read:

12
13 **30.50.310 Building Code – Floor and roof design loads - general.**

14
15 Live loads posted. Where live loads for which each floor or portion thereof of a commercial or
16 industrial building is or has been designed to exceed 50 psf, such design live loads shall be
17 conspicuously posted by the owner or the owner's authorized agent in that part of each story in
18 which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

19
20 Section 11. A new section is added to Chapter 30.50 of the Snohomish County Code to
21 read:

22
23 **30.50.329 Building Code - Structural information.**

24
25 The construction documents shall provide the information specified in section 1603 of the IBC.

26
27 Section 12. Snohomish County Code Section 30.50.344, added by Amended Ordinance
28 No. 14-060 on August 27, 2014, is amended to read:

29
30 **30.50.344 Building Code – Temporary structures and uses - general.**

31
32 The building official is authorized to issue a permit for temporary structures and temporary uses.
33 Such permits shall be limited as to time of service, but shall not be permitted for more than 180
34 days. The building official is authorized to grant extensions for good cause.

35
36 **Exception:** The building official may authorize unheated tents and yurts under 500 square
37 feet accommodating an R-1 occupancy for recreational use as a temporary structure and
38 allow them to be used indefinitely.

39
40 Section 13. Snohomish County Code Section 30.50.350, added by Amended Ordinance
41 No. 14-060 on August 27, 2014, is amended to read:

42
43 **30.50.350 Building Code – Inspections - general.**

1 Construction or work for which a permit is required shall be subject to inspection by the building
2 official and such construction or work shall remain accessible and exposed for inspection purposes
3 until approved. Approval as a result of an inspection shall not be construed to be an approval of a
4 violation of the provisions of the building code or of other county ordinances. Inspections
5 presuming to give authority to violate or cancel the provisions of the building code or of other
6 county ordinances shall not be valid. It shall be the duty of the ~~((permit applicant))~~ owner or the
7 owner's authorized agent to cause the work to remain accessible and exposed for inspection
8 purposes. Neither the building official nor the county shall be liable for expense entailed in the
9 removal or replacement of any material required to allow inspection.

10
11 Section 14. Snohomish County Code Section 30.50.362, added by Amended Ordinance
12 No. 14-060 on August 27, 2014, is amended to read:

13
14 **30.50.362 Building Code – Lath, ~~((and))~~ gypsum board, and gypsum panel product**
15 **inspections.**

16
17 Lath, ~~((and))~~ gypsum board, and gypsum panel product inspections shall be made after lathing,
18 ~~((and))~~ gypsum board, and gypsum panel products, interior and exterior, is in place, but before any
19 plastering is applied or gypsum board joints and fasteners are taped and finished. ~~((Exception:~~
20 ~~Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly is not~~
21 ~~required to be inspected.))~~

22
23 **Exception: Gypsum board and gypsum panel products that are not part of a fire-**
24 **resistance-rated assembly or a shear assembly is not required to be inspected.**

25
26 Section 15. Snohomish County Code Section 30.50.380, added by Amended Ordinance
27 No. 14-060 on August 27, 2014, is amended to read:

28
29 **30.50.380 Building Code – Certificates issued.**

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

- 34 (1) The building permit number.
35 (2) The address of the structure.
36 (3) The name and address of the owner or the owner's authorized agent.
37 (4) A description of that portion of the structure for which the certificate is issued.
38 (5) A statement that the described portion of the structure has been inspected for compliance with
39 the requirements of the building code for the occupancy and division of occupancy and the use for
40 which the proposed occupancy is classified.
41 (6) The name of the building official.
42 (7) The edition of the building code under which the permit was issued.
43 (8) The use and occupancy, in accordance with the provisions of chapter 3 of the IBC.
44 (9) The type of construction as defined in chapter 6 of the IBC.

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- 1 (10) The design occupant load.
- 2 (11) If an automatic sprinkler system is provided, whether the sprinkler system is required.
- 3 (12) Any special stipulations and conditions of the building permit.

