



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 24, 2014

Ordinance 17837

Proposed No. 2013-0480.2

Sponsors Phillips

1 AN ORDINANCE relating to building codes; amending
2 Ordinance 14111, Section 4, as amended, and K.C.C.
3 16.02.110, Ordinance 10608, Section 3, as amended, and
4 K.C.C. 16.02.130, Ordinance 15802, Section 5, and K.C.C.
5 16.02.152, Ordinance 12560, Section 55, as amended, and
6 K.C.C. 16.02.170, Ordinance 14914, Section 13, and
7 K.C.C. 16.02.180, Ordinance 12560, Section 6, as
8 amended, and K.C.C. 16.02.190, Ordinance 14914, Section
9 16, as amended, and K.C.C. 16.02.200, Ordinance 12560,
10 Section 10, as amended, and K.C.C. 16.02.240, Ordinance
11 12560, Section 17, as amended, and K.C.C. 16.02.280,
12 Ordinance 12560, Section 18, as amended, and K.C.C.
13 16.02.290, Ordinance 14914, Section 32, and K.C.C.
14 16.02.300, Ordinance 12560, Section 20, as amended, and
15 K.C.C. 16.02.340, Ordinance 12560, Section 21, as
16 amended, and K.C.C. 16.02.350, Ordinance 12560, Section
17 22, as amended, and K.C.C.16.02.360, Ordinance 12560,
18 Section 13, as amended, and K.C.C. 16.02.370, Ordinance
19 12560, Section 14, as amended, and K.C.C. 16.02.380,

20 Ordinance 12560, Section 25, as amended, and K.C.C.
21 16.02.400, Ordinance 12560, Section 26, as amended, and
22 K.C.C. 16.02.410, Ordinance 14914, Section 55, and
23 K.C.C. 16.02.420, Ordinance 14914, Section 57, and
24 K.C.C. 16.02.440, Ordinance 12560, Section 28, as
25 amended, and K.C.C. 16.02.450, Ordinance 12560, Section
26 30, as amended, and K.C.C. 16.02.470, Ordinance 12560,
27 Section 31, as amended, and K.C.C. 16.02.480, Ordinance
28 12560, Section 32, as amended, and K.C.C. 16.02.490,
29 Ordinance 12560, Section 33, as amended, and K.C.C.
30 16.02.500, Ordinance 12560, Section 34, as amended, and
31 K.C.C. 16.02.510, Ordinance 12560, Section 35, as
32 amended, and K.C.C. 16.02.520, Ordinance 12560, Section
33 37, as amended, and K.C.C. 16.02.530, Ordinance 12560,
34 Section 36, as amended, and K.C.C. 16.02.540, Ordinance
35 14914, Section 78, and K.C.C. 16.02.550, Ordinance
36 12560, Section 9, as amended, and K.C.C. 16.02.560,
37 Ordinance 14914, Section 81, and K.C.C. 16.02.570,
38 Ordinance 14914, Section 82, as amended, and K.C.C.
39 16.02.580, Ordinance 12560, Section 8, as amended, and
40 K.C.C. 16.02.590, Ordinance 14914, Section § 85, and
41 K.C.C. 16.02.600, Ordinance 14914, Section 90, and
42 K.C.C. 16.02.020, Ordinance 14914, Section 133, as

43 amended, and K.C.C. 16.04.260, Ordinance 12560, Section
44 44, as amended, and K.C.C. 16.04.270, Ordinance 12560,
45 Section 47, as amended, and K.C.C. 16.04.310, Ordinance
46 14914, Section 144, and K.C.C. 16.04.320, Ordinance
47 14111, Section 55, as amended, and K.C.C. 16.04.330,
48 Ordinance 14914, Section 151, as amended, and K.C.C.
49 16.04.340, Ordinance 15802, Section 23, and K.C.C.
50 16.04.344, Ordinance 15802, Section 24, as amended, and
51 K.C.C. 16.04.346, Ordinance 15802, Section 25, and
52 K.C.C. 16.04.348, Ordinance 14914, Section 155, and
53 K.C.C. 16.04.360, Ordinance 14914, Section 269, as
54 amended, and K.C.C. 16.05.010, Ordinance 14914, Section
55 274, and K.C.C. 16.05.060, Ordinance 14914, Section 277,
56 as amended, and K.C.C. 16.05.090, Ordinance 14238,
57 Section 18, as amended, and K.C.C. 16.06.010, Ordinance
58 14238, Section 19, as amended, and K.C.C. 16.06.020,
59 Ordinance 14238, Section 21, and K.C.C. 16.06.030,
60 Ordinance 14914, Section § 288, and K.C.C. 16.06.031,
61 Ordinance 14914, Section 289, and K.C.C. 16.06.032,
62 Ordinance 14914, Section 290, and K.C.C. 16.06.033,
63 Ordinance 14914, Section 291, and K.C.C. 16.06.034,
64 Ordinance 14914, Section 292, and K.C.C. 16.06.035,
65 Ordinance 14238, Section 21, as amended, and K.C.C.

66 16.06.040, Ordinance 14238, Section 22, as amended, and
67 K.C.C. 16.06.050, Ordinance 14238, Section 23, as
68 amended, and K.C.C. 16.06.060, Ordinance 14238, Section
69 24, as amended, and K.C.C. 16.06.070, Ordinance 14238,
70 Section 25, as amended, and K.C.C. 16.06.080, Ordinance
71 14111, Section 118, as amended, and K.C.C. 16.12.010,
72 Ordinance 14111, Section 129, as amended, and K.C.C.
73 16.14.010, Ordinance 12560, Section 109, as amended, and
74 K.C.C. 16.14.090, Ordinance 6746, Section 5, as amended,
75 and K.C.C. 16.32.030, Ordinance 15802, Section 131, and
76 K.C.C. 16.32.285, Ordinance 15802, Section 131, and
77 K.C.C. 17.04.010, Ordinance 15802, Section 131, and
78 K.C.C. 17.04.020, Ordinance 12560, Section 154, as
79 amended, and K.C.C. 17.04.230, Ordinance 14111, Section
80 203, as amended, and K.C.C. 17.04.470, Ordinance 14111,
81 Section 213, as amended, and K.C.C. 17.04.490, Ordinance
82 14111, Section 210, as amended, and K.C.C. 17.04.510,
83 Ordinance 15803, Section 6, and K.C.C. 17.04.522,
84 Ordinance 6328, Section 4, as amended, and K.C.C.
85 17.04.530, Ordinance 14111, Section 215, as amended, and
86 K.C.C. 17.04.540, Ordinance 14915, Section 79, and
87 K.C.C. 17.04.550, Ordinance 12560, Section 174, as
88 amended, and K.C.C. 17.04.560, Ordinance 14238, Section

89 29, as amended, and K.C.C. 17.04.600, Ordinance 14238,
90 Section 30, as amended, and K.C.C. 17.04.610, Ordinance
91 14238, Section 31, as amended, and K.C.C. 17.04.620 and
92 Ordinance 9726, Section 1, as amended, and K.C.C.
93 17.04.630, Ordinance 10870, Section 377, and K.C.C.
94 21A.14.170, Ordinance 10870, Section 523, and K.C.C.
95 21A.28.130, Ordinance 10870, Section 539, and K.C.C.
96 21A.32.020 and Ordinance 12024, Section 12, and K.C.C.
97 21A.32.230, adding new sections to K.C.C. chapter 16.02,
98 adding new sections to K.C.C. chapter 16.03 and adding
99 new sections to K.C.C. chapter 17.04 and repealing
100 Ordinance 14914, Section 19, and K.C.C. 16.02.220,
101 Ordinance 15802, Section 9, and K.C.C. 16.02.315,
102 Ordinance 12560, Section 12, as amended, and K.C.C.
103 16.02.320, Ordinance 14914, Section 37, and K.C.C.
104 16.02.330, Ordinance 14914, Section 50, and K.C.C.
105 16.02.390, Ordinance 14914, Section 56, and K.C.C.
106 16.02.430, Ordinance 12560, Section 29, as amended, and
107 K.C.C. 16.02.460, Ordinance 14914, Section 90, and
108 K.C.C. 16.03.020, Ordinance 12560, Section 40, as
109 amended, and K.C.C. 16.04.200, Ordinance 12560, Section
110 41, as amended, and K.C.C. 16.04.210, Ordinance 14111,
111 Section 43 as amended, and K.C.C. 16.04.280, Ordinance

112 15802, Section 23, and K.C.C. 16.04.350 and Ordinance
113 14914, Section 341, and K.C.C. 16.14.080.

114 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

115 SECTION 1. Ordinance 14111, Section 4, as amended, and K.C.C. 16.02.110 are
116 each hereby amended to read as follows:

117 The International Building Code, ((2009)) 2012 Edition, with Appendix C((;)) and
118 E ((and M)), as amended in chapter 51-50 WAC, Appendix Z, as adopted by this title,
119 and the International Residential Code for One- and Two Family Dwellings ((2009))
120 2012 Edition, with Appendix ((F;)) G, H and K, ((2009)) 2012 Edition, as amended in
121 chapter 51-51 WAC, as published by or jointly with the International Code Council, Inc.,
122 together with amendments, additions and deletions adopted in this chapter by reference,
123 together with the State Building Code Act, chapter 19.27 RCW, and with King County
124 modifications that are adopted and codified in this chapter are adopted as the King
125 County building codes and may be cited as such and are referred to in this chapter as "this
126 code."

127 This code also may be further clarified and implemented with administrative rules
128 adopted in accordance with K.C.C. chapter 2.98.

129 SECTION 2. Ordinance 10608, Section 3, as amended, and K.C.C. 16.02.130 are
130 each hereby amended to read as follows:

131 The King County modifications to the ((2006)) 2012 editions of the International
132 Building Code, International Residential Code for One- and Two-Family Dwellings,
133 International Mechanical Code, International Property Maintenance Code, and the
134 Security Code are adopted as part of the code.

135 SECTION 3. Ordinance 15802, Section 5, and K.C.C. 16.02.152 are each hereby
136 amended to read as follows:

137 Section 101.2 of the International Building Code is not adopted and the following
138 is substituted:

139 Scope (IBC 101.2). The provisions of this code shall apply to the construction,
140 alteration, movement, enlargement, replacement, repair, equipment, use and occupancy,
141 location, maintenance, removal and demolition of every building or structure or any
142 appurtenances connected or attached to such buildings or structures.

143 **EXCEPTIONS:**

144 1. The provisions of the International Residential Code for One- and Two-Family
145 Dwellings shall apply to the construction, alteration, movement, enlargement,
146 replacement, repair, equipment, use and occupancy, location, removal and demolition of
147 detached one- and two-family dwellings and multiple single-family dwellings
148 (townhouses) not more than three stories in height with a separate means of egress and
149 their accessory structures, including adult family homes, foster family care homes and
150 family day care homes licensed by the Washington state department of social and health
151 services

152 2. The provisions of the International Residential Code for One- and Two-Family
153 Dwellings shall apply to detached residential accessory structures that are used for home
154 occupations and home industries that include offices, mercantile, food preparation for
155 off-site consumption, personal care salons and similar uses, if the home occupation or
156 home industry is subordinate to the primary residential use of the site and the total

157 cumulative floor area devoted to the home occupation or home industry in ~~((aH))~~ any
158 detached accessory structure~~((s))~~ on-site is less than or equal to 500 square feet (46.4m2).

