

1 ADOPTED: 07/14/21
2 EFFECTIVE: 07/25/21

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 21-030

8
9 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF
10 THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS
11 REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE
12 SNOHOMISH COUNTY CODE

13
14 WHEREAS, the merger of the International Conference of Building Officials with other code
15 writing organizations led to the formation of the International Code Council, which led to the
16 creation of a group of international codes that replaced the Uniform Building Codes in 2003; and

17
18 WHEREAS, the Washington State Legislature adopted the most current construction codes as
19 the State Building Code pursuant to the State Building Code Act, chapter 19.27 RCW; and

20
21 WHEREAS, the State Building Code Act adopts the International Building, Residential, and
22 Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes and
23 amends them for state-specific conditions; and

24
25 WHEREAS, the international and state building codes are updated periodically; and

26
27 WHEREAS, the new international codes contain updated construction and performance
28 standards, methods, technology, and products to improve construction safety and provide greater
29 flexibility to meet minimum standards; and

30
31 WHEREAS, the 2018 State Building Code became effective February 1, 2021; 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

45
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1
2 WHEREAS, on July 14, 2021, the County Council held a public hearing after proper notice,
3 heard public testimony related to the proposed code amendments, and considered the entire
4 record; and

5
6 WHEREAS, following the public hearings, the County Council deliberated on the proposed
7 code amendments;

8
9 NOW, THEREFORE, BE IT ORDAINED:

10
11 Section 1. The County Council adopts the following findings in support of this ordinance:

- 12
13 A. The foregoing recitals are adopted as findings as if set forth herein.
- 14
15 B. The proposal would adopt the 2018 edition of the International Building Code (IBC) and the
16 2018 edition of the International Residential Code (IRC) as amended by the Washington State
17 Building Code Council (“SBCC”) and adopted by the Washington State Legislature, and as
18 revised by this ordinance.
- 19
20 C. This ordinance will amend Title 30 Snohomish County Code (SCC) as follows:
- 21
22 1. Amend chapter 30.50 SCC to: 1) amend the provisions relating to work exempt from
23 a permit to clarify the measurement of the floor area and height for structures and
24 require permits for the installation of plumbing; 2) add espresso stands and farm
25 stands to the list of exempt structures under the building code that do not exceed
26 200 square feet; 3) add a new section of code related to exterior balconies and
27 elevated walking surfaces; 4) clarify provisions related to damaged structures
28 located in flood hazard areas; and 5) provide greater internal consistency.
- 29
30 2. Amend chapter 30.52A SCC for greater consistency with the State Building Code
31 and within the SCC.
- 32
33 3. Amend chapter 30.52F SCC to: 1) adopt the 2018 International Building Code and
34 2018 International Residential Code, as amended and adopted by the Washington
35 State Building Code Council, 2) update code cross-references with the State
36 Building Code; and 3) update the Climatic and Geographic Design Criteria in SCC
37 30.52F.300 for local conditions.
- 38
39 D. The proposal implements the State Building Code and further streamlines and provides
40 greater internal consistency of the SCC. Therefore, the proposal complies with and
41 implements the following goal, objective, and policy contained in the Snohomish County GMA
42 Comprehensive Plan – General Policy Plan (“GMAP – GPP”):
- 43
44 1. Goal ED 2 “Provide a planning and regulatory environment that facilitates growth of
45 the local economy.”
- 46
47 2. Objective ED 2.A “Develop and maintain a regulatory system that is fair,
48 understandable, coordinated and timely.”