4
5 Section 16. Snohomish County Code Section 30.50.402, added by Amended Ordinance
6 No. 14-060 on August 27, 2014, is amended to read:

7
8 **30.50.402 Residential Code - Scope.**

9
10 The provisions of the residential code shall apply to the construction, alteration, movement,
11 enlargement, replacement, repair, equipment, use and occupancy, location, removal and
12 demolition of detached one- and two-family dwellings and townhouses not more than three stories
13 above-grade plane in height with a separate means of egress and their accessory structures.
14 ~~((Exception: Live/work units complying with the requirements of section 419 of the IBC shall be
15 permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by
16 section 419.5 of the IBC when constructed under the IRC for one- and two-family dwellings shall
17 conform to section 903.3.1.3 of the IBC.))~~

18
19 **Exceptions:**

- 20
- 21 1. Live/work units located in townhouses and complying with the requirements of Section
- 22 419 of the IBC shall be permitted to be constructed in accordance with the IRC for One-
- 23 and Two- Family Dwellings. Fire suppression required by Section 419.5 of the IBC where
- 24 constructed under the IRC for One- and Two-Family Dwellings shall conform to NFPA 13-D.
- 25 2. Owner-occupied lodging houses with one or two guestrooms shall be permitted to be
- 26 constructed in accordance with the IRC for One- and Two-Family Dwellings.
- 27 3. Owner-occupied lodging homes with three to five guestrooms shall be permitted to be
- 28 constructed in accordance with the IRC for One- and Two-Family Dwellings where
- 29 equipped with a fire sprinkler system in accordance with NFPA 13-D

30
31 Section 17. Snohomish County Code Section 30.50.406, added by Amended Ordinance
32 No. 14-060 on August 27, 2014, is amended to read:

33
34 **30.50.406 Residential Code – Permit required.**

35
36 ~~((Except as specified in SCC 30.50.408, no building or structure regulated by the residential code
37 shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted
38 or demolished unless a separate permit for each building or structure has first been obtained from
39 the building official.))~~ Any owner or owner's authorized agent who intends to construct, enlarge,
40 alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install,
41 enlarge, alter, repair, remove, convert or replace any gas, mechanical or plumbing system, the
42 installation of which is regulated by this code, or to cause any such work to be performed, shall first
43 make application to the building official and obtain the required permit.
44

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1 Section 18. Snohomish County Code Section 30.50.408, added by Amended Ordinance
2 No. 14-060 on August 27, 2014, is repealed.

3
4 Section 19. Snohomish County Code Section 30.50.414, added by Amended Ordinance
5 No. 14-060 on August 27, 2014, is amended to read:

6
7 **30.50.414 Residential Code – Determination of substantially improved or substantially**
8 **damaged existing buildings in flood hazard areas.**

9
10 For applications for reconstruction, rehabilitation, addition, alteration, repair, or other improvement
11 of existing buildings or structures located in an area prone to flooding as established by Table
12 R301.2(1) in SCC 30.52F.300, the building official shall examine or cause to be examined the
13 construction documents and shall prepare a finding with regard to the value of the proposed work.
14 For buildings that have sustained damage of any origin, the value of the proposed work shall
15 include the cost to repair the building or structure to its pre-damage condition. If the building official
16 finds that the value of proposed work equals or exceeds 50 percent of the market value of the
17 building or structure before the damage has occurred or the improvement is started, the finding
18 shall be provided to the building official for a determination of substantial improvement or
19 substantial damage. Applications determined by the building official to constitute substantial
20 improvement or substantial damage shall require all existing portions of the entire building or
21 structure to meet the requirements of section R322 of the IRC.

22
23 Section 20. Snohomish County Code Section 30.50.416, added by Amended Ordinance
24 No. 14-060 on August 27, 2014, is amended to read:

25
26 **30.50.416 Residential Code – Additions, alterations or repairs.**

27
28 ~~((Additions, alterations or repairs to any structure shall conform to the requirements for a new
29 structure without requiring the existing structure to comply with all of the requirements of the
30 residential code, unless otherwise stated. Additions, alterations or repairs shall not cause an
31 existing structure to become unsafe or adversely affect the performance of the building.
32 Exceptions: Additions or alterations to existing buildings which do not require the construction of
33 foundations, crawlspaces, slabs or basements shall not be required to meet the requirements for
34 radon protection in section R327.1 and Appendix F of the IRC.))~~

35 Additions, alterations or repairs to any structure shall conform to the requirements for a new
36 structure without requiring the existing structure to comply with the requirements of the IRC, unless
37 otherwise stated. Additions, alterations or repairs and relocations shall not cause an existing
38 structure to become unsafe or adversely affect the performance of the building.

