

COUNTY COUNCIL
Snohomish County, Washington



CO00029816

ORDINANCE NO. 81-011

PERTAINING TO THE REPEAL OF THE SNOHOMISH COUNTY BUILDING CODE (UNIFORM BUILDING CODE, 1976 EDITION AND AMENDMENTS) AS CONTAINED IN 17.04.010 - 17.04.330 OF THE SNOHOMISH COUNTY CODE AND THE ENACTMENT OF THE SNOHOMISH COUNTY BUILDING CODE (UNIFORM BUILDING CODE, 1979 EDITION AND AMENDMENTS) AS CONTAINED IN 17.04.010 - 17.04.330 OF THE SNOHOMISH COUNTY CODE

BE IT ORDAINED:

Section 1. Snohomish County Code Chapter 17.04 adopted as Resolution dated the 20th day of March, 1978, is repealed.

Section 2. The following is adopted and made a part of the Snohomish County Code:

Sections:

- 17.04.010 Uniform Building Code, 1979 Edition, adopted --Copies on file.
- 17.04.020 Amendments adopted.
- 17.04.030 Appendix adopted.
- 17.04.040 Section 103 paragraph deleted.
- 17.04.050 Words and phrases changed.
- 17.04.060 Section 105 new paragraph added--Moved buildings.
- 17.04.080 Section 204 amended.
- 17.04.090 Section 205 amended--Violations and penalties.
- 17.04.100 Section 301 (a) amended--Permits required.
- 17.04.105 Exemption-plan checks--non-human occupation.
- 17.04.110 Section 301 (b) paragraphs added.
- 17.04.115 Section 303 (a) paragraph added--septic tanks.
- 17.04.120 Section 301 (b)(2) amended--Applications.
- 17.04.130 Section 302 (a) paragraph added--Issuance.

- 17.04.140 Section 303 (d) amended--Expirations.
- 17.04.150 Section 304 (e) new paragraphs added--Pre-move inspections--Time limitations.
- 17.04.160 Section 303 (a) paragraph added--Moved building fees.
- 17.04.180 Section 303 (b) paragraph added--Plan checking fees.
- 17.04.185 Section 305 (e) amended--Required inspection.
- 17.04.190 Section 307 amended--Occupancy.
- 17.04.200 Section 414 definition added--Moved building.
- 17.04.210 Section 420 definitions amended--Story.
- 17.04.220 Ceiling height--Minimum standards.
- 17.04.230 Sections 608, 708, 808 and 1008--deleted.
- 17.04.240 Section 1302(b)--Paragraph added.
- 17.04.260 Section 17.07 (c) amended--Waterproofing weather exposed areas.
- 17.04.270 Section 1711 (e) amended--Doors and panels.
- 17.04.280 Section 2517 (c)(2)--Second paragraph amended.
- 17.04.290 Section 2907 (b) amended--Bearing walls--Exceptions.
- 17.04.300 Section 2905 (g) added--Water drainage.
- 17.04.310 Section 3305 (J) handrails.
- 17.04.320 Chapter 60 amended. Washington State Energy Code and Barrier free regulations.
- 17.04.325 Disclaimer of Liability.
- 17.04.330 Snohomish County Building Code repealer.

17.04.010 Uniform Building Code, 1979 Edition, adopted -- Copies on file. A certain document, three copies of which are on file in the office of the county auditor, one copy on file in the office of the city clerk of the following cities within Snohomish County: Arlington, Brier, Darrington, Edmonds, Everett, Gold Bar, Granite Falls, Index, Lake Stevens, Lynnwood, Marysville, Monroe, Woodway, Mountlake Terrace, Mukilteo, Snohomish, Stanwood, Sultan, being marked and designated as "Uniform Building Code, 1979 Edition," published by International Conference of Building Officials, is hereby adopted as the building code of the county of Snohomish for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the county outside any incorporated cities or towns; providing for issuance of permits and collection of fees therefor; providing penalties for violating of such code; and each and all of the regulations, provisions, penalties, conditions and terms of such Uniform Building

Code, 1979 Edition, published by the International Conference of Building Officials on file in the office of the county auditor and hereby referred to, is adopted and made a part hereof, as if fully set out in this chapter. This code is adopted in total except as it is hereinafter amended and is to be known as the building code of the county of Snohomish. (Ordinance 81-011 adopted March 9, 1981).