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- 1
2 3. Policy ED 2.A.1 “Snohomish County shall work to ensure that the Snohomish
3 County Code is an understandable, accessible, and user friendly document.”
4

5 E. Procedural requirements.
6

- 7 1. The proposed amendments are consistent with state law, including chapter 19.27
8 RCW.
9
10 2. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
11 respect to this non-project action have been satisfied through the completion of an
12 environmental checklist and the issuance of a determination of non-significance on
13 April 9, 2021.
14
15 3. This ordinance is exempt from review by the Snohomish County Planning
16 Commission (“Planning Commission”) pursuant to SCC 30.73.040(2)(c) because it
17 implements the State Building Code Act, not the Growth Management Act.
18
19 4. This ordinance does not adopt development regulations under SCC 30.10.080.
20 Therefore, notice to the Washington State Department of Commerce (“Commerce”)
21 of intent to adopt pursuant to RCW 36.70A.106 is not required.
22
23 5. The public participation process used in the adoption of this ordinance has complied
24 with all applicable requirements of the SCC.
25
26 6. The Washington State Attorney General last issued an advisory memorandum, as
27 required by RCW 36.70A.370, in September of 2018 entitled “Advisory
28 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local
29 governments avoid the unconstitutional taking of private property. The process
30 outlined in the State Attorney General’s 2018 advisory memorandum was used by
31 the County in objectively evaluating the regulatory changes proposed by this
32 ordinance.
33

34 F. The proposed amendments are consistent with the record.
35

- 36 1. RCW 19.27.040 allows the governing body of each county and city to amend the
37 State Building Code as it applies within the jurisdiction of the county or city. The
38 minimum performance standards of the codes and the objectives enumerated in
39 RCW 19.27.020 are not diminished by any county amendments.
40
41 2. Amendments to chapter 30.50 SCC are intended to clarify administrative provisions
42 and streamline the permitting process.
43
44 3. Amendments to chapters 30.52A and 30.52F SCC provide greater internal code
45 consistency and consistency with the State Building Code.
46

1
2 Section 2. The County Council makes the following conclusions:
3

- 4 A. The County Council concludes that this ordinance adopting amendments to subtitle 30.5 SCC
5 and adopting the 2018 edition of the IBC and the 2018 edition of the IRC as amended by the
6 State of Washington and made effective on February 1, 2021, together with local amendments
7 permitted under RCW 19.27.040, is in the best interest of Snohomish County.
8
- 9 B. The County Council concludes that the ordinance is consistent with the recent updates to the
10 State Building Code Act contained in chapter 19.27 RCW that became effective February 1,
11 2021.
12
- 13 C. The County Council concludes that the ordinance promotes the health, safety and welfare of
14 the occupants or users of buildings and structures and the general public by providing building
15 codes that require minimum performance standards and requirements for construction and
16 construction materials, consistent with nationally accepted standards of engineering, fire and
17 life safety.
18
- 19 D. The County Council concludes that adoption of the proposed amendments to the State Building
20 Code will not result in less restrictive performance standards or objectives than those in the
21 State Building Code.
22
- 23 E. The County Council concludes that this ordinance does not adopt development regulations
24 under SCC 30.10.080. Therefore, Planning Commission review is not required pursuant to
25 SCC 30.73.040(2)(c).
26
- 27 F. The County Council concludes that this ordinance does not adopt development regulations
28 under SCC 30.10.080. Therefore, notice to Commerce of intent to adopt is not required
29 pursuant to RCW 36.70A.106.
30
- 31 G. The County Council concludes that the County has complied with all SEPA requirements with
32 respect to this non-project action.
33
- 34 H. The regulations proposed by this ordinance do not result in an unconstitutional taking of private
35 property for public purpose.
36

37 Section 3. The County Council bases its findings and conclusions on the entire record of
38 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
39 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
40

41 Section 4. Snohomish County Code Section 30.50.168, added by Ordinance No. 17-057
42 on October 18, 2017, is amended to read:
43

44 **30.50.103 Work exempt from permit.**
45

46 Permits shall not be required for the exemptions listed in this section. Exemption from permit
47 requirements of these codes shall not be deemed to grant authorization for any work to be done in
48 any manner in violation of the provisions of the building code, residential code, or any other laws or

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1 county ordinances. Work exempt under this provision may still require the applicable permit(s)
2 when located in flood hazard or critical areas and be subject to other requirements in this title.

3 (1) *Building.*

4 (a) Accessory structures.