39
40 **Exceptions:**

- 41
42 1. Additions with less than 500 square feet of conditioned floor area are exempt from the
43 requirements for Whole House Ventilation Systems, Section M1508.
44 2. Additions, alterations, or repairs to existing buildings which do not require the

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1 construction of foundations, crawlspaces, slabs or basements shall not be required to meet
2 the requirements for radon protection in Section R327.1 and Appendix F.

3
4 Section 21. Snohomish County Code Section 30.50.418, added by Amended Ordinance
5 No. 14-060 on August 27, 2014, is amended to read:

6
7 **30.50.418 Residential Code – Moved buildings.**

8
9 ~~((Buildings or structures moved into or within the jurisdiction of the county shall comply with the
10 provisions of the residential code, the IBC, the IMC, the IFC, the UPC and Standards and the
11 Washington State Energy Code for new buildings or structures. Exceptions: The original
12 occupancy classification is not changed and the original building is not substantially remodeled or
13 rehabilitated. For the purpose of this section a building shall be considered to be substantially
14 remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive
15 of the costs relating to preparation, construction, demolition or renovation of foundations.))~~
16 Buildings or structures moved into or within the jurisdiction shall comply with the provisions of the
17 IRC, IBC (51-50 WAC), IMC (51-52 WAC), IFC (51-54A WAC), UPC and Standards (51-56 WAC),
18 and the Washington State Energy Code (51-11R WAC) for new buildings or structures.

19
20 **Exceptions:** Group R-3 buildings or structures are not required to comply if:

- 21
22 1. The original occupancy classification is not changed; and
23 2. The original building is not substantially remodeled or rehabilitated. For the purposes of
24 this section a building shall be considered to be substantially remodeled when the costs of
25 remodeling exceed 60 percent of the value of the building exclusive of the costs relating to
26 preparation, construction, demolition, or renovation of foundations.

27
28 Section 22. Snohomish County Code Section 30.50.470, added by Amended Ordinance
29 No. 14-060 on August 27, 2014, is amended to read:

30
31 **30.50.470 Residential Code – ~~((Moved buildings))~~ Certificate of occupancy.**

32
33 After the building official inspects the building or structure and finds no violations of the provisions
34 of the residential code or other laws that are enforced by the department, the building official shall
35 issue a certificate of occupancy for the building or structure which shall contain the following:

- 36 (1) The building permit number.
37 (2) The address of the structure.
38 (3) The name and address of the owner or the owner's authorized agent.
39 (4) A description of that portion of the structure for which the certificate is issued.
40 (5) A statement that the described portion of the structure has been inspected for compliance with
41 the requirements of the residential code.
42 (6) The name of the building official.
43 (7) The edition of the residential code under which the permit was issued.

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1 (8) Whether an automatic sprinkler system is provided and whether the sprinkler system is
2 required.

3 (9) Any special stipulations and conditions of the building permit.
4

5 Section 23. Snohomish County Code Section 30.52A.010, last amended by Amended
6 Ordinance No. 14-055 on August 27, 2014, is amended to read:
7

8 **30.52A.010 International Building Code (IBC) – adopted.**
9

10 The ~~((2012))~~ 2015 edition of the International Building Code (IBC) published by the International
11 Code Council, as amended by the Washington State Building Code Council and included in
12 chapter 19.27 RCW, is adopted except chapter 1 and section 903 and as otherwise expressly
13 amended by this chapter and chapter 30.50 SCC, and is incorporated and made a part of this
14 chapter by reference.
15

16 Section 24. Snohomish County Code Section 30.52A.020, last amended by Amended
17 Ordinance No. 14-055 on August 27, 2014, is amended to read:
18

19 **30.52A.020 ~~((Appendices C and E))~~ Appendix C.**
20

21 ~~((Appendices C and E))~~ Appendix C to the IBC ~~((are))~~ is adopted and incorporated and made a
22 part of this chapter by reference.
23

24 Section 25. Snohomish County Code Section 30.52A.300, last amended by Amended
25 Ordinance No. 11-030 on August 3, 2011, is amended to read:
26

27 **30.52A.300 Additional requirements for moved structures – added ~~((IBC 3410.1))~~**
28 **International Existing Building Code (IEBC) 1301.2.**
29