17.04.020 Amendments adopted. The Uniform Building Code, 1979 Edition, published by the International Conference of Building Officials is amended and supplemented as set out in this chapter (17.04.010 - 17.04.330) (Ord. adopted March 9, 1981).

17.04.030 Appendix adopted. With the exception of Appendix Chapters 23 and 51 in their entirety, all appendices to the Uniform Building Code, 1979 Edition, are hereby adopted, incorporated by reference and made a part hereof as if fully set out in this chapter. (Ord. adopted March 9, 1981).

17.04.040 Section 103 paragraph deleted. Section 103 is amended to delete the last paragraph of this section, which reads: "Wherever in this code reference is made to the Appendix, provisions in the Appendix shall not apply unless specifically adopted." (Ord. adopted March 9, 1981).

17.04.050 Words and phrases changed. Whenever the following words appear in the Uniform Building Code, 1979 Edition, they are to be changed as follows:

"City" to "County";
"City limits" to "County confines";
"City of" to "County of Snohomish";
"City council" to "County Council";
"City treasurer" to "County treasurer";
"Mayor" to "County Executive";
"Cities" to "County."
(Ord. adopted March 9, 1981).

17.04.060 Section 105 new paragraph added--Moved buildings. To Section 105 add the following paragraph:

Every application for a permit for moving a building shall contain the following additional information:

1. Identification of the building or structures to be moved and their existing location;

2. Description of the new location to which the proposed building will be moved by legal description and in addition shall be added the street address and Assessor's tax account number. (Ord. adopted March 9, 1981).

17.04.080 Section 204 amended. Section 204 is deleted and the following language is substituted:

In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the provisions of this Code, there is created a Board of Appeals. The Board of Appeals shall be appointed by the appointing authority and shall hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the County Council such new legislation as it believes appropriate.

1. Appeals shall be made in writing (along with a \$25.00 filing fee payable to the Office of Community Development, Snohomish County Administration Building, Everett, Washington 98201). The appellant may appear in person before the Board or be represented by an attorney and may introduce evidence to support his claim. The appellant shall cause to be made at his own expense any tests or research required by the Board to substantiate his claims.

2. Any final order by the Board of Appeals relating to an appeal under Section 17.04.080 shall be final and conclusive unless within ten (10) days from the date of the written order, the original applicant or an adverse party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus. (Ord. adopted March 9, 1981).

17.04.090 Section 205 amended--Violations and penalties. The final paragraph of Section 205 is amended to read:

Any person, firm, or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of

a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted, and upon conviction of any such violation such person, firm, or corporation shall be punished as provided in Section 1.01.100, Snohomish County Code. In addition, or in the alternative, any such person, firm or corporation shall be subject to the assessment of the cumulative civil penalty as provided for in Chapter 17.40, Snohomish County Code. (Ord. adopted March 9, 1981).

17.04.100 Section 301(a) paragraphs added. To Section 301(a), "Permits required," add the following paragraphs:

A building permit shall be required for all Factory Built Housing and commercial structures as defined by R.C.W. 43.22.450 that are placed, maintained, enlarged, altered, repaired, improved, converted or demolished on any lot or parcel of land, except that no building permit shall be required where a mobile home permit has been properly issued pursuant to Chapter 17.28 of this code for residential use only. Structures defined by the State of Washington as a mobile home are permitted to be used for residential purposes only.