5 (i) *Structures under the residential code.* One-story detached accessory structures not
6 used for human habitation including but not limited to tool and storage sheds, playhouses,
7 and similar uses, provided:

8 (A) ~~((The))~~ For structures located in an urban growth area (UGA), the floor area within
9 the outside perimeter of the exterior walls does not exceed 200 square feet (18.6 m²)
10 and the sidewalls do not exceed nine feet in height measured from grade average.

11 ~~((for structures located in the Urban Growth Area (UGA); and B The))~~ For structures
12 located outside of an UGA, the floor area within the outside perimeter of the exterior
13 walls does not exceed 400 square feet (37.2 m²), and the sidewalls do not exceed 11
14 feet in height measured from grade average and have a maximum stud height of 10
15 feet ~~((for structures located outside of the UGA)).~~ Any usable area of a structure
16 lacking exterior walls under the horizontal projection of a roof shall be included in the
17 structure's floor area calculation for purposes of this section;

18 ~~((C))~~(B) Eaves may extend a maximum of 24 inches past exterior walls, unless the
19 eaves encroach into a setback, in which case eave extension shall be sized in
20 accordance with the applicable sections in this code ~~((-))~~;

21 ~~((D))~~(C) A storage loft ~~((mezzanine))~~ is allowed as long as the area of the
22 loft ~~((mezzanine))~~ does not exceed one third the area of the building footprint. The
23 clear height is not to exceed 5 feet for an area greater than 70 square feet of the loft's
24 framed and sheathed surface; and

25 (D) Permits are required for the installation of plumbing. Heating systems are not
26 permitted in accessory structures exempt from a building permit.

27 (ii) *Structures under the building code.* One-story detached accessory structures not used
28 for human habitation including but not limited to, tool and storage sheds, playhouses,
29 agricultural structures, espresso stands, farm stands, and similar uses, provided ~~((the floor~~
30 area does not exceed 200 square feet (18.6 m²) and the accessory structure is located in
31 accordance with this title-));

32 (A) The floor area within the outside perimeter of the exterior walls area does not
33 exceed 200 square feet (18.6 m²) and the sidewalls do not exceed 10 feet in
34 height measured from grade average. Any usable area of a structure lacking
35 exterior walls under the horizontal projection of a roof shall be included in the
36 structure's floor area calculation for purposes of this section;

37 (B) Eaves may extend a maximum of 24 inches past exterior walls, unless the eaves
38 encroach into a setback and/or fire separation distance as defined by the building
39 code, in which case eave extension shall be sized in accordance with the
40 applicable sections in this code and the International Building Code;

41 (C) The accessory structure is located in accordance with this title;

42 (D) The accessory structure is not required to have fire-resistance-rated exterior walls
43 under the International Building Code; and

44 (E) Permits are required for the installation of plumbing and mechanical systems in
45 any exempt structure.

46 (b) Fences not over eight feet (2,438 mm) high that do not have masonry or concrete
47 elements above six feet (1,829 mm). This calculation shall not include wire strands on top of

1 eight foot fences when permitted under this title. The fence shall be set back in accordance
2 with this title.

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

6 (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons
7 (18,927 L) and the ratio of height to diameter or width does not exceed two to one.

8 (e) Sidewalks and driveways.

9 (f) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

10 (g) Prefabricated swimming pools regulated under the IRC that are less than 24 inches (610
11 mm) deep.

12 (h) Prefabricated swimming pools regulated under the IBC that are accessory to a Group R-3
13 occupancy which are: less than 24 inches (610 mm) deep, do not exceed 5,000 gallons
14 (18,925 L), and are installed entirely above ground.

15 (i) Swings and other playground equipment accessory to detached one- and two-family
16 dwellings.

17 (j) Window awnings for Group R-3 and U occupancies and structures regulated by the IRC
18 that are supported by an exterior wall, do not project more than 54 inches (1,372 mm) from the
19 exterior wall, and do not require additional support.

20 (k) Flag and light poles that do not exceed 20 feet in height.

21 (l) Oil derricks.