30 (1) Every application for a permit for moving a building or structure shall contain the following
31 additional information:

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

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

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

40 (3) Any approval granted for moving a building into or within unincorporated Snohomish County
41 must be conditioned upon its placement upon a permanent foundation within 90 days from the date
42 it is moved into or within unincorporated Snohomish County.
43

44 Section 26. Snohomish County Code Section 30.52A.303, added by Amended Ordinance

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1 No. 11-030 on August 3, 2011, is amended to read:

2

3 **30.52A.303 Automatic Sprinkler systems (IBC 903).**

4

5 Automatic sprinkler systems shall be required pursuant to chapter (~~(30.52G)~~) 30.53A SCC.

6

7 Section 27. Snohomish County Code Section 30.52A.304, last amended by Amended
8 Ordinance No. 11-030 on August 3, 2011, is repealed.

9

10 Section 28. Snohomish County Code Section 30.52F.010, last amended by Amended
11 Ordinance No. 14-057 on August 27, 2014, is amended to read:

12

13 **30.52F.010 International Residential Code (IRC) - adopted.**

14

15 The (~~(2012)~~) 2015 edition of the International Residential Code (IRC), herein referred to as the
16 "residential code," published by the International Code Council, as amended by the Washington
17 State Building Code Council, which includes Appendices F and G, and included in chapter 19.27
18 RCW except chapter 1, and as otherwise expressly amended by this chapter and chapter 30.50
19 SCC, is adopted and is incorporated and made a part of this chapter by reference.

20

21 Section 29. Snohomish County Code Section 30.52F.020, last amended by Amended
22 Ordinance No. 14-057 on August 27, 2014, is repealed.

23

24 Section 30. Snohomish County Code Section 30.52F.300, last amended by Amended
25 Ordinance No. 14-057 on August 27, 2014, is amended to read:

26

27 **30.52F.300 Table R 301.2(1) - amended.**

28

29 IRC Table R 301.2(1) is amended to read:

30

31 **TABLE R 301.2(1)**

32

33 **Climatic and Geographic Design Criteria**

Minimum Roof Snow Load (PSF)	Wind Design				Seismic Design Category ^f	Subject to Damage From			Winter Design Temp ^e	Ice Barrier Under-layment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (MPH)	Topo-graphic Effects ^b	Special wind region ^l	Wind-borne debris zone ^m		Weath-ering ^a	Frost line depth ^b	Termite ^c					

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25 May increase depending on site location	((85)) 110	NO	NO	NO	D/D2	Moderate	18 inches	Moderate	26° F	NO	12/23/71 9/16/05	175	50.5° F
---	---------------	----	----	----	------	----------	--------------	----------	-------	----	---------------------	-----	---------

- 1
- 2 a. Weathering may require a higher strength concrete or grade of masonry than necessary to
- 3 satisfy the structural requirements of the residential code. The weathering column shall be filled in
- 4 with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined
- 5 from the Weathering Probability Map [Figure R.301.2(3)]. The grade of masonry units shall be
- 6 determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- 7 b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The
- 8 jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish
- 9 grade.
- 10 c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on
- 11 whether there has been a history of local subterranean termite damage.
- 12 d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed
- 13 map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in
- 14 accordance with Section R301.2.1.4.
- 15 e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent
- 16 values for winter from Appendix D of the International Plumbing Code. Deviations from the
- 17 Appendix D temperatures shall be permitted to reflect local climates or local weather experience as
- 18 determined by the building official.
- 19 f. The jurisdiction shall fill in this part of the table with the seismic design category determined from
- 20 Section R301.2.2.1.
- 21 g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the
- 22 National Flood Insurance Program (date of adoption of the first code or ordinance for management
- 23 of flood hazard areas), (b) the date(s) of the Flood Insurance Study, and (c) the date(s) of the
- 24 currently effective FIRM and FBFM, or other flood hazard map adopted by the county, as may be
- 25 amended.
- 26 h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and
- 27 R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the
- 28 jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this
- 29 part of the table with "NO".
- 30 i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index
- 31 (BF-days) from Figure R403.3.(2) or from the 100-year (99%) value on the National Climatic Data
- 32 Center data table "Air Freezing Index - USA Method (Base 32 o Fahrenheit)" at
- 33 www.ncdc.noaa.gov/fpsf.html.
- 34 j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the
- 35 National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)"
- 36 at www.ncdc.noaa.gov/fpsf.html.
- 37 k. In accordance with Section R301.2.1.5, where there is local historical data documenting
- 38 structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in