159 3. The provisions of the International Mechanical Code shall regulate the design,
160 installation, maintenance, alteration and inspection of mechanical systems that are
161 permanently installed and utilized to provide control of the environmental conditions and
162 related processes within buildings. This code shall also regulate those mechanical
163 systems, system components, equipment and appliances specifically addressed herein.
164 The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances
165 and fuel gas-fired appliance venting systems shall be regulated by the International Fuel
166 Gas Code.

167 SECTION 4. Ordinance 12560, Section 55, as amended, and K.C.C. 16.02.170
168 are each hereby amended to read as follows:

169 Section 102 of the International Building Code is supplemented with the
170 following:

171 **Moved buildings and temporary buildings (IBC 102.7.2).**

172 1. Buildings or structures moved into or within the jurisdiction shall comply with
173 the provisions for new buildings or structures of the International Building Code, chapter
174 51-50 WAC, the International Residential Code for One- and Two-Family Dwellings,
175 chapter 51-51 WAC, the International Mechanical Code, chapter 51-52 WAC, the
176 International Fire Code, chapter 51-54A WAC, the Uniform Plumbing Code and
177 Standards, chapter 51-56 ~~((and 51-57))~~ WAC, the ~~((Washington State))~~ International
178 Energy Conservation Code, Commercial, chapter 51-11C WAC and the ~~((Washington~~

179 ~~State Ventilation and Indoor Air Quality Code, chapter 51-13 WAC for new buildings or~~
180 ~~structures))~~ International Energy Conservation Code, Residential, chapter 51-11R WAC.

181 **EXCEPTION:** Group R3 buildings or structures are not required to comply if:

- 182 1. The original occupancy classification is not changed, and
183 2. The original building is not substantially remodeled or rehabilitated. For the
184 purposes of this section a building shall be considered to be substantially remodeled
185 when the costs of remodeling exceed 60 percent of the value of the building exclusive of
186 the costs relating to preparation, construction, demolition or renovation of foundations.

187 No person shall move within or into the unincorporated areas of King County, or
188 cause to be moved, any building or structure without first obtaining, in addition to the
189 building permit, a relocation investigation permit from the building official. The purpose
190 of this relocation investigation permit is to determine prior to relocation the deficiencies
191 in the building. Before a structure is relocated to a proposed site, a building permit shall
192 be obtained.

193 2. The building official shall not approve for moving nor issue a building permit
194 for a building or structure which constitutes a public nuisance or endangers the public
195 health, safety, or general welfare, and in his opinion it is physically impractical to restore
196 such building or structure to make it comply with this code.

197 3. A fee shall be charged for relocation investigations and site inspection
198 services. A building permit fee shall also be charged for all structures which are
199 approved for relocation. Fees for permits and services provided under this section shall
200 be paid to the department of permitting and environmental review as set forth in K.C.C.
201 Title 27, Building and Constructions Fees. As a condition of securing the building

202 permit, the owner of the building or structure shall deposit cash or its equivalent with the
203 building official, or in an approved irrevocable escrow, in an amount up to \$5000.00.

204 4. Relocation investigation fees do not apply to structures having acceptable
205 current inspections, such as factory built units.

206 4.1 If the building official denies a building permit for the relocation of a
207 structure, the applicant may request, within 10 days of the date of mailing or other
208 issuance of the denial notice, that building official refer the building permit application
209 ~~((be reviewed by))~~ to the ((B))building ((C))code ((Appeals)) advisory ((B))board. The
210 advisory ((B))board shall review the application and make a recommendation to the
211 building official, who may reconsider the denial in light of the advisory ((B))board's
212 recommendation.

213 SECTION 5. Ordinance 14914, Section 13, and K.C.C. 16.02.180 are each
214 hereby amended to read as follows:

215 Section 102 of the International Building Code is supplemented with the
216 following:

217 **Additions, alterations or repairs (IBC ~~((102.8))~~ 102.7).** Additions, alterations
218 or repairs to any structure shall conform to that required for a new structure without
219 requiring the existing structure to comply with all of the requirements of this code, unless
220 otherwise stated. Additions, alterations or repairs shall not cause an existing structure to
221 become unsafe or adversely affect the performance of the building.

222 SECTION 6. Ordinance 12560, Section 6, as amended, and K.C.C. 16.02.190 are
223 each hereby amended to read as follows:

224 Section 104.1 of the International Building Code is not adopted and the following
225 is substituted:

226 **General (IBC 104.1).** The building official is hereby authorized and directed to
227 enforce all the provisions of this code, with the exception of International Building Code
228 ~~((Section 2902.1 and Table 29-A IBC))~~ Chapter 29, the fuel gas piping requirements
229 contained in the International Fuel Gas Code and Chapter 24 of the International
230 Residential Code. The director of public health is authorized to enforce the provisions of
231 ~~((Section 2902.1 and Table 29-A chapter 51-50 WAC))~~ Chapter 29 of the International
232 Building Code, the fuel gas piping requirements contained in the International Fuel Gas
233 Code and Chapter 24 of the International Residential Code. For such purposes, the
234 building official and the director of public health shall have the powers of a law
235 enforcement officer.

236 The building official shall have the power to render interpretations of this code
237 and to adopt and enforce rules and supplemental regulations in order to clarify the
238 application of its provisions. Such interpretations, rules and regulations shall be in
239 conformance with the intent and purpose of this code.

240 SECTION 7. Ordinance 14914, Section 16, as amended, and K.C.C. 16.02.200
241 are each hereby amended to read as follows:

242 Section 104.3 of the International Building Code is not adopted and the following
243 is substituted:

244 **Notice and orders (IBC 104.3).** The right of entry shall be in accordance with
245 the procedures specified in K.C.C. Title 23.

246 NEW SECTION. SECTION 8. A new section is hereby added to K.C.C. chapter
247 16.02 to read as follows:

248 Section 104.10.1 of the International Building Code is not adopted.

249 SECTION 9. Ordinance 12560, Section 10, as amended, and K.C.C. 16.02.240
250 are each hereby amended to read as follows:

251 Section 105.2 of the International Building Code is not adopted and the following
252 is substituted:

253 **Work exempt from permit (IBC 105.2).** A building permit shall not be required
254 for the following:

255 Building:

256 1. One-story detached one and two family residential accessory buildings used as
257 tool and storage sheds, playhouses, tree supported structures used for play and similar
258 uses, not including garages or other buildings used for vehicular storage, provided the
259 floor area does not exceed 200 square feet (11.15 m²) provided that the roof overhang
260 does not exceed twenty-four inches measured horizontally from the exterior wall.

261 2. One-story detached agricultural accessory buildings, ~~((used as tool and storage~~
262 ~~sheds,))~~ not including garages or other buildings used for vehicle storage, provided the
263 floor area does not exceed 200 square feet (11.15 m²), provided that the roof overhang
264 does not exceed twenty-four inches measured horizontally from the exterior wall.

265 3. Fences not over 6 feet (1.829 m) high.

266 4. ~~((Oil derricks.~~

267 5-)) Retaining walls which are not over 4 feet (1.219 m) in height measured from
268 the bottom of the footing to the top of the wall, unless supporting a surcharge or
269 impounding Class I, II or III-A liquids.

270 ~~((6-))~~ 5. Water tanks supported directly upon grade if the capacity does not
271 exceed 5,000 gallons (18,927 l) and the ratio of height to diameter or width does not
272 exceed 2 to 1.

273 ~~((7- Platforms,))~~ 6. ~~((s))~~ Sidewalks and driveways not more than 30 inches (.762
274 m) above grade and not over any basement or story below and ~~((which))~~ that are not part
275 of an accessible route.

276 ~~((8-))~~ 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar
277 finish work.

278 ~~((9-))~~ 8. Temporary motion picture, television and theater stage sets and scenery.

279 ~~((10-))~~ 9. Prefabricated swimming pools accessory to a Group R, Division 3
280 Occupancy as applicable in Section 101.2, ~~((which))~~ that are installed entirely above
281 ground and are either less than 24 inches (610 mm) deep~~((;))~~ and do not exceed 5,000
282 gallons (18,925 l) ~~((and))~~ or are installed ~~((entirely above ground))~~ for temporary use of
283 less than three months in a twelve month period.

284 ~~((11-))~~ 10. Shade cloth structures constructed for nursery or agricultural purposes,
285 and not including service systems.

286 ~~((12-))~~ 11. Swings and other playground equipment.

287 ~~((13-))~~ 12. Window awnings supported by an exterior wall ~~((which))~~ that do not
288 project more than 54 inches (1,372 mm) from the exterior wall and do not require

289 additional support of Group R3, as applicable in Section 101.2, and Group U
290 Occupancies.

291 ~~((14.))~~ 13. Moveable cases, counters and partitions not over 5 feet 9 inches (228.6
292 m) high.

293 ~~((15.))~~ 14. Re-roofing of existing buildings.

294 **EXCEPTION:** When replacement roofing adds more than 5 pounds per square
295 foot cumulative dead load to the weight of the original roofing a permit shall be required.

296 ~~((16.))~~ 15. Submerged, freestanding mechanical boat lifts associated with single-
297 family residential piers and recreational watercraft not exceeding 25 feet in length or 15
298 feet in width with no portion exceeding a height of 10 feet above the ordinary high water
299 mark as defined in K.C.C. 21A.06.825.

300 ~~((17.))~~ 16. Work located primarily in a public way, public utility towers and
301 poles.

302 ~~((18.))~~ 17. Mechanical equipment not specifically regulated in this code.

303 ~~((19. Hydraulic flood control structures.~~

304 ~~20.))~~ 18. Antenna and dishes that fall under FCC Antenna Rule 47 C.F.R
305 including masts under twelve feet above the roof line and dishes up to one meter in
306 diameter.

307 19. Roof-mounted photo-voltaic solar panels from one and two family dwellings
308 that have a total dead load not exceeding three pounds per square foot and are mounted
309 no more than 18 inches above the roof or highest roof point on which they are mounted.

310 20. Ground mounted wind turbines for one and two family dwellings for which
311 any portion of the unit does not exceed twelve feet in height.

312 Gas:

313 1. Portable heating appliance.

314 2. Replacement of any minor part that does not alter approval of
315 equipment or make such equipment unsafe.

316 Mechanical:

317 1. Portable heating appliance.

318 2. Portable ventilation appliances and equipment.

319 3. Portable cooling unit.

320 4. Steam, hot or chilled water piping within any heating or cooling
321 equipment regulated by this code.

322 5. Replacement of any part which does not alter its approval or make it
323 unsafe.

324 6. Portable evaporative cooler.

325 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or
326 less of refrigerant and actuated by motors of one horsepower (746 W) or less.

327 8. Portable fuel cell appliances that are not connected to a fixed piping
328 system and are not interconnected to a power grid.

329 Unless otherwise exempted, separate plumbing, electrical and mechanical permits
330 will be required for the above-exempted items.

331 Exemption from the permit requirements of this code shall not be deemed to grant
332 authorization for any work to be done in any manner in violation of the provisions of this
333 code or any other laws or ordinances of this jurisdiction.