22 (m) Temporary motion picture, television and theater stage sets and scenery.

23 (n) ~~((Shade))~~ Unenclosed overhead shade cloth structures constructed for nursery or
24 agricultural purposes, not including service systems.

25 (o) Non-fixed and movable fixtures, cases, racks, counters and partitions not over five feet
26 nine inches (1,753 mm) in height.

27 (p) One story jobs shacks that are placed at the job site during construction, for which a
28 permit has been issued or applied, may be allowed on a temporary basis and shall be
29 removed upon final approval of construction. A job shack is a portable structure for which the
30 primary purpose is to house equipment and supplies, and which may serve as a temporary
31 office during construction for the purposes of the construction activity.

32 (q) Membrane structures as follows:

33 (i) Membrane structures as are defined in IBC chapter 31 which do not exceed 200
34 square feet (18.6 m²), or which do not exceed 400 square feet (37.2 m²) when two or more
35 sides are open. Such structures shall not be used as a habitable space.

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

43 (iii) Such structures as are defined as agricultural buildings in the IBC which have the
44 sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material.
45 The combined aggregate total area of these structures shall not exceed 1,000 square feet
46 on a minimum five-acre lot, 2,000 square feet (186 m²), on a minimum 10-acre lot, 3,000
47 square feet (279 m²) on a minimum 15-acre lot, 4,000 square feet (372 m²) on a minimum
48 20-acre lot, or 5,000 square feet (464.5 m²) on a lot of 25 acres or larger. Such structures

1 shall not be used for other non-agricultural uses including, but not limited to, office space,
2 mercantile, manufacturing, or habitable space.

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

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

10 (2) *Gas.*

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

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

14 (c) *Under residential code.* Portable fuel cell appliances that are not connected to a fixed
15 piping system and are not interconnected to a power grid.

16 (3) *Mechanical.*

17 (a) Portable heating appliances.

18 (b) Portable ventilation appliances.

19 (c) Portable cooling units.

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

22 (e) Replacement of any minor part that does not alter approval of equipment or make such
23 equipment unsafe.

24 (f) Portable evaporative coolers.

25 (g) Self-contained refrigeration systems containing 10 pounds (~~((454 kg)))~~ (4.54 kg) or less of
26 refrigerant or that are actuated by motors of one horsepower (746 W) or less.

27 (h) Specific to the residential code:

28 (i) Portable fuel cell appliances that are not connected to a fixed plumbing system and
29 are not interconnected to a power grid.

30 (ii) Photovoltaic (PV) panels meeting all of the following criteria:

31 (A) PV system is designed and proposed for a detached single-family house.

32 (B) PV system is designed for the rooftop of a house in compliance with applicable
33 codes.

34 (C) The mounting system is engineered and designed for PV.

35 (D) The rooftop is made from lightweight material such as shingles.

36 (E) PV system has an approved and issued electrical permit.

37 (F) To address uplift, panels are mounted no higher than 18 inches above the
38 surface of the roofing to which they are affixed, and except for flat roofs, no portion of
39 the system may exceed the highest point of the roof.

40 (G) Total dead load of panels, supports, mountings, raceways and all other
41 appurtenances weigh no more than:

42 (I) Three and one-half pounds per square foot (PSF); or

43 (II) Four and one-half pounds per square foot for frameless panels on a roof with
44 a slope of at least three vertical in 12 horizontal; or

45 (III) Five pounds per square foot for frameless panels on a roof with a slope of at
46 least five vertical in 12 horizontal.

1 (H) Supports for solar panels are installed to spread the dead load across as many
2 roof-framing members as needed to ensure that at no point are loads caused in
3 excess of 50 pounds.

4 (I) Attachment to the roof is specified by the mounting system manufacturer.

5 (J) A method and type of weatherproofing roof penetrations are provided.

6 (K) The house is code compliant with setbacks and height, or the code allows
7 expansion of nonconformity for solar panels.

8 (4) *Plumbing.*

9 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if any
10 concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes
11 necessary to remove and replace the same with new material, such work shall be considered
12 new work and a permit shall be obtained and inspection made pursuant to subtitle 30.5 SCC.