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1 this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the
 2 table.
 3 l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual
 4 wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any special
 5 requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 6 m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the windborne debris
 7 wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

8
 9 Note to footnote d: Minimum 110 mph ultimate design wind speed to be used for buildings
 10 designed according to the International Building Code.
 11 Note to footnote k: Topographical effects shall be included for buildings designed according to the
 12 International Building Code.

13
 14 Section 31. Snohomish County Code Section 30.86.400, last amended by Amended
 15 Ordinance No. 15-033 on June 3, 2015, is amended to read:

16
 17 **30.86.400 Construction Code fees.**

18
 19 (1) **Occupancies defined.** Fees established in this section shall be assessed based on whether
 20 an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy
 21 groups in these two occupancy types.

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

30 (3) **Commercial and residential occupancies defined.**

31
 32 **Table 30.86.400(3) - COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U

34
 35 (4) **Commercial pre-application review.**⁽¹⁾

36

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1 **Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

2

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	\$0/hour
<p>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.</p>	

3
4 **(5) Base permit fees.⁽¹⁾**

5 **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	\$0
<p>Reference notes: (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.</p>	

6
7 **(6) Plan review fees.⁽¹⁾**

8 **Table 30.86.400(6) - PLAN REVIEW FEES**

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
• R-3 and U Occupancies for	65% of building permit fee

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	residential purposes	
•	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, U-1 and U-3 Occupancies)) Structures regulated by the IRC	20% of building permit fee
•	((R-1 Occupancies)) R-2 structures	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		\$0.
APPLICATION EXTENSION		The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a \$400 administration fee.

Reference notes:

(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.

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

(a) Group R occupancies.

(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.

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(3) Procedures for approval of basic plans for successive construction shall be established by the director.
 (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.

1
2
3
4

(7) Building permit fees.⁽¹⁾

Table 30.86.400(7) - BUILDING PERMIT FEES

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
\$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
\$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))
PERMIT EXTENSION	The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.
Reference notes:	

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TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
<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 1st 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 shall be set at \$0.00, 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>	

1
2
3
4

(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
Reference note:	
(1) This fee shall be deducted from the permit fee if a permit is required.	

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(9) Special inspections and investigation fees.

Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Snohomish County	\$120 plus County's standard mileage rate/mile
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour-2 hour min

ORDINANCE NO. 17-057
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BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	\$60/hour -2 hour min
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION PENALTY ⁽²⁾	100% of permit fee
Reference notes:	
(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid.	
(2) A penalty charged for work requiring a permit, which is commenced without first obtaining said permit. This penalty shall be collected regardless of whether a permit is subsequently issued or not.	

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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	50% of site review fee
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⁾⁾	

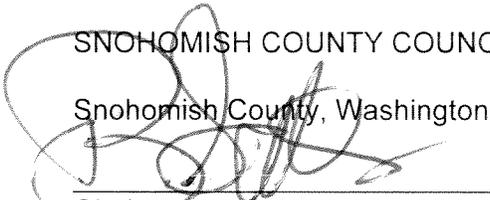
ORDINANCE NO. 17-057
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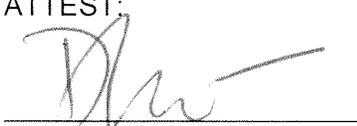
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS (3)	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes:	
(1) These fees are charged in addition to building/structural plan and permit fees.	
(2) No permit is required for use of 10 squares or less 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 32. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board ("Board"), 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 the Board or 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 18th day of October, 2017

SNOHOMISH COUNTY COUNCIL
 Snohomish County, Washington

 Chairperson

ATTEST:

 Clerk of the Council

APPROVED
 EMERGENCY

D-6

ORDINANCE NO. 17-057
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Date: Oct 30, 2017

7 ATTEST:

8 Cora E. Palmer
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[Signature]
County Executive

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13 Approved as to form only:

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15
16 Missy Ott 6/26/17
17 Deputy Prosecuting Attorney

D-6

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