Structures defined by the State of Washington as commercial coaches may be used for occupancy classification as defined by Snohomish County Building Code as "B" or "E" when approved by the Building Official, where the structure:

1. Bears the seal of approval of the State of Washington as a commercial coach, and,
2. Where the structure has the required exits, required flame spread rating on walls; required exit corridors, required floor loading capacity, and required roof loading capacity for the intended occupancy of "B" or "E" as per Snohomish County Code, and,
3. Where the structure or combination of structures do not exceed one story in height, and,
4. Where the structure or structures do not exceed the allowable floor areas as per Snohomish County Building Code for VN Construction.
5. Where the structure is provided with a foundation in compliance with the provisions of the Snohomish County Building Code.

Factory Built Housing and commercial structures as defined by R.C.W. 43.22.450 used or maintained on any lot or parcel of land shall bear the seal of approval, by the State of Washington Factory Built Housing and Commercial Structures Law, R.C.W. 43.22.450 and WAC 296.150A-600." (Ord. adopted March 9, 1981).

17.04.105 Exemption from plan check - Non-human occupation. The Office of Community Development shall issue building permits for all structures classified as Group M, Division 1 or 3 occupancy, without required plan check when designed and stamped by a licensed Washington state structural engineer and is not intended or used for human habitation, and when, in the opinion of the Building Official, the proposed building would meet the intent of this exemption. PROVIDED: all other required permits must first have been obtained. (Ord. adopted March 9, 1981).

17.04.110 Section 301(b) Amended. Section 301(b) is amended by adding the following:

12. Buildings, structures or other work, where in the opinion of the Building Official the valuation of the work does not exceed (\$500) five hundred dollars.

13. Agricultural structures (M-3 occupancy) not exceeding 12 feet in total width and not exceeding 15 feet in total height from grade. (Ord. adopted March 9, 1981)

17.04.115 Section 303(a) Amended. Section 303(a) is amended by adding a paragraph to read:

No building permit shall be issued prior to having approval for a septic system, sewer availability or other approved means of waste disposal as approved by the Snohomish County Health District. (Ord. adopted March 9, 1981)

17.04.120 Section 301(b) amended--Applications. Section 301(b)(2) is amended to read:

Describe the land on which the proposed work is to be done by legal description and Assessor's tax account number and shall also contain a house and street address, or similar description that will readily identify and definitely locate the proposed building or work. (Ord. adopted March 9, 1981).

17.04.130 Section 302(a) paragraph added--Issuance. To Section 302(a) the following paragraph is added:

The Building Official shall transmit to the Assessor of Snohomish County a copy of each permit issued. (Ord. adopted March 9, 1981).

17.04.140 Section 303(d) amended--Expirations. Section 303(d), Expiration, is amended to read:

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within one hundred eighty (180) days of the issuance of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; and at the expiration of 18 months from the date of issuance of the permit. Before such work can be recommenced a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided, further, that such suspension or abandonment has not exceeded one (1) year. (Ord. adopted March 9, 1981).

17.04.150 Section 304(e) new paragraphs added--Pre-move inspections--Time limitations. To Section 304(e), add the following paragraphs:

Before any building or structure shall be moved into or within Snohomish County where the County Building Department has jurisdiction, such building or structure shall first be inspected at the site originally occupied.

Approval for moving the building is conditioned upon its being placed on a permanent foundation within ninety (90) days from the date it is moved into or within the County and meeting the requirements of Section 105. (Ord. adopted March 9, 1981).

17.04.160 Section 303(a) paragraph added--Moved building fees. To Section 303(a), "Building Permit Fees," the following paragraphs are added:

The fee for a pre-move inspection of a building at the original site within the County shall be \$30.00 and the fee for a pre-move inspection outside the County shall be \$40.00 plus a mileage fee for each mile traveled outside the County in the course of the pre-move inspection. Such mileage fee shall be increased from time to time to that rate allowed for mileage for state employees as provided in RCW 43.03.050 and RCW 43.03.060 and regulations adopted pursuant to them and as hereinafter amended. This fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for the construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the fee described in this section. The fee for a factory built structure as approved by the state of Washington Department of Labor and Industries as a modular structure is one-half the amount as set forth in Table 3-A. (Ord. adopted March 9, 1981).