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

16
17 Section 5. Snohomish County Code Section 30.50.316, added by Amended Ordinance No.
18 14-060 on August 27, 2014, is amended to read:

19
20 **30.50.316 Building code - submittal documents.**

21 Submittal documents consisting of construction documents, statement of special inspections,
22 geotechnical report and other data shall be submitted in two or more sets, or in a digital format
23 where allowed by the building official, with each permit application. The construction documents
24 shall be prepared by a registered design professional where required by title 30 SCC. Where
25 special conditions exist, the building official is authorized to require additional construction
26 documents to be prepared by a registered design professional.

27 Exception. The building official is authorized to waive the submission of construction documents
28 and other data not required to be prepared by a registered design professional if it is found that the
29 nature of the work applied for is such that review of construction documents is not necessary to
30 obtain compliance with the building code.

31
32 Section 6. A new section is added to Chapter 30.50 of the Snohomish County Code to read:

33
34 **30.50.325 Building code - exterior balconies and elevated walking surfaces.**

35
36 Where balconies or other elevated walking surfaces are exposed to water from direct or blowing
37 rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier,
38 the construction documents shall include details for all elements of the impervious moisture barrier
39 system. The construction documents shall include manufacturer's installation instructions.

40
41 Section 7. Snohomish County Code Section 30.50.414, last amended by Ordinance No. 17-
42 057 on October 18, 2017, is amended to read:

43
44 **30.50.414 Residential code – determination of substantially improved or substantially**
45 **damaged existing buildings in flood hazard areas.**

46
47 For applications for reconstruction, rehabilitation, addition, alteration, repair, or other improvement
48 of existing buildings or structures located in an area prone to flooding as established by Table

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1 R301.2(1) in SCC 30.52F.300, the building official shall examine or cause to be examined the
2 construction documents and shall prepare a finding with regard to the value of the proposed work.
3 For buildings that have sustained damage of any origin, the value of the proposed work shall
4 include the cost to repair the building or structure to its pre-damage condition. If the building official
5 finds that the value of proposed work equals or exceeds 50 percent of the market value of the
6 building or structure before the damage has occurred or the improvement is started, the ~~((finding~~
7 ~~shall be provided to the building official for a determination of substantial improvement or~~
8 ~~substantial damage. Applications determined by the building official to constitute substantial~~
9 ~~improvement or substantial damage shall require all existing portions of the entire building or~~
10 ~~structure to meet the requirements of section R322 of the IRC)) proposed work is a substantial
11 improvement or repair of substantial damage and the building official shall require existing portions
12 of the entire building or structure to meet the requirements of section R322 of the IRC. For the
13 purpose of this determination, a “substantial improvement” shall mean any repair, reconstruction,
14 rehabilitation, addition or improvement of a building or structure, the cost of which equals or
15 exceeds 50 percent of the market value of the building or structure before the improvement or
16 repair is started. Where the building or structure has sustained substantial damage, repairs
17 necessary to restore the building or structure to its predamaged condition shall be considered
18 substantial improvements regardless of the actual repair work performed. The term shall not
19 include either of the following:~~

- 20
- 21 (1) Improvements to a building or structure that are required to correct existing health,
22 sanitary or safety code violations identified by the building official and that are the
23 minimum necessary to ensure safe living conditions; or
 - 24 (2) Any alteration of a historic building or structure, provided that the alteration will not
25 preclude the continued designation as a historic building or structure. For the purposes
26 of this exclusion, a historic building shall be any of the following:
 - 27 (a) Listed or preliminarily determined to be eligible for listing in the National Register of
28 Historic Places;
 - 29 (b) Determined by the Secretary of the U.S. Department of Interior as contributing to
30 the historical significance of a registered historic district or a district preliminarily
31 determined to qualify as a historic district; or
 - 32 (c) Designated as historic under a state or local historic preservation program that is
33 approved by the Department of Interior.