334 SECTION 10. Ordinance 12560, Section 17, as amended, and K.C.C. 16.02.280
335 are each hereby amended to read as follows:

336 Section 105.3.2 of the International Building Code is not adopted and the
337 following is substituted:

338 **Expiration of application (IBC 105.3.2).** ~~((Plans for which no permit is issued))~~

339 Permit application cancellation shall be in accordance with K.C.C. 20.20.100.

340 1. A permit application shall be deemed canceled by the permittee if:

341 ~~((1.))~~ 1.1. The applicant has not taken action or responded;

342 ~~((1.1.))~~ 1.1.1. within 60 days after notice of additional information required is
343 mailed to the applicant, or

344 ~~((1.2.))~~ 1.1.2. by the deadline specified by the building official for additional
345 information; or

346 ~~((2.))~~ 1.2. No permit is issued;

347 ~~((2.1.))~~ 1.2.1 within 60 days after the applicant has been notified that the
348 permit is ready, or

349 ~~((2.2.))~~ 1.2.2. by a time specified by the building official.

350 2. The building official may grant an extension for permit applications for
351 permits that have not been issued within the time limits specified in subsection 1. of this
352 section, if:

353 2.1. not later than seven days prior to the expiration date under subsection 1. of
354 this section, the applicant makes a written request for an extension of the building permit;
355 and

356 2.2. the applicant pays applicable permit fees.

357 SECTION 11. Ordinance 12560, Section 18, as amended, and K.C.C. 16.02.290
358 are each hereby amended to read as follows:

359 Section 105.5 of the International Building Code is not adopted and the following
360 is substituted:

361 **Expiration (IBC 105.5).** Every permit ((issued)) approved by the building
362 official under the provisions of the Code shall expire by limitation and become null and
363 void one year from date of its issue. Issued permits may be extended for one year periods
364 subject to the following conditions:

365 1. An application for a permit extension together with the applicable fee is
366 submitted to the department at least seven (7), but no more than sixty (60), calendar days
367 prior to the date the original permit becomes null and void. Once the permit extension
368 application is submitted, work may continue past the expiration date of the original
369 permit, provided that the extension application is not denied. If the extension application
370 is denied, all work must stop until a valid permit is obtained.

371 2. If construction of a building or structure has not substantially commenced, as
372 determined by the building official, within two years from the date of the first issued
373 permit and the building and the structure is no longer authorized by the zoning code or
374 other applicable law, then the permit shall not be extended.

375 3. An applicant may request a total of two permit extensions provided there are
376 no substantial changes in the approved plans and specifications.

377 4. The building official may extend a building permit beyond the second
378 extension only to allow completion of a building, structure or mechanical system
379 authorized by the original permit and substantially constructed. If substantial work, as

380 determined by the building official, has not commenced on a building and/or structure
381 authorized in the original permit, then a new permit will be required for construction to
382 proceed.

383 ~~((**Exception:** Until December 31, 2012, the building official may grant a third or
384 fourth extension for building permits where substantial work has not commenced, if:~~

385 ~~1. The applicant makes a written request to the building official for an extension
386 of the building permit;~~

387 ~~2. The applicant pays applicable permit extension fees; and~~

388 ~~3. There are no substantial changes in the approved plans or specifications.))~~

389 5. The staff of the department may revise a permit at the permittee's request but
390 such a revision does not constitute a renewal or otherwise extend the life of the permit.

391 SECTION 12. Ordinance 14914, Section 32, and K.C.C. 16.02.300 are each
392 hereby amended to read as follows:

393 Section 105.6 of the International Building Code is not adopted and the following
394 is substituted:

395 **Suspension or revocation (IBC 105.6).** The building official is authorized to
396 suspend, revoke or modify the permit approval for a permit issued under the provisions of
397 this code as provided in K.C.C. 23.24.100 wherever the permit is issued in error or on the
398 basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance
399 or regulation or any of the provisions of this code.

400 NEW SECTION. SECTION 13. A new section is hereby added to K.C.C.
401 chapter 16.02 to read as follows:

402 Section 106.1 of the International Building Code is not adopted and the following
403 is substituted:

404 **Live loads posted.** (IBC 106.1). The design live loads shall be conspicuously
405 posted by the owner using durable signs, which may not be lawfully removed or defaced,
406 as follows:

407 1. For commercial or industrial buildings, the portion or all of each floor for
408 which the design live load is or has been designed to exceed one hundred twenty five
409 pounds per square foot; and

410 2. For all warehouse and storage buildings, the portion or all of each floor
411 regardless of the design live load.

412 SECTION 14. Ordinance 12560, Section 20, as amended, and K.C.C. 16.02.340
413 are each hereby amended to read as follows:

414 Section (~~(106.3.3)~~) 107.3.3 of the International Building Code is not adopted and
415 the following is substituted:

416 **Pre-issuance construction authorization (PICA) - Permission to proceed (IBC**
417 **(~~(106.3.3)~~) 107.3.3).** If the applicant for a permit or approval required by this code
418 desires to commence work before obtaining the required permit or approval, the building
419 official, may allow the applicant to proceed if:

420 1. The building official determines that the work would not endanger or harm the
421 property; and if

422 2. The building official determines that allowing the work to proceed would not
423 violate the requirements of the state environmental policy act; and if

424 3. The applicant first deposits cash or its equivalent with the building official, or
425 in an irrevocable escrow approved by the building official, in an amount determined by
426 the building official to be sufficient to restore the building and site, and to perform the
427 corrective work described below.

428 SECTION 15. Ordinance 12560, Section 21, as amended, and K.C.C. 16.02.350
429 are each hereby amended to read as follows:

430 Section ~~((106.3.3))~~ 107.3.3 of the International Building Code is supplemented
431 with the following:

432 **Pre-issuance construction authorization (PICA) - Removal of work not**
433 **permitted and restoration (IBC ~~((106.3.3.1))~~ 107.3.3.1).** An applicant who commences
434 work pursuant to Section ~~((106.3.3.1))~~ 107.3.3.1 must, within the time specified by the
435 building official, remove all work which does not receive the required permit or approval
436 or which does not comply with the terms of a permit or approval which is obtained. The
437 applicant must also restore the building and site to a condition satisfactory to the building
438 official and perform whatever additional correction work is deemed necessary by the
439 building official.

440 SECTION 16. Ordinance 12560, Section 22, as amended, and K.C.C.16.02.360
441 are each hereby amended to read as follows:

442 Section ~~((106.3.3))~~ 107.3.3 of the International Building Code is supplemented
443 with the following:

444 **Pre-issuance construction authorization (PICA) - Enforcement (~~((106.3.3.2))~~**
445 **107.3.3.2).** If an applicant fails to comply with the requirements of Section ~~((106.3.3.2))~~
446 107.3.3.2), the building official may employ the code enforcement procedures set forth in

447 K.C.C. Title 23 and may, in addition, obtain the funds on deposit and apply them towards
448 removal of the unpermitted work, restoration of the building and site, and performance of
449 whatever additional corrective work is deemed necessary by the building official. In the
450 event the applicant obtains the necessary permits or approvals or performs the corrective
451 work to the satisfaction of the building official, the funds or deposit shall be released to
452 the applicant.

453 SECTION 17. Ordinance 12560, Section 13, as amended, and K.C.C. 16.02.370
454 are each hereby amended to read as follows:

455 Section (~~(106.3.4.1)~~) 107.3.4 of the International Building Code is not adopted
456 and the following is substituted:

457 **General (IBC (~~(106.3.4.1)~~) 107.3.4).** When it is required that documents be
458 prepared by an architect or engineer, the building official may require the owner to
459 engage and designate on the building permit application an architect or engineer who
460 shall act as the architect or engineer of record. If the circumstances require, the owner
461 may designate a substitute architect or engineer of record who shall perform all of the
462 duties required of the original architect or engineer of record. The building official shall
463 be notified in writing by the owner if the architect or engineer of record is changed or is
464 unable to continue to perform the duties.

465 The architect or engineer of record shall be responsible for reviewing and
466 coordinating all submittal documents prepared by others, including deferred submittal
467 items, for compatibility with the design of the building.

468 When an engineer or architect is required by King County for the structural
469 design of a commercial or multi-family residence building, the department will not

470 review and approve a project which has multiple engineers or architects (or engineering
471 firms) unless the owner employs an engineer or architect responsible for the overall
472 structural design. This engineer or architect responsible for the overall structural design
473 shall write a letter to the department documenting that he/she is the engineer or architect
474 of record designated by the project owner to be responsible for the overall structural
475 design, and that he/she has reviewed the entire structural design to ensure compliance
476 with the International Building Code.

477 SECTION 18. Ordinance 12560, Section 14, as amended, and K.C.C. 16.02.380
478 are each hereby amended to read as follows:

479 Section ((106.3.4)) 107.3.6 of the International Building Code is supplemented
480 with the following:

481 **Inspection and observation program (IBC ((106.3.4.3)) 107.3.6).** When
482 special inspection is required by Section 1704, the architect or engineer of record shall
483 prepare an inspection program which shall be submitted to the building official for
484 approval. The inspection program shall designate the portions of the work that require
485 special inspection and the name or names of the individuals or firms who are to perform
486 the special inspections, and indicate the duties of the special inspectors. The special
487 inspector shall be employed by the owner, the engineer or architect of record, or an agent
488 of the owner, but not the contractor or any other person responsible for the work.

489 When structural observation is required by Section 1709, the inspection program
490 shall name the individuals or firms who are to perform structural observation and
491 describe the stages of construction at which structural observation is to occur.

492 The inspection program shall include samples of inspection reports and provide
 493 time limits for submission of reports.

494 SECTION 19. Ordinance 12560, Section 25, as amended, and K.C.C. 16.02.400
 495 are each hereby amended to read as follows:

496 Section 108 and all subsections thereto of the International Building Code are not
 497 adopted and the following is substituted:

498 **Fees (IBC 108).** Fees shall be assessed according to K.C.C. Title 27. ~~((For the~~
 499 ~~purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as~~
 500 ~~published by ICBO in the 1997 Uniform Building Code and is reprinted here:~~

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and

	including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction))

501 SECTION 20. Ordinance 12560, Section 26, as amended, and K.C.C. 16.02.410

502 are each hereby amended to read as follows:

503 Section ~~((409.1))~~ 110.1.1 of the International Building Code is supplemented with
 504 the following:

505 **Inspection record card (IBC ~~((409.1.1))~~ 110.1.1).** Work requiring a permit shall
 506 not be commenced until the permit holder or an agent of the permit holder shall have
 507 posted or otherwise made available an inspection record card in a conspicuous place on
 508 the premises and in a position such as to allow the building official to conveniently make
 509 the required entries thereon regarding inspection of the work. This card shall be
 510 maintained available in such a position by the permit holder until the Certificate of
 511 Occupancy has been issued. For R-3 and U occupancies and structures built under the
 512 International Residential Code for One- and Two-Family Dwellings, this card shall serve
 513 as the certificate of occupancy. If more than two units are located on the same lot, the
 514 Certificate of Occupancy shall be used. The validated hard copy of the building permit

515 application given to the applicant at the time of the permit issuance shall serve as the
516 inspection record card. This validated hard copy of the building permit application shall
517 hereafter be referred to as the building permit.