17.04.180 Section 304(b) paragraph added--Plan checking fees. Section 304(b), "Plan Checking Fees," the following paragraph is added to read:

Fee for successive construction. When the proposed construction is regulated under the provisions of Chapter 12--Requirements for Group R-3 Occupancies--and more than one building or structure will be constructed in accordance with a single basic plan and the full plan check fee shall have been paid for the initial building permit issued under such basic plan, then the plan check fee for each subsequent building permit issued under the same approved basic plan shall be reduced to ten percent (10%) of the building permit fee as set forth in Table No. 3A; provided that subsequent buildings contain no structural and/or design changes and do not exceed the square footage of the floor area contained in the approved basic plan. Basic plans are non-transferable from one applicant to another. (Ord. adopted March 9, 1981).

17.04.185 Section 305(e) Required Inspections. Add: Except #4 shall be made only at the option of the Building Official. (Ord. adopted March 9, 1981).

17.04.190 Section 307 amended--Occupancy. Section 307(a) is amended to read:

Use or Occupancy. No building or structure in Groups A, E, I, H, B, or R, Division 1 Occupancy, shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. No building in Group R-3 or M shall be used or occupied without first having obtained final inspection and approval by the Building Official or his authorized representative. (Ord. adopted March 9, 1981).

17.04.200 Section 414 definition added--Moved building. Moved building shall mean a building that is moved horizontally or vertically for 10' or more from the original site. (Ord. adopted March 9, 1981).

17.04.210 Section 420 definitions amended--Story. Definition of the word "story" is hereby amended to read:

Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of the building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than 6 feet above grade as defined herein for more than fifty percent of the total perimeter or is more than 12' above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered as a story. If any portion of a basement or cellar is intended for human habitation or for assemblage of people for any purpose, such basement or cellar shall be considered a story. (Ord. adopted March 9, 1981).

17.04.220 Ceiling height. Unless a ceiling height is specifically defined elsewhere in this code, the minimum ceiling height for all occupancy classifications shall be 7'6". (Ord. adopted March 9, 1981).

17.04.230 Sections 608, 708, 808, 1008, Amended--
Exceptions. Exceptions to sections 608, 708, 808 and 1008 are hereby deleted and the following wording is substituted; Exception: central heating plants in which the sole source of heat energy is provided by electric heating appliances and the aggregate BTU per hour input of such appliances does not exceed 400,000 BTUs. (Ord. adopted March 9, 1981).

17.04.240 Section 1302(b)--Paragraph added. Section 1202(b) is amended to add a new paragraph, to read:

Regardless of the above requirements for building height or floor area, dwelling units shall be separated from each other and from corridors by a one-hour fire rated occupancy separation. (Ord. adopted March 9, 1981).

17.04.260 Section 1707(c) amended--Waterproofing weather exposed areas. Section 1707(c) is amended to read:

Balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath shall be waterproofed.

Where plywood is used in areas subject to weather exposure and/or adverse moisture conditions such as soffits, carports, gable ends, porches, roof overhangs, and similar areas, it shall have a grading minimum of C-C Exterior for any of the above uses. Materials used must meet fire requirements as provided in Section 1710 of this code. (Ord. adopted March 9, 1981).

17.04.270 Section 1711(e) amended--Doors and panels. Section 1711(e) amended to read:

Doors and panels of shower and bathtub enclosures shall be substantially constructed from approved shatter resistant materials. Hinged shower doors shall open outward. The unobstructed opening to such enclosures shall be no less than 22 inches in width. (Ord. adopted March 9, 1981).

17.04.280 Section 2517(c)(2)--Second paragraph amended. Section 2517(c)(2) second paragraph is amended to read:

Accessible underfloor areas shall be provided with an 18-inch by 24-inch access crawl hole from the exterior of the structure. Pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within underfloor areas. (Ord. adopted March 9, 1981).