34

35 Section 8. Snohomish County Code Section 30.50.416, last amended by Ordinance No. 17-
36 057 on October 18, 2017, is amended to read:

37

38 **30.50.416 Residential code – additions, alterations or repairs.**

39

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

44

45 *Exceptions.*

- 46
- 47 (1) Additions with less than 500 square feet of conditioned floor area are exempt from the
48 requirements for Whole House Ventilation Systems, Section M1508.

1 (2) Additions(~~(,)~~) or alterations(~~(, or repairs)~~) to existing buildings which do not require the
2 construction of foundations, crawlspaces, slabs or basements shall not be required to meet
3 the requirements for radon protection in Section R327.1 and Appendix F.
4

5 Section 9. Snohomish County Code Section 30.50.420, added by Amended Ordinance No.
6 14-060 on August 27, 2014, is amended to read:
7

8 **30.50.420 Residential code - construction documents.**
9

10 Submittal documents consisting of construction documents and other data shall be submitted in
11 two or more sets, or in a digital format where allowed by the building official, with each application
12 for a permit. The construction documents shall be prepared by a registered design professional
13 where required by title 30 SCC. Where special conditions exist, the building official is authorized to
14 require additional construction documents to be prepared by a registered design professional.
15

16 *Exception.* The building official is authorized to waive the submission of construction documents
17 and other data not required to be prepared by a registered design professional if it is found that the
18 nature of the work applied for is such that reviewing of construction documents is not necessary to
19 obtain compliance with the residential code.
20

21 Section 10. Snohomish County Code Section 30.50.452, added by Amended Ordinance
22 No. 14-060 on August 27, 2014, is amended to read:
23

24 **30.50.452 Residential code - floodplain inspections.**
25

26 For construction in areas prone to flooding as established by Table R301.2(1) in SCC 30.52F.300,
27 upon placement of the lowest floor, including basement, and prior to further vertical construction,
28 the building official shall require submission of a completed FEMA elevation certificate form 81-31,
29 prepared and sealed by a registered design professional, of the elevation of the lowest floor,
30 including basement, required in section (~~(R324)~~) R322 of the IRC.
31

32 Section 11. Snohomish County Code Section 30.52A.010, last amended by Ordinance No.
33 17-057 on October 18, 2017, is amended to read:
34

35 **30.52A.010 International Building Code (IBC) – adopted.**
36

37 The (~~(2015)~~) 2018 edition of the International Building Code (IBC) published by the International
38 Code Council, as amended by the Washington State Building Code Council, that includes
39 Appendix E to the IBC, ICC/ANSI A117.1-2009, the 2018 International Existing Building Code, and
40 the 2018 International Swimming Pool and Spa Code, and included in chapter 19.27 RCW, is
41 adopted except chapter 1 (~~and section 903~~) and as otherwise expressly amended by this chapter
42 and chapter 30.50 SCC, and is incorporated and made a part of this chapter by reference.
43

44 Section 12. Snohomish County Code Section 30.52A.300, last amended by Ordinance No.
45 17-057 on October 18, 2017, is amended to read:
46

47 **30.52A.300 Additional requirements for moved structures – added to the International**
48 **Existing Building Code (IEBC) (~~(1301.2)~~) 1401.**

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- 1
2 (1) Every application for a permit for moving a building or structure shall contain the following
3 additional information:
4 (a) Identification of the building(s) or structure(s) to be moved and the existing location of
5 the building(s) or structure(s); and
6 (b) The legal description, street address, assessor's tax account number and the
7 description of the new location to which the building will be moved.
8 (2) Prior to any building or structure being brought into or being moved within unincorporated
9 Snohomish County such building or structure shall first be inspected at its original site in order to
10 verify that the building or structure complies with, or can be modified so as to comply with the
11 provisions of subtitle 30.5 SCC.
12 (3) Any approval granted for moving a building into or within unincorporated Snohomish County
13 must be conditioned upon its placement upon a permanent foundation within 90 days from the date
14 it is moved into or within unincorporated Snohomish County.