518 SECTION 21. Ordinance 14914, Section 55, and K.C.C. 16.02.420 are each
519 hereby amended to read as follows:

520 Section ((109.3.3)) 110.3.3 of the International Building Code is not adopted and
521 the following is substituted:

522 **Lowest floor elevation (IBC ((109.3.3)) 110.3.3).** In flood hazard areas, upon
523 placement of the lowest floor, including the basement, and prior to further vertical
524 construction, the elevation certification required in section 1612.5 and in K.C.C. chapter
525 21A.24 shall be submitted to the building official.

526 SECTION 22. Ordinance 14914, Section 57, and K.C.C. 16.02.440 are each
527 hereby amended to read as follows:

528 Section ((109.3.7)) 110.3.7 of the International Building Code is not adopted and
529 the following is substituted:

530 **Energy efficiency inspections (IBC ((109.3.7)) 110.3.7).** Energy efficiency
531 inspections shall be in accordance with the ((Washington State)) International Energy
532 Conservation Code, as adopted and amended by chapter 51-11 (C) and 51-11 (R) WAC.

533 SECTION 23. Ordinance 12560, Section 28, as amended, and K.C.C. 16.02.450
534 are each hereby amended to read as follows:

535 Section ((109.5)) 110.5 of the International Building Code is supplemented with
536 the following:

537 **Reinspections (IBC ((109.5.1)) 110.5.1)**. A reinspection fee may be assessed for
538 each inspection or reinspection when such portion of work for which inspection is called
539 is not complete or when corrections called for are not made.

540 This subsection is not to be interpreted as requiring reinspection fees the first time
541 a job is rejected for failure to comply with the requirements of this code, but as
542 controlling the practice of calling for inspections before the job is ready for such
543 inspection or reinspection.

544 Reinspection fees may be assessed when the inspection record card is not posted
545 or otherwise available on the work site, the approved plans are not readily available to the
546 inspector, for failure to provide access on the date for which inspection is requested, or
547 for deviating from plans requiring the approval of the building official.

548 To obtain a reinspection, the applicant must request a reinspection and pay the
549 reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

550 In instances where reinspection fees have been assessed, no additional inspection
551 of the work will be performed until the required fees have been paid.

552 SECTION 24. Ordinance 12560, Section 30, as amended, and K.C.C. 16.02.470
553 are each hereby amended to read as follows:

554 Section ((110.2)) 111.2 of the International Building Code is not adopted and the
555 following is substituted:

556 **Certificates issued (((UBC 110.2)) IBC 111.2)**. The building official may issue
557 either a certificate of occupancy or a certificate of shell completion.

558 SECTION 25. Ordinance 12560, Section 31, as amended, and K.C.C. 16.02.480
559 are each hereby amended to read as follows:

560 Section (~~(110.2)~~) 111.2 of the International Building Code supplemented with the
561 following:

562 **Certificate of occupancy (IBC (~~(110.2.1)~~) 111.2.1).** After final inspection, if no
563 violations of this code or of related land use and public health ordinances, rules and
564 regulations have been discovered, or if such violations have been discovered and
565 corrected, the building official shall issue a certificate of occupancy which shall contain
566 the following:

- 567 1. The building permit number.
- 568 2. The address of the building.
- 569 3. The name and address of the owner.
- 570 4. A description of that portion of the building for which the certificate is issued.
- 571 5. The name of the building official.
- 572 6. A statement that the building may be occupied.
- 573 7. The edition of the code under which the permit was issued.
- 574 8. The use and occupancy, in accordance with the provisions of chapter 3.
- 575 9. The type of construction as defined in chapter 6.
- 576 10 The design occupant load.
- 577 11. If an automatic sprinkler system is provided, whether the sprinkler system is
578 required.
- 579 12. Any special stipulation and conditions of the building permit.
- 580 13. An explanation that the responsibility for the building's compliance with the
581 provisions of the applicable King County codes and for maintenance of the building rests
582 exclusively with the permit applicants and their agents and the building's owners.

583 SECTION 26. Ordinance 12560, Section 32, as amended, and K.C.C. 16.02.490
584 are each hereby amended to read as follows:

585 Section ~~((110.2))~~ 111.2 of the International Building Code is supplemented with
586 the following:

587 **Certificate issued - Certificate of shell completion (IBC ~~((110.2.2))~~ 111.2.2).**

588 After final inspection of a building or structure for which the permit was issued for only
589 the building shell, if no violations of this code or of related land use and public health
590 ordinances, rules and regulations have been discovered, or if such violations have been
591 discovered and have been corrected, the building official shall issue a certificate of shell
592 completion which shall contain the following:

- 593 1. The building permit number.
- 594 2. The address of the building.
- 595 3. The name and address of the owner.
- 596 4. A description of the building or that portion of the building for which the
597 certificate is issued.
- 598 5. The name of the building official.
- 599 6. A statement that no portion of the building shall be occupied until tenant
600 improvement permits are obtained and occupancy is approved.
- 601 7. The edition of the code under which the permit was issued.
- 602 8. The type of construction as defined in chapter 6.
- 603 9. If an automatic sprinkler system is provided, whether the sprinkler system is
604 required.
- 605 10. Any special stipulation and conditions of the building permit.

606 11. An explanation that the responsibility for the building's compliance with the
607 provisions of the applicable King County codes and for maintenance of the building rests
608 exclusively with the permit applicants and their agents and the building's owners.

609 SECTION 27. Ordinance 12560, Section 33, as amended, and K.C.C. 16.02.500
610 are each hereby amended to read as follows:

611 Section (~~(110.3)~~) 111.3 of the International Building Code is not adopted and the
612 following is substituted:

613 **Temporary certificates issued (IBC (~~(110.3)~~) 111.3).**

614 The building official may issue a temporary certificate of occupancy or a
615 temporary certificate of shell completion.

616 SECTION 28. Ordinance 12560, Section 34, as amended, and K.C.C. 16.02.510
617 are each hereby amended to read as follows:

618 Section (~~(110.3)~~) 111.3 of the International Building Code is supplemented with
619 the following:

620 **Temporary certificate of occupancy (IBC (~~(110.3.1)~~) 111.3.1).** The building
621 official may issue a temporary certificate of occupancy authorizing occupancy of all or
622 part of an unfinished building or structure or a temporary structure if:

623 1. The building official determines that construction is substantially completed in
624 the area to be occupied and that essential health, safety and environmental items have
625 been adequately constructed or installed in compliance with the codes;

626 2. The temporary certificate of occupancy shall contain the same information as a
627 certificate of occupancy along with a list of requirements that remain to be completed,
628 special conditions of temporary occupancy, and dates of temporary occupancy approval

629 and expiration. The temporary certificate of occupancy shall be valid only so long as
630 determined by the building official, and only so long as the occupants of the building or
631 structure strictly abide by the conditions and limitations specified in the temporary
632 certificate of occupancy, and only so long as applicable permits are validly maintained or
633 renewed.

634 SECTION 29. Ordinance 12560, Section 35, as amended, and K.C.C. 16.02.520
635 are each hereby amended to read as follows:

636 Section (~~(110.3)~~) 111.3. of the International Building Code supplemented with the
637 following:

638 **Temporary certificate of shell completion (IBC (~~(110.3.2)~~) 111.3.2).** The
639 building official may issue a temporary certificate of shell completion authorizing
640 occupancy for all or part of an unfinished building or structure or a temporary structure
641 if:

642 1. The building official determines that construction is substantially completed
643 and that essential health, safety and environmental items have been adequately
644 constructed or installed in compliance with the codes;

645 2. The temporary certificate of shell completion shall contain the same
646 information as the certificate of shell completion along with a list of requirements that
647 remain to be completed, special conditions of temporary shell approval, and the dates of
648 temporary shell approval and expiration. The temporary certificate of shell completion
649 shall be valid only so long as those responsible for the building and structure strictly
650 abide by the conditions and limitations specified in the temporary certificate of shell
651 completion, and only so long as applicable permits are validly maintained or renewed.

652 SECTION 30. Ordinance 12560, Section 37, as amended, and K.C.C. 16.02.530
653 are each hereby amended to read as follows:

654 Section ~~((110.4))~~ 111.4 of the International Building Code is not adopted and the
655 following is substituted:

656 **Revocation (IBC ~~((110.4))~~ 111.4).** The building official may, in writing, suspend
657 or revoke a certificate of occupancy and/or a certificate of shell completion issued under
658 the provisions of this code whenever the certificate is issued in error, or on the basis of
659 incorrect information supplied, or when it is determined that the building or structure or
660 portion thereof is in violation of any ordinance or regulation or any of the provisions of
661 this code.

662 SECTION 31. Ordinance 12560, Section 36, as amended, and K.C.C. 16.02.540
663 are each hereby amended to read as follows:

664 Section ~~((110))~~ 111 of the International Building Code is supplemented with the
665 following:

666 **Posting (IBC ~~((110.5))~~ 111.5).** The certificate of occupancy and/or the certificate
667 of shell completion shall be posted in a conspicuous place on the premises and shall not
668 be removed except by the building official.

669 SECTION 32. Ordinance 14914, Section 78, and K.C.C. 16.02.550 are each
670 hereby amended to read as follows:

671 Sections ~~((111.1 and 111.2))~~ 112.1 and 112.2 of the International Building Code
672 are not adopted.

673 SECTION 33. Ordinance 12560, Section 9, as amended, and K.C.C. 16.02.560
674 are each hereby amended to read as follows:

675 Section ~~((112.1))~~ 113.1 of the International Building Code is not adopted and the
676 following is substituted:

677 **General (IBC ~~((112.1))~~ 113.1).** In order to hear and discuss ~~((appeals of))~~
678 decisions or determinations referred to it and made by the building official on this code as
679 it applies to alternative materials and methods of construction, there shall be and is
680 hereby created a building code advisory board ~~((of appeals))~~. The advisory board shall
681 consist of nine members who are qualified by experience and training to pass upon
682 matters pertaining to building construction. ~~((The building official shall be an ex-officio
683 member and he/she, or a designated appointee, shall act as secretary of the board.))~~ The
684 advisory board ~~((of appeals))~~ members shall be appointed by the county executive,
685 confirmed by the county council, and shall serve four-year terms or until their successors
686 ~~((is))~~ are appointed and confirmed. The advisory board shall adopt reasonable rules of
687 procedure for conducting its business, and shall ~~((render))~~ make all ~~((decisions and
688 findings))~~ recommendations in writing to the ~~((appellant))~~ building official with a
689 duplicate copy to the ~~((building official, which))~~ applicant. The recommendation shall be
690 advisory unless otherwise specified in this code. The advisory board may also
691 recommend to the ~~((council))~~ building official new legislation regarding the subject
692 matter of this code.

693 SECTION 34. Ordinance 14914, Section 81, and K.C.C. 16.02.570 are each
694 hereby amended to read as follows:

695 Section ~~((112.3))~~ 113.3 of the International Building Code is not adopted.

696 SECTION 35. Ordinance 14914, Section 82, as amended, and K.C.C. 16.02.580
697 are each hereby amended to read as follows:

698 Section (~~(113.2)~~) 114.2 of the International Building Code is not adopted and the
699 following is substituted:

700 **Notice of violation (IBC (~~(113.2)~~) 114.2).** The building official is authorized to
701 serve a notice of violation or order on the person responsible for the erection,
702 construction, alteration, extension, repair, moving, equipping, removal, demolition or
703 occupancy of a building, structure or equipment or maintaining mechanical systems or
704 equipment in violation of the provisions of the code, or in violation of a permit or
705 certificate issued under the provisions of this code. Such order shall direct the
706 discontinuance of the illegal action or condition and the abatement of the violation in
707 accordance with K.C.C. Title 23.