17.04.290 Section 2907(b) amended--Bearing walls--
Exceptions. Paragraph added to "EXCEPTIONS"

1. A one-story wood or metal frame building not used for human occupancy and not over 400 square feet in floor

area may be constructed with walls supported on a wood foundation plate when approved by the Building Official.

2. The support of buildings by posts embedded in earth shall be designated as specified in Section 2907(f). Wood posts or poles embedded in earth shall be pressure treated with an approved preservative. Steel posts or poles shall be protected as specified in Section 2908(h).

3. Additions to mobile homes not over 300 square feet in floor area, when said mobile home addition is enclosed by a skirting similar to that required to enclose the underfloor space of mobile homes, may be constructed on pier post type foundations when approved by the Building Official.

4. Interior bearing walls on one story buildings may be on piers of not less than 20" by 20" in width and 8" thick per pier on undisturbed soil, or preferable a continuous grade beam extending 6" past end posts, 12" wide and 6" thick. All other piers under posts shall be a minimum of 14" square or round and 7" thick on undisturbed ground. (Ord. adopted March 9, 1981).

17.04.300 Section 2905(g) added--Water drainage. When brought to the attention of the Building Official that a potential water drainage problem may exist on any lot or parcel of land, he may require the owner or builder to submit plans showing the proposed method to correct such problem. The plan shall indicate in sufficient detail all pipes, ditches or other means of alleviating the water drainage problem such that water will not damage any public or private property or structure. The Building Official may require a drainage study by a licensed professional engineer. The administrative authority shall approve such water drainage plan or drainage study in writing prior to approval for any building or structure to begin construction or to continue construction in the area that may be affected by the potential or existing water problem.

Before final approval of any building or structure by the Building Official, where drainage plans or drainage studies are required, the drainage improvement provided for in the approved plan or study shall be completed and in service as approved by the administrative authority. (Ord. adopted March 9, 1981).

17.04.310 Section 3305(J) Handrails. Section 3305(J) is amended by adding a paragraph under exception:

Private stairways in Group R, Division 1 and Group R, Division 3 Occupancies, other than in designated accessible units in Group R, Division 1, having fewer than four risers need not have handrails. (Ord. adopted March 9, 1981).

17.04.320 Chapter 60 amended. Add to the list of recognized standards and publications adopted by reference as a part of this code.

1. Minimum requirements of the Washington State Energy Code for the design of new buildings and structures that provide facilities or shelter for public assembly, educational, business, mercantile, institutional, storage and residential occupancies, as well as those portions of factory and industrial occupancies designed primarily for human occupancy by regulating their exterior envelopes and the selection of their HVAC, service water heating, electrical distribution and illuminating systems and equipment for effective use of energy, as adopted by the State of Building Code Advisory Council on May 12, 1980.

2. Regulations for Barrier Free Facilities as adopted by the Washington State Building Code Advisory Council, October 1, 1976 per R.C.W. 19.27 Chapter 96, Laws of 1974 as amended by chapter 110, Laws of 1975. (Ord. adopted March 9, 1981).

17.04.325 Disclaimer of Liability. Snohomish County is not responsible for the accuracy of plans (preliminary or final) submitted for approval to the Office of Community Development of the Snohomish County Department of Community Affairs, and does not guarantee that plan reviews and/or inspections will detect all hazards, design defects, or code violations. (Ord. adopted March 9, 1981).

17.04.330 Snohomish County Building Code repealer. Resolution dated March 20, 1978 adopting and amending the 1976 Edition of the Uniform Building Code and Snohomish County Code Chapter 17.04 are hereby repealed. (Ord. adopted March 9, 1981).

PASSED this 9th day of March, 1981.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ATTEST:

Donald J. Butler
Chairperson

Ellie Anger
Clerk of Council

- () APPROVED
() VETOED
() EMERGENCY

DATE: 3 - 16 - 81

Deanna Leif Johnson
Attest

Willis D. Tucker
County Executive

PUBLISHED February 21, 28 and March 25, 1981