15
16 Section 13. Snohomish County Code Section 30.52A.302, last amended by Amended
17 Ordinance No. 11-030 on August 3, 2011, is amended to read:

18
19 **30.52A.302 Amendment to section 706.1 of the IBC (IBC 706.1).**

20
21 Section 706.1 of the IBC is amended to read:

22
23 ~~((Each portion of a building separated by one or more fire walls that comply with the provisions of~~
24 ~~section 706 of the IBC)) Fire walls shall be constructed in accordance with Sections 706.2 through
25 706.11. The extent and location of such fire walls shall not be considered a separate building for
26 the purpose of eliminating a fire sprinkler system. ((The extent and location of such fire walls shall
27 not provide a complete separation.))~~ Where a fire wall also separates occupancies that are
28 required to be separated by a fire barrier wall, the most restrictive requirements of each separation
29 shall apply.

30
31 Section 14. Snohomish County Code Section 30.52F.010, last amended by Ordinance No.
32 17-057 on October 18, 2017, is amended to read:

33
34 **30.52F.010 International Residential Code (IRC) - adopted.**

35
36 The ~~((2015))~~2018 edition of the International Residential Code (IRC), herein referred to as the
37 "residential code," published by the International Code Council, as amended by the Washington
38 State Building Code Council, which includes Appendices F~~((and G))~~, Q, and U, and included in
39 chapter 19.27 RCW except chapter 1, and as otherwise expressly amended by this chapter and
40 chapter 30.50 SCC, is adopted and is incorporated and made a part of this chapter by reference.

41
42 Section 15. Snohomish County Code Section 30.52F.300, last amended by Ordinance No.
43 17-057 on October 18, 2017, is amended to read:

44
45 **30.52F.300 Table R 301.2(1) - amended.**

46
47 IRC Table R 301.2(1) is amended to read:
48

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TABLE R 301.2(1)
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 Underlayment Required((b))	Flood Hazards((g))	Air Freezing Index ((i))	Mean Annual Temp((j))
	Speed((d) (MPH))	Topographic Effects((k))	Special wind region((l))	Windborne debris zone((m))		Weathering((a))	Frost line depth((b))	Termite ((c))					
25 psf May increase, ((depending on site location)) <u>See footnote a.</u>	<u>For prescriptive structural design under IRC, 110 mph shall be used. See IBC Wind Maps for structural design under IBC. See footnote b.</u>	<u>((NO))See footnote c.</u>	NO	NO	<u>((D/D2)) D₂ /D See footnote d.</u>	<u>Moderate-Severe. See footnote e.</u>	18 inches	Moderate	26° F	NO	<u>12/23/71(See footnote f(1). ((9/16/05)) 6/19/20 See footnotes f(2) and f(3).</u>	175	50.5° F

ORDINANCE NO. 21-030
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE SNOHOMISH COUNTY CODE

1 Footnotes:

2 a ((Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural
3 requirements of the residential code. The weathering column shall be filled in with the weathering index (i.e., "negligible,"
4 "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R.301.2(3)]. The grade
5 of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.))The roof
6 snow load may be greater than 25 psf depending on site location. Verify the ground snow load with a Plans Examiner
7 prior to design. The ground snow load will vary according to site and shall be applied as the roof snow load when
8 prescriptive structural design under the IRC is used for design. The roof snow load may be reduced by a Washington
9 State licensed design professional with a structural analysis as allowable in the IBC. The roof snow load used in design is
10 not permitted to be less than 25 psf.

11 b ((The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the
12 frost line depth column with the minimum depth of footing below finish grade.)) A wind speed of 110 mph shall be used
13 for prescriptive structural design based on the IRC. If the structural design is in accordance with the IBC, the applicable
14 wind map under the currently adopted and implemented IBC shall be used for design. The wind exposure category shall
15 be determined on a site-specific basis either by the designer under the IRC prescriptive structural design or by the
16 Washington State licensed design professional under the IBC.

17 c ((The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has
18 been a history of local subterranean termite damage.)) Topographic effects shall be included for buildings structurally
19 designed in accordance with the IBC.