708 SECTION 36. Ordinance 12560, Section 8, as amended, and K.C.C. 16.02.590
709 are each hereby amended to read as follows:

710 Section (~~(114)~~) 115 and all subsections thereto of the International Building Code
711 is not adopted and the following is substituted:

712 **Stop orders and correction notice (IBC (~~(114.1)~~) 115.1).** Whenever any work
713 is being done contrary to the provisions of this code, the building official may order the
714 work stopped in accordance with K.C.C. Title 23 by notice in writing served on any
715 persons engaged in the doing or causing such work to be done, or by posting such notice
716 in a conspicuous place on the premises where the violation is occurring, and any such
717 persons shall forthwith stop such work until authorized by the building official to proceed
718 with the work.

719 Whenever any work is being done contrary to the provisions of this code, the
720 building official may order the violations corrected without ordering all work stopped by

721 issuing a correction notice which identifies the violation. The correction notice may
722 require reinspection prior to further construction or at the time of the next required
723 inspection. The correction notice shall be served or posted in the same manner as a stop
724 work order.

725 These remedies are in addition to those authorized elsewhere in the code.

726 SECTION 37. Ordinance 14914, Section § 85, and K.C.C. 16.02.600 are each
727 hereby amended to read as follows:

728 Section ((415)) 116 of the International Building Code is not adopted.

729 NEW SECTION. SECTION 38. A new section is hereby added to K.C.C.
730 chapter 16.03 to read as follows:

731 Section 201.3 of the International Building Code is supplemented with the
732 following:

733 **Terms defined in other codes (IBC 201.3.1).** Where terms are not defined in
734 this code and are defined in K.C.C. Title 9, 14, 19A, 21A or 23, such terms shall have the
735 meanings ascribed to them in those Titles.

736 SECTION 39. Ordinance 14914, Section 90, and K.C.C. 16.03.020 are each
737 hereby amended to read as follows:

738 The following definitions in section 202 of the International Building Code are
739 not adopted:

- 740 A. Base flood;
- 741 B. Design flood;
- 742 C. Dry floodproofing;
- 743 D. Existing construction;

- 744 E. Flood hazard area;
- 745 F. Flood hazard area subject to high velocity wave action;
- 746 G. Flood insurance rate map (FIRM);
- 747 H. Flood insurance study;
- 748 I. Floodway;
- 749 J. High-Rise Building;
- 750 K. Nonbuilding structure((;));
- 751 ((K-)) L. Start of construction; and
- 752 ((L-)) M. Substantial improvement.

753 NEW SECTION. SECTION 40. A new section is hereby added to K.C.C.
754 chapter 16.03 to read as follows:

755 High-Rise Building: a building with an occupied floor located more than 65 feet
756 above the lowest level of fire department vehicle access.

757 SECTION 41. Ordinance 14914, Section 133, as amended, and K.C.C. 16.04.260
758 are each hereby amended to read as follows:

759 Section 503.1 of the International Building Code is supplemented with the
760 following:

761 **Portable classrooms - Fire hydrants and access (IBC 503.1.4).** The location of
762 portable classrooms on a site with existing buildings shall be approved by the Fire
763 ((Protection Engineering Section)) Marshal with respect to hydrant locations, access
764 roads and available water for fire fighting purposes.

765 SECTION 42. Ordinance 12560, Section 44, as amended, and K.C.C. 16.04.270
766 are each hereby amended to read as follows:

767 Section 503.1 of the International Building Code is supplemented with the
768 following:

769 **Portable classrooms - Location (IBC 503.1.5).** Portable classrooms located
770 within 60 feet of any permanent buildings shall be located with a minimum clear space of
771 20 feet from any other portable classrooms and from the permanent buildings.

772 **EXCEPTIONS:**

773 1. Portable classrooms located in close proximity to each other and more than 60
774 feet from permanent buildings, may be considered as portions of one building with no
775 minimum clearance or protection between them. The aggregate area of a cluster of
776 portable classrooms considered as one building must meet the area limits specified in
777 Section 503.

778 2. Portable classrooms located more than 20 feet from main buildings with
779 exterior wall protection that is continuous through the crawlspace or skirted area may be
780 located as follows:

781 2.1. When either of two portables has exterior wall protection rated for not less
782 than one hour, with no openings or openings that comply with the area limits of Section
783 ((704.8)) 705.8, the minimum clear space shall be 10 feet from any other portable.

784 2.2. When both of two portables have exterior wall protection rated for not less
785 than one hour with no openings, the minimum clear space shall be 5 feet from any other
786 portable.

787 3. Portable classrooms may be placed within 60 feet of any building provided
788 that the buildings comply with area limitations in Section 503 as may be modified by
789 Section 506. Calculations substantiating compliance of existing and proposed buildings

790 with Section 503 as modified by Section 506 will be required as part of the permit
791 application documents.

792 SECTION 43. Ordinance 12560, Section 47, as amended, and K.C.C. 16.04.310
793 are each hereby amended to read as follows:

794 Section ~~((903.2.10))~~ 903.2 of the International Building Code is not adopted and
795 the following is substituted:

796 ~~((All occupancies))~~ **Where required.** (IBC ~~((903.2.10))~~ **903.2**). Sprinklers are
797 required as follows:

798 1. For residential units and their accessory structures built under the International
799 Residential Code, sprinklers shall be installed in accordance with Section ~~((903.2.10.4))~~
800 903.2.13.

801 2. For all other occupancies, an automatic sprinkler system shall be installed in
802 locations in accordance with Sections ~~((903.2.10.1))~~ 903.2.1 through ~~((903.2.10.1.3))~~
803 903.2.12.

804 **EXCEPTION:** Spaces or areas in telecommunications buildings used
805 exclusively for telecommunications equipment, associated electrical power distribution
806 equipment, batteries and standby engines, provided those spaces or areas are equipped
807 throughout with an automatic smoke detection system in accordance with Section 907.2
808 and are separated from the remainder of the building by not less than 1-hour fire barriers
809 constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies
810 constructed in accordance with Section 711, or both.

811 3. Sprinklers are also required in occupancies requiring 2,000 gallons per minute
812 or more fire flow, or where the total floor area included within the surrounding exterior

813 walls on all floor levels including basements exceeds 10,000 square feet. ((Fire
814 separation walls, as noted in Section 705.1 of the International Building Code, shall not
815 be considered to separate a building to enable deletion of the required automatic sprinkler
816 system.))

817 SECTION 44. Ordinance 14914, Section 144, and K.C.C. 16.04.320 are each
818 hereby amended to read as follows:

819 Section ((903.2.10.3)) 903.2.11.3 of the International Building Code is not
820 adopted and the following is substituted:

821 **Buildings over 55 feet in height (IBC ((903.2.10.3)) 903.11.3).** An automatic
822 sprinkler system shall be installed throughout buildings with a floor used for human
823 occupation that is located 55 feet (16,764 mm) or more above the lowest level of fire
824 department vehicle access.

825 **EXCEPTIONS:**

- 826 1. Airport control towers.
827 2. Open parking structures.

828 SECTION 45. Ordinance 14111, Section 55, as amended, and K.C.C. 16.04.330
829 are each hereby amended to read as follows:

830 Section ((903.2.10)) 903.2 of the International Building Code is supplemented
831 with the following:

832 ((AH)) **IRC occupancies (IBC ((903.2.10.4)) 903.2.13).** An automatic sprinkler
833 system shall be installed in residential units and accessory structures built under the
834 International Residential Code ((under these conditions)) as follows:

835 1. (~~Exceeding~~) If the gross floor area exceeds 2,500 square feet (~~gross floor~~
836 ~~area~~) (including attached garages) without adequate fire flow except as cited in K.C.C.
837 17.08.030(~~(-)~~);

838 2. (~~Without~~) If there is no approved fire department access as defined in the
839 road standards of (~~King County Ordinance 11187.~~) K.C.C. Title 14;

840 3. If 2,000 gallons per minute or more fire flow is required, or where the total
841 floor area included within the surrounding exterior walls on all floor levels including
842 basements exceeds 10,000 square feet. For townhouses each unit is considered a separate
843 building.

844 **EXCEPTIONS:** Attached decks, exterior porches and carports open on two
845 sides(~~(-)~~); or

846 4. Where special hazards or unusual conditions exists in addition to the normal
847 hazard of the space due to the design, size, volume or use of the space, the Fire Marshal
848 is authorized to require additional safeguards suitable for the protection of the hazard or
849 condition involved. Additional safeguards can consist of automatic fire alarm system,
850 automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire
851 extinguishers, or other special fire-extinguishing systems. Where such systems are
852 provided, they shall be designed and installed in accordance with the applicable
853 (~~Uniform~~) International Fire Code Standards.

854 SECTION 46. Ordinance 14914, Section 151, as amended, and K.C.C. 16.04.340
855 are each hereby amended to read as follows:

856 Section 907.1 of the International Building Code is not adopted and the following
857 is substituted:

858 **General (IBC 907.1).** This section applies to the application, installation,
859 performance and maintenance of fire alarm systems and their components in new and
860 existing buildings and structures. Section 907.3 applies to existing buildings and
861 structures.

862 All occupancies exceeding 3,000 square feet gross floor area are required to
863 provide an approved monitored automatic fire detection system. ~~((Fire separation walls
864 as noted in Section 705.1 shall not be considered to separate a building to enable deletion
865 of the required fire detection system.))~~

866 **EXCEPTIONS:**

- 867 1. Group U occupancies.
- 868 2. Residential units and accessory buildings built under the International
869 Residential Code.
- 870 3. Heat detectors are not required in occupancies protected throughout by an
871 approved and monitored automatic sprinkler system.

872 SECTION 47. Ordinance 15802, Section 23, and K.C.C. 16.04.344 are each
873 hereby amended to read as follows:

874 Section ~~((1008.1.3))~~ 1008.1.4 of the International Building Code is not adopted
875 and following is substituted:

876 **Special Doors (IBC~~((1008.1.3))~~ 1008.1.4).** Special doors and security grilles
877 shall comply with the requirements of sections ~~((1008.1.3.1 through 1008.1.3.6))~~
878 1008.1.4.1 through 1008.1.4.5.

879 SECTION 48. Ordinance 15802, Section 24, as amended, and K.C.C. 16.04.346
880 are each hereby amended to read as follows:

881 Section (~~(1008.1.3)~~) 1008.1.4 of the International Building Code is supplemented
882 with the following:

883 **Mini-storage facility storage room doors (IBC (~~(1008.1.3.6)~~) 1008.1.4.5).** The
884 access doors to storage rooms in mini-storage facilities shall meet the provisions of
885 1008.1.2 and (~~(1008.1.8)~~) 1008.1.9.

886 **EXCEPTION:** If the storage room has less than 300 square feet of floor area, the
887 access doors are not required to meet the provisions of 1008.1.2 and (~~(1008.1.8)~~)
888 1008.1.9 under the following circumstances:

- 889 1. If the facility has any storage room with 300 square feet or less of floor area, at
890 least one storage room shall comply with 1008.1.2 and (~~(1008.1.8)~~) 1008.1.9; and
- 891 2. For every 10 storage rooms with 300 square feet or less of floor area, the
892 facility has at least one additional storage room with a door that complies with 1008.1.2
893 and (~~(1008.1.8)~~) 1008.1.9.

894 SECTION 49. Ordinance 15802, Section 25, and K.C.C. 16.04.348 are each
895 hereby amended to read as follows:

896 Section (~~(1009.1)~~) 1009 of the International Building Code is supplemented with:

897 **Stairways to mechanical rooms (IBC (~~(1009.12)~~) 1009.18)** Platforms and
898 rooms, used only to attend equipment, that are less than 300 square feet in area or have
899 less than 5(~~(')~~) feet headroom are exempted from the requirement of sections 1009.1 to
900 (~~(1009.11)~~) 1009.17.

901 SECTION 50. Ordinance 14914, Section 155, and K.C.C. 16.04.360 are each
902 hereby amended to read as follows:

903 Section 1203.3.2 of the International Building Code is not adopted and the
904 following is substituted:

905 **Exceptions (IBC 1203.3.2).** The following are exceptions to section 1203.3 and
906 1203.3.1:

907 1. Where warranted by climatic conditions, ventilation openings to the outdoors
908 are not required if ventilation openings to the interior are provided.

909 2. The total area of ventilation openings is permitted to be reduced to 1/1500 of
910 the under-floor area where the ground surface is treated with an approved vapor retarder
911 material and the required openings are placed so as to provide cross ventilation of the
912 space.

913 3. Ventilation openings are not required where continuously operated mechanical
914 ventilation is provided at a rate of one cubic foot per minute for each fifty square feet of
915 crawl-space floor area and the ground surface is covered with an approved vapor retarder.

916 4. Ventilation openings are not required when the ground surface is covered with
917 an approved vapor retarder, the perimeter walls are insulated and the space is conditioned
918 in accordance with the ((Washington state)) International Energy Conservation Code,
919 Commercial chapter 51-11C WAC and International Energy Conservation Code,
920 Residential, chapter 51-11R WAC.

921 SECTION 51. Ordinance 14914, Section 269, as amended, and K.C.C. 16.05.010
922 are each hereby amended to read as follows:

923 The International Residential Code for One- and Two-Family Dwellings Code, as
924 amended in chapter 51-52 WAC, effective July 1, ((2007)) 2013, as published by or
925 jointly with the International Code Council, Inc., together with appendices, amendments,

926 additions, deletions and exceptions hereinafter adopted by reference, together with the
927 Washington state building code and with King County modifications which shall be
928 adopted and codified in this chapter are adopted as the King County International
929 Residential Code for One- and Two-Family Dwellings code and hereinafter referred to as
930 the International Residential Code, "IRC." Chapter 11 and Chapters 25 through 40 are
931 not adopted. The energy code is regulated by the International Energy Conservation
932 Code, chapter 51-11R WAC; the plumbing code is regulated by chapter 51-56 WAC; the
933 electrical code is regulated by chapter 296-46B WAC; and Appendix G is included in
934 adoption of the International Residential Code.

935 SECTION 52. Ordinance 14914, Section 274, and K.C.C. 16.05.060 are each
936 hereby amended to read as follows:

937 Section ((~~R309.5~~) R309.3) of the International Residential Code is not adopted
938 and the following is substituted:

939 **Flood hazard areas (IRC ((~~R309.5~~) 309.3)).** Garage floors in buildings located
940 in flood hazard areas shall comply with the flood hazard standards in K.C.C. chapter
941 21A.24.

942 SECTION 53. Ordinance 14914, Section 277, as amended, and K.C.C. 16.05.090
943 are each hereby amended to read as follows:

944 Section R404.1.2 of the International Residential Code is supplemented with the
945 following:

946 **Concrete foundation walls (IRC R404.1.2).** ((~~Concrete foundation walls shall~~
947 ~~be constructed as provided in Table 404.1.1(5) and shall also comply with section R404~~
948 ~~and the applicable provisions of Section R402.2. In seismic design categories D0, D1~~

949 and D2, concrete foundation walls shall comply with section R404.1.4.) 1. Concrete
950 foundation walls may comply with Table 1805.5(6) of the International Building Code, as
951 amended by K.C.C. chapter 16.04, as an alternative to requiring a special design for
952 every application.

953 SECTION 54. Ordinance 14238, Section 18, as amended, and K.C.C. 16.06.010
954 are each hereby amended to read as follows:

955 Chapter 34 Existing Structures of the International Building Code is
956 supplemented with the following:

957 **Purpose (IBC (~~3411.1~~) 3413.1).** The purpose of K.C.C. 16.06.020 through
958 16.06.080 is to provide a defined level of repair for buildings and structures damaged by
959 a disaster resulting in a declared emergency as defined in K.C.C. 16.20.080. K.C.C.
960 16.06.020 through 16.06.080 are not intended to modify requirements that would
961 otherwise apply under the Washington state energy code, chapter 19.27A RCW or
962 provisions in buildings for aged and handicapped persons, chapter 70.92 RCW.

963 SECTION 55. Ordinance 14238, Section 19, as amended, and K.C.C. 16.06.020
964 are each hereby amended to read as follows:

965 Chapter 34 Existing Structures of the International Building Code is
966 supplemented with the following:

967 **Critical structures (IBC (~~3411.2~~) 3413.2).** For the purpose of the International
968 Building Code, a "critical structure" means a structure that may require a higher level of
969 repair after a disaster because of its construction, use, height in stories, occupant load or
970 location and is one or more of the following:

- 971 1. A masonry structure constructed without structural reinforcement or reinforced
972 only with joint reinforcement;
- 973 2. A structure classified as Category III or IV for importance factor as defined by
974 Table 1604.5 IBC;
- 975 3. A structure that is four or more stories in height;
- 976 4. A structure that contains a Group H occupancy, as defined in IBC 307; or
- 977 5. A structure that is located in a seismic or landslide hazard area, as designated
978 in the King County Sensitive Areas Map Folio.

979 SECTION 56. Ordinance 14238, Section 21, and K.C.C. 16.06.030 are each
980 hereby amended to read as follows:

981 Chapter 34 Existing Structures of the International Building Code is
982 supplemented with the following:

983 **Structural repairs (IBC ((~~3411.3~~)) 3413.3).** Required structural repair levels
984 shall be based on the ratio of the estimated cost of repairs required to restore the
985 structural members to their pre-event condition to the estimated replacement cost of the
986 structure.

987 SECTION 57. Ordinance 14914, Section § 288, and K.C.C. 16.06.031 are each
988 hereby amended to read as follows:

989 Chapter 34 Existing Structures of the International Building Code is
990 supplemented with the following:

991 **Required structural repair level for a damage ratio of ten percent or less.**
992 **(IBC ((~~3411.3.1~~)) 3413.3.1).** When the damage ratio is ten percent or less, structures,

993 except critical structures, as defined in K.C.C. 16.06.020, must be restored, as a
994 minimum, to their pre-event condition.

995 **EXCEPTIONS:**

996 1. Replacement of structural masonry shall always be provided with
997 reinforcement.

998 2. Structural masonry repairs shall be based on the recommendation of the
999 engineer of record.

1000 SECTION 58. Ordinance 14914, Section 289, and K.C.C. 16.06.032 are each
1001 hereby amended to read as follows:

1002 Chapter 34 Existing Structures of the International Building Code is
1003 supplemented with the following:

1004 **Required structural repair level for a damage ratio greater than ten percent**
1005 **but no more than fifty percent (IBC ((3411.3.2)) 3413.3.2).**

1006 1. Structures, except critical structures, as defined K.C.C. 16.06.020, shall have
1007 the damaged structural members, including all critical ties and connections associated
1008 with the damaged structural members, all structural members supported by the damaged
1009 member, and all structural members supporting the damaged members repaired, replaced
1010 or strengthened to bring them into compliance with the connection requirements and
1011 eighty percent of the force levels of the International Building Code.

1012 **EXCEPTION:** For structures with rigid diaphragms where the above-required
1013 repair and strengthening increases the rigidity of the resisting members, the entire lateral-
1014 force-resisting system of the structure shall be investigated. When, in the opinion of the

1015 building official, an unsafe or adverse condition has been created as a result of the
1016 increase in rigidity, the condition shall be corrected.

1017 2. When the structure is not a critical structure, as defined in K.C.C. 16.06.020,
1018 conventional stud framed structures, which contain detached one or two family
1019 dwellings, or detached occupancies classified as Group R, Division 3 or Group U, or
1020 accessory sheds or one story buildings not greater than two thousand square feet, which
1021 are accessory to detached one or two family dwellings, or are accessory to Group R,
1022 Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the
1023 approval of the building official.

1024 **EXCEPTIONS:**

1025 2.1. Structures which are located in a seismic or landslide hazard area, as
1026 designated on the King County sensitive area folio maps.

1027 2.2. Structures with foundation or ground failures.

1028 SECTION 59. Ordinance 14914, Section 290, and K.C.C. 16.06.033 are each
1029 hereby amended to read as follows:

1030 Chapter 34 Existing Structures of the International Building Code is
1031 supplemented with the following:

1032 **Required structural repair level for a damage ratio greater than fifty percent**
1033 **(IBC ((3411.3.3)) 3413.3.3).** When the damage ratio is greater than fifty percent, all
1034 structures shall have the entire structure strengthened to comply with the force levels and
1035 connection requirements of the International Building Code.

1036 SECTION 60. Ordinance 14914, Section 291, and K.C.C. 16.06.034 are each
1037 hereby amended to read as follows:

1038 Chapter 34 Existing Structures of the International Building Code is

1039 supplemented with the following:

1040 **Required structural repair level for critical structures (IBC ((3411.3.4))**

1041 **3413.3.4).** When the damage ratio for critical structures, except for structures identified
1042 as essential facilities in seismic use Group IV, as listed in IBC Table 1604.5, is ten
1043 percent or less, the critical structures may be restored to the pre-event condition, except
1044 as noted in this section. When the damage ratio for critical structures is greater than ten
1045 percent but no greater than thirty percent, and for essential facilities when the damage
1046 ratio is greater than five percent but no greater than thirty percent, structures shall have
1047 the damaged structural members, including all critical ties and connections associated
1048 with the damaged structural members, all structural members supported by the damaged
1049 member, and all structural members supporting the damaged members repaired, replaced
1050 or strengthened to bring them into compliance with the connection requirements and
1051 eighty percent of the force levels of the International Building Code. When the damage
1052 ratio for critical structures and essential facilities as listed in seismic use Group IV IBC
1053 Table_1604.5, is greater than thirty percent, the entire structure shall be strengthened to
1054 comply with the force levels and connection requirements of the International Building
1055 Code.

1056 **EXCEPTION:** The top two levels of a four or more level structure may meet a
1057 lesser criteria than having those levels strengthened to comply with the force levels and
1058 connection requirements of the International Building Code, provided that the criteria is
1059 not less than that which those levels would be subject to if they were in a two level
1060 structure, based on the damage they incurred.

1061 SECTION 61. Ordinance 14914, Section 292, and K.C.C. 16.06.035 are each
1062 hereby amended to read as follows:

1063 Chapter 34 Existing Structures of the International Building Code is
1064 supplemented with the following:

1065 **Exception to the required structural repair level for Group H occupancies**
1066 **(IBC ((3411.3.5)) 3413.3.5).** When the structure owner can demonstrate that Group H
1067 occupancies are of a minor or accessory nature, the building official may designate the
1068 structure as other than a critical structure for structural repair design criteria purposes.

1069 SECTION 62. Ordinance 14238, Section 21, as amended, and K.C.C. 16.06.040
1070 are each hereby amended to read as follows:

1071 Chapter 34 Existing Structures of the International Building Code is
1072 supplemented with the following:

1073 **Special provisions (IBC 3411.4).** The following special provision shall apply
1074 when the damage ratio is greater than ten percent:

1075 1. A structure containing an occupancy classified as Group R or any townhouse
1076 structure, which contains five or more dwelling units and which contains parking shall
1077 have any level containing parking and the connections of any parking level to adjacent
1078 levels strengthened to comply with the force levels and connection requirements of the
1079 International Building Code.

1080 **EXCEPTION:** A wood-frame structure of one or two stories or one story and a
1081 basement, provided that no dwelling units are located above parking areas.

1082 2. A structure having concrete tilt-up or masonry bearing walls shall be provided
1083 with a positive connection between the walls and roof diaphragm sized in accordance
1084 with the International Building Code.

1085 3. A masonry structure, constructed without structural reinforcement or
1086 reinforced only with joint reinforcement, which has not been identified as an essential
1087 facility classified as Category IV for ~~((importance factor))~~ risk category as listed in Table
1088 1604.5 IBC and does not contain Group H occupancies shall comply with the
1089 International Existing Building Code Appendix Chapter A1. These structures, which are
1090 identified as essential facilities and listed in Category IV for ~~((importance factor))~~ risk
1091 category as defined by Table 1604.5 IBC or contain Group H occupancies shall have the
1092 entire structure strengthened to comply with the force levels and connection requirements
1093 of the International Building Code.

1094 4. For repairs to structures located in a seismic hazard area, as identified on the
1095 King County sensitive areas map folio, consideration shall be given to potential
1096 consequences of any liquefaction and soil strength loss, including estimation of
1097 differential settlement, lateral movement or reduction in foundation soil bearing capacity
1098 in accordance with a foundation investigation as required by IBC ~~((1802))~~ 1803.

1099 5. For repairs to structures located in a landslide hazard area, as identified on the
1100 King County sensitive areas map folio, an evaluation of the risks shall be made by a
1101 geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is
1102 prohibited, when the ratio of the estimated value of the repairs required to restore the
1103 structural members to their pre-event condition to the estimated replacement value of the

1104 structure exceeds thirty percent. Repair proposals and construction shall be in
1105 conformance with recommendations of the geotechnical engineer of record.

1106 SECTION 63. Ordinance 14238, Section 22, as amended, and K.C.C. 16.06.050
1107 are each hereby amended to read as follows:

1108 Chapter 34 Existing Structures of the International Building Code is
1109 supplemented with the following:

1110 **Alternative residential provisions (IBC ((3411.5)) 3413.5).** When the structure
1111 is not a critical structure and the damage ratio is greater than ten percent, but less than
1112 fifty percent, conventional stud framed structures which contain detached one or two
1113 family dwellings, or occupancies classified as Group R, Division 3 or Group U or
1114 accessory sheds or buildings one story in height and not greater than two thousand square
1115 feet, which are accessory to detached one and two family dwellings, or are accessory to
1116 Group R, Division 3 occupancies, shall, at a minimum, be restored to their pre-event
1117 condition.

1118 **EXCEPTION:**

1119 1. Structures more than 3 stories in height shall comply with IBC ((3411.3))
1120 3413.3 as modified by the codes.

1121 2. On sites in seismic design category D2 as described in IRC Table R301.2(1)
1122 and on sites 2000 feet or more above seal level, repair of buildings and structures in
1123 accordance with this subsection is limited to repair of buildings or structures or one or
1124 two stories in height.

1125 3. On sites 2500 feet or more above sea level, repair of buildings and structures in
1126 accordance with this section is limited to repair of one story in height structures.

1127 If structures are restored to their pre-event condition, the following provisions
1128 also apply:

1129 1. Damaged required braced panels shall be repaired or replaced.

1130 2. The wood frame shall be attached to the foundation with not less than the
1131 following, or its equivalent: one-half inch anchor bolt at six feet on center where one
1132 floor is supported on the foundation; or one-half inch anchor bolt at four feet on center
1133 where two or three stories are supported on the foundation. Where technically feasible,
1134 anchor bolts shall comply with ~~((IBC 2305.3.11))~~ IRC R602.11, however where
1135 compliance with ~~((IBC 2305.3.11))~~ IRC R602.11 is not technically feasible, each
1136 foundation bolt newly installed for compliance with this section shall be provided with
1137 plate washers a minimum of two inch by two inch by three-sixteenths inch thick. Where
1138 the sill plates are exposed during construction, to the degree feasible, provide anchor
1139 bolts in accordance with this section or provide equivalent anchorage.

1140 3. At each level, in each direction, minimum bracing shall be provided as
1141 follows:

1142 3.1. Braced wall panels shall be in a quantity such that the total amount of
1143 braced wall panels shall be not be less than eighteen percent of the building width at first
1144 story of two stories in height, or second story of three stories in height.

1145 3.2. The total amount of braced wall panels shall be not less than thirty percent
1146 of the building width at the first story of three stories in height.

1147 3.3. Construction of braced wall panels shall be one of the following methods
1148 ~~((listed as methods 2 through 8 in IBC 2308.9.3, Bracing, or be an approved shear panel.~~

1149 On an approved shear panel, all elements must comply with the provisions of the
1150 listing));

1151 a. Wood structural panel sheathing with a thickness of not less than 3/8 inch
1152 for 16-inch or 24-inch stud spacing;

1153 b. Particleboard wall sheathing panels where installed in accordance with IRC
1154 Table R602.10.4;

1155 c. Hardboard panel siding where installed in accordance with IRC Table
1156 R602.10.4; or

1157 d. An approved shear panel where all the elements comply with the provisions
1158 of the listing.

1159 3.4. Braced wall panels shall be installed so that there is no unbraced section
1160 along the wall exceeding thirty-two feet, except that braced wall panels shall be installed
1161 so there is no unbraced section along the wall exceeding twenty-five feet at the first story
1162 of three stories in height.

1163 3.5. No braced wall panel less than two feet in width shall be considered to
1164 satisfy a portion of the overall length requirement, unless fully complying with the listing
1165 of an approved wall panel or ~~((IBC 2308.9.2.3 alternative bracing wall panel adjacent to a~~
1166 ~~door or window opening))~~ IRC R602.12.6 - Narrow Panels.

1167 3.6. Braced wall panels shall be provided with ties to the wall below or to the
1168 foundation to resist overturning where the braced wall panel is less than three feet in
1169 width at the first and second story of three stories in height and first of two stories in
1170 height.

1171 SECTION 64. Ordinance 14238, Section 23, as amended, and K.C.C. 16.06.060
1172 are each hereby amended to read as follows:

1173 Chapter 34 Existing Structures of the International Building Code is
1174 supplemented with the following:

1175 **Nonstructural repairs to light fixtures and suspended ceilings (IBC ((~~3411.6~~))**
1176 **3413.6).** Regardless of the damage ratio, when light fixtures and the suspension system
1177 of suspended ceilings are damaged, the damaged light fixtures and suspension systems
1178 shall be required to fully comply with the requirements of this code, ASTM C 635 and
1179 ASTM C 636. Undamaged light fixtures and suspension systems shall have the
1180 additional support and bracing, provided that is required in ASTM C 635 and ASTM C
1181 636.

1182 SECTION 65. Ordinance 14238, Section 24, as amended, and K.C.C. 16.06.070
1183 are each hereby amended to read as follows:

1184 Chapter 34 Existing Structures of the International Building Code is
1185 supplemented with the following:

1186 **Repair criteria for masonry chimneys (IBC ((~~3411.7~~)) 3413.7).**

1187 1. All damaged masonry chimneys must be repaired or reconstructed to comply
1188 with the requirements of IBC ((~~2113~~)) 2111, repaired or reconstructed with pre-
1189 manufactured chimneys or they shall be removed. When only a portion of the masonry
1190 chimney requires repair, damaged portions of chimneys shall be removed and repaired in
1191 accordance with the following criteria:

1192 1.1. When the damaged portion of the chimney is located between the roof line
1193 and the top of the chimney, the damaged portion shall be removed to the roof line

1194 provided the roof and ceiling anchorage are in sound condition. The reconstructed
1195 portion of the chimney shall be braced to the roof structure.

1196 1.2. For a single story structure in which the damaged portion of the chimney is
1197 below the roofline or the damaged portion extends from above the roofline to below the
1198 roofline, the chimney shall be removed to the top of the fireplace.

1199 1.3. For a multistory structure, the damaged portion of the chimney shall be
1200 removed from the top to a floor line where sound anchorage is found.

1201 1.4. In any structure where the firebox has been damaged, the entire chimney
1202 and firebox shall be removed to the foundation. If the fireplace foundation is in sound
1203 condition, the firebox and chimney may be reconstructed using the existing foundation.
1204 If the fireplace foundation has been damaged, the fireplace foundation shall be removed
1205 and replaced.

1206 2. Where existing conditions preclude the installation of all anchorage required
1207 by IBC ((2113)) 2111, alternate systems may be used in accordance with the alternate
1208 methods and materials provisions of the current code when approved by the building
1209 official. Such alternate systems shall be designed and detailed by a structural engineer,
1210 civil engineer or architect.

1211 3. When the portion of the chimney extending above the roof line exceeds three
1212 times the least dimension of the chimney, that portion above the roof line shall be braced
1213 to the roof structure.

1214 SECTION 66. Ordinance 14238, Section 25, as amended, and K.C.C. 16.06.080
1215 are each hereby amended to read as follows:

1216 Chapter 34 Existing Structures of the International Building Code is
1217 supplemented with the following:

1218 **Certified compliance program for nonstructural and "stand-alone"**
1219 **structural repairs (IBC (~~3411.8~~) 3413.8)**. The building official may establish a
1220 certified compliance program by public rule in accordance with K.C.C. chapter 2.98.
1221 This program will allow certain repairs to disaster damaged structures through an issued
1222 building permit without requiring an engineered repair design and without submitting
1223 plans for review by King County.

1224 1. Repairs authorized under this program will be where the damage is limited to
1225 nonstructural components, such as chimneys and stand-alone structural systems, such as
1226 masonry or concrete masonry walls.

1227 2. The program would require that nonstructural and stand-alone structural
1228 repairs be performed only by registered contractors who can demonstrate competence in
1229 standards set forth in the public rule.

1230 3. The program may waive the requirement for inspection of the nonstructural
1231 and stand-alone structural repairs, provided the registered contractor provides
1232 certification that the repairs have been completed in accordance with the approved permit
1233 and the repair criteria.

1234 4. Repair criteria and required standards for registered contractors shall be set
1235 forth in the public rule.

1236 SECTION 67. Ordinance 14111, Section 118, as amended, and K.C.C. 16.12.010
1237 are each hereby amended to read as follows:

1238 The ((2009)) 2012 International Mechanical Code, with Appendix A, as amended
1239 in chapter 51-52 WAC effective July 1, ((2010)) 2013, as published by or jointly with the
1240 International Code Council, Inc, together with amendments, additions and deletions
1241 hereinafter adopted by reference, together with the state building code and with King
1242 County modifications which shall be adopted and codified in this chapter are adopted as
1243 the King County mechanical code and hereinafter referred to as "IMC."

1244 SECTION 68. Ordinance 14111, Section 129, as amended, and K.C.C. 16.14.010
1245 are each hereby amended to read as follows:

1246 The International Property Maintenance Code, ((2009)) 2012 Edition, as
1247 published by the International Code Council, together with amendments, additions and
1248 deletions hereinafter adopted by reference, together with King County modifications
1249 which shall be adopted and codified in this chapter are adopted as the King County
1250 property maintenance code and hereinafter referred to as "IPMC." Chapter 8, Referenced
1251 Standards, is not adopted.

1252 SECTION 69. Ordinance 12560, Section 109, as amended, and K.C.C. 16.14.090
1253 are each hereby amended to read as follows:

1254 Section ((104.4)) 104.3 of the International Property Maintenance Code is not
1255 adopted and the following is substituted:

1256 **Right of entry (IPMC ((104.4)) 104.3).** The right of entry shall be in accordance
1257 with the procedures specified in K.C.C. Title 23.

1258 SECTION 70. Ordinance 6746, Section 5, as amended, and K.C.C. 16.32.030 are
1259 each hereby amended to read as follows:

1260 A. Chapters 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, ~~((and))~~ 16, and 17 and
1261 Appendix A, B, and I of the Uniform Plumbing Code, ~~((2009))~~ 2012 Edition, as
1262 published by or jointly with the International Association of Plumbing and Mechanical
1263 Officials and as amended in chapter~~((s))~~ 51-56 WAC ~~((and 51-57 WAC))~~, and the gas
1264 piping provisions of the International Fuel Gas Code, ~~((2009))~~ 2012 Edition, the National
1265 Fuel Gas Code, ~~((2009))~~ 2012 Edition ~~((2009))~~ 2012 ANSI Z223.1/NFPA 54), the
1266 Liquefied Petroleum Gas Code, ~~((2008))~~ 2011 Edition ~~((2008))~~ 2011 NFPA 58) as
1267 amended in chapter 51-52 WAC, and the International Residential Code, ~~((2009))~~ 2012
1268 Edition, as amended in chapter 51-51 WAC, are hereby adopted and together with King
1269 County amendments, additions and deletions adopted in this chapter are adopted as the
1270 King County Plumbing Code and may be cited as such and referred to in this chapter as
1271 "this code." This code shall have precedence over documents adopted by reference.

1272 B. This code also may be further clarified and implemented by administrative
1273 rules adopted in accordance with K.C.C. chapter 2.98.

1274 SECTION 71. Ordinance 15802, Section 131, and K.C.C. 16.32.285 are each
1275 hereby amended to read as follows:

1276 Section 103.3.3 of the Uniform Plumbing Code is not adopted and the following
1277 is substituted:

1278 **Validity of Permit (UPC 103.3.3).** The issuance of a permit or approval of plans
1279 and specifications shall not be construed to be a permit for, or an approval of, any
1280 violation of any of the provisions of this code or of any other ordinance of the
1281 jurisdiction. No permit presuming to give authority to violate or cancel the provisions of
1282 this code shall be valid.

1283 The issuance of a permit based upon plans, specifications or other data shall not
1284 prevent the authority having jurisdiction from thereafter requiring the correction of errors
1285 contained in said plans, specifications and other data or from preventing building
1286 operations being carried on thereunder when in violation of this code or of other
1287 ordinances of this jurisdiction.

1288 Every plumbing permit shall be kept on the site where the work permitted is being
1289 performed and shall not be removed until the work has been finally approved by the
1290 authority having jurisdiction.

1291 Every permit issued by the authority having jurisdiction under the provisions of
1292 this code shall expire by limitation and become null and void one year from date of issue.
1293 Permits expired for not more than one year may be renewed one time only for one-half
1294 the original cost or fifty dollars (\$50), whichever is less. Any person seeking renewal of
1295 a permit expired for more than one year shall pay the full amount of the original permit
1296 cost in accordance with the fee schedule.

1297 Plumbing work authorized by a permit in effect on or after July 1, ~~((2007))~~ 2013,
1298 shall be performed in accordance with the laws and ordinances in effect when the permit
1299 was issued, except when the authority having jurisdiction determines such work to be in
1300 fact dangerous, unsafe, insanitary, or a nuisance or a menace to life, health or property.

1301 SECTION 72. Ordinance 15802, Section 131, and K.C.C. 17.04.010 are each
1302 hereby amended to read as follows:

1303 The International Fire Code ~~((2006))~~ 2012 Edition, as published by the
1304 International Code Council, as amended in chapter 51-54A WAC, effective July 1,
1305 ~~((2007))~~ 2013, together with amendments, additions, and deletions adopted in this chapter

1306 by reference, together with King County modifications are adopted as the Fire Code of
1307 King County, and referred to in this chapter as "this code." Administrative rules may be
1308 adopted in accordance with K.C.C. chapter 2.98 to further clarify and implement these
1309 code requirements. The King County modifications shall be codified in this chapter.((#))

1310 SECTION 73. Ordinance 15802, Section 131, and K.C.C. 17.04.020 are each
1311 hereby amended to read as follows:

1312 Whenever the following words appear in this code, they are to be changed as
1313 follows:

1314 A. "Department" to "department of permitting and environmental review."

1315 B. "Fire chief", "chief of the fire department," "fire prevention engineer" and
1316 "fire code official" to "King County fire marshal".

1317 ~~((B.))~~ C. "Fire department" to ~~(((King County fire marshal division)))~~ department
1318 of permitting and environmental review."

1319 ~~(((C. "Department" to "the department of permitting and environmental review."))~~

1320 SECTION 74. Ordinance 12560, Section 154, as amended, and K.C.C. 17.04.230
1321 are each hereby amended to read as follows:

1322 Section 104.1 of the International Fire Code is supplemented with the following:

1323 **Duties of the fire marshal ~~((division))~~ and fire districts (IFC 104.1.3).**

1324 1. The fire marshal shall have responsibility for administration and inspection
1325 functions to promote compliance of the fire prevention provisions of this code.

1326 2. The Chiefs of the King County Fire Districts and Fire Departments shall have
1327 responsibility for fire suppression or extinguishing provisions of this code within their
1328 respective jurisdictions.

1329 3. The fire marshal may, by written contract, delegate to the chiefs of the fire
1330 districts or fire departments authority for inspections of the fire prevention provisions of
1331 this code within their respective jurisdictions.

1332 4. The fire marshal may, at the request of a fire districts or fire department,
1333 assume an advisory status in matters of operations, function, expenditure, tactics,
1334 personnel and equipment or any other function performed by the fire district or fire
1335 department.

1336 NEW SECTION. SECTION 75. A new section is hereby added to K.C.C.
1337 chapter 17.04 to read as follows:

1338 Section 105.7 of the International Fire Code is supplemented with the following:

1339 **Solar photovoltaic power systems (IFC 105.7.13).** A construction permit is
1340 required to install or modify solar photovoltaic power systems.

1341 **Exception:** Roof-mounted photo-voltaic solar panels on one and two family
1342 dwellings that have a total dead load not exceeding three pounds per square foot and are
1343 mounted no more than eighteen inches above the roof or highest roof point on which they
1344 are mounted.

1345 SECTION 76. Ordinance 14111, Section 203, as amended, and K.C.C. 17.04.470
1346 are each hereby amended to read as follows:

1347 Section (~~508.5~~) 507.5 of the International Fire Code is not adopted and the
1348 following is substituted:

1349 **Fire hydrant systems (IFC (~~508.5~~) 507.5).** Fire hydrant systems shall be in
1350 accordance with the procedures specified in King County water-main and fire hydrant
1351 provisions, K.C.C. chapter 17.08.

1352 SECTION 77. Ordinance 14111, Section 213, as amended, and K.C.C. 17.04.490
1353 are each hereby amended to read as follows:

1354 Section 901.4 of the International Fire Code is supplemented with the following:

1355 **Modifications (IFC ((901.4.5)) 901.4.7).** When changes, alterations or additions
1356 to an existing sprinkler system are made that involve 10 or less sprinkler heads, a permit
1357 is not required if a final inspection and/or acceptance test is witnessed by, and as-built
1358 plans are submitted to the Fire Marshal.

1359 SECTION 78. Ordinance 14111, Section 210, as amended, and K.C.C. 17.04.510
1360 are each hereby amended to read as follows:

1361 Section 901 of the International Fire Code is supplemented with the following:

1362 **Marking of fire-protection equipment and fire hydrants (IFC ((901.10))**
1363 **901.11).** Fire-protection equipment and fire hydrants shall be clearly identified in an
1364 approved manner to prevent obstruction by parking and other obstructions.

1365 1. All fire department connections shall have a sign complying with the
1366 International Fire Code or as approved by the Fire Marshal. The sign shall specify what
1367 type of water-based fire protection system it serves and building areas served.

1368 2. All main control valves and sectional valves for water-based fire protection
1369 system shall have a sign specifying what the valves control.

1370 3. All sprinklers and standpipe risers shall have signs indicating the type of
1371 water-based fire protection system it is.

1372 SECTION 79. Ordinance 15803, Section 6, and K.C.C. 17.04.522 are each
1373 hereby amended to read as follows:

1374 Section ((903.2.2)) 903.2.3 of the International Fire Code is not adopted and the
1375 following is substituted:

1376 **Automatic sprinkler systems - Group E (IFC ((903.2.2)) 903.2.3).** An
1377 automatic sprinkler system shall be provided for Group E occupancies.

1378 **Exceptions((-):**

1379 1. Portable school classrooms, provided the aggregate area of any cluster or
1380 portion of a cluster of portable school classrooms does not exceed 5,000 square feet
1381 (1465m²) and clusters of portable school classrooms shall be separated as required in
1382 Chapter 5 of the building code.

1383 2. Group E Occupancies with an occupant load of 50 or less, not including
1384 daycare facilities that provide care for more than 12 children 2 1/2 years of age or less.

1385 SECTION 80. Ordinance 6328, Section 4, as amended, and K.C.C. 17.04.530 are
1386 each hereby amended to read as follows:

1387 Section ((903.2.7)) 903.2.8 of the International Fire Code is supplemented with
1388 the following:

1389 **Senior citizen apartments (IFC ((903.2.7.1)) 903.2.8.3).** All senior citizen
1390 apartments defined as, a room or a suite of two or more rooms in a duplex or multi-family
1391 structure for which occupancy of the structure has been limited to persons age sixty-two
1392 or older by covenant or deed restriction in which King County is granted enforcement
1393 authority, which are four stories or more in height shall be protected throughout by an
1394 approved automatic sprinkler system.

1395 SECTION 81. Ordinance 14111, Section 215, as amended, and K.C.C. 17.04.540
1396 are each hereby amended