20 d ((The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure
21 R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with section R301.2.1.4.))
22 Seismic Design Category D₂ shall be used for prescriptive structural design based on the IRC. If the structural design is
23 in accordance with the IBC, Seismic Design Category D shall be used. The Washington State licensed design
24 professional is responsible for determining if a higher seismic design category is applicable at the site.

25 e ((The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from
26 Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to
27 reflect local climates or local weather experience as determined by the building official.)) See Weathering Probability Map
28 for Concrete in IRC for site specific weathering.

29 f ((The jurisdiction shall fill in this part of the table with the seismic design category determined from section R301.2.2.1.

30 g The jurisdiction shall fill in this part of the table with (a)) (1) 12/23/71 is the date of the ((jurisdiction's)) county's entry
31 into the National Flood Insurance Program (((date of adoption of the first code or ordinance for management of flood
32 hazard areas))), ((b)) (2) 6/19/20 is the ((date(s))) date of the county's currently effective Flood Insurance Study, and
33 (((c)) (3) 6/19/20 is the ((date(s))) date of the county's currently effective ((FIRM and FBFM, or other flood hazard map
34 adopted by the county)) Flood Insurance Rate Map, as may be amended.

35 ((h In accordance with sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where
36 there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table
37 with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

38 i The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure
39 R403.3.(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index—USA
40 Method (Base 32 o Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.

41 j The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data
42 Center data table "Air Freezing Index—USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.

43 k In accordance with section R301.2.1.5, where there is local historical data documenting structural damage to buildings
44 due to topographic wind speed up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the
45 jurisdiction shall indicate "NO" in this part of the table.

46 l In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the
47 jurisdiction shall fill in this part of the table with "YES" and identify any special requirements. Otherwise, the jurisdiction
48 shall indicate "NO" in this part of the table.

49 m In accordance with section R301.2.1.2.1, the jurisdiction shall indicate the windborne debris wind zone(s). Otherwise,
50 the jurisdiction shall indicate "NO" in this part of the table.

51 Note to footnote d: Minimum 110 mph ultimate design wind speed to be used for buildings designed according to the
52 International Building Code.

53 Note to footnote k: Topographical effects shall be included for buildings designed according to the International Building
54 Code.))

55
ORDINANCE NO. 21-030

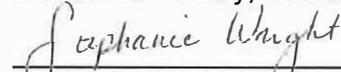
RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL
BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS REVISED; AMENDING SECTIONS IN CHAPTERS
30.50, 30.52A AND 30.52F OF THE SNOHOMISH COUNTY CODE

1
2 Section 16. Severability. If any provision of this ordinance or its application to any person or
3 circumstance is held to be invalid, the remainder of the ordinance or the application of the
4 provision to other persons or circumstances is not affected.
5

6
7 PASSED THIS 14th day of July, 2021
8
9

10 SNOHOMISH COUNTY COUNCIL

11 Snohomish County, Washington

12 
13 _____
14 Stephanie Wright, Chairperson
15
16
17

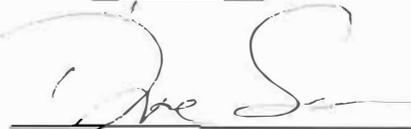
18 ATTEST:

19 
20 _____
21

22 Clerk of the Council
23

24
25 APPROVED
26 EMERGENCY
27 VETOED
28

29 Date: 7/15, 2021

30 
31 _____
32 Dave Somers, County Executive
33

34 ATTEST:

35 
36 _____
37

38 Approved as to form only:

39
40 
41 _____
42 Deputy Prosecuting Attorney
43
44

ORDINANCE NO. 21-030
RELATING TO THE REGULATION OF CONSTRUCTION;
ADOPTING THE 2018 EDITION OF THE
INTERNATIONAL BUILDING CODE AND
INTERNATIONAL RESIDENTIAL CODE, AS REVISED;
AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A
AND 30.52F OF THE SNOHOMISH COUNTY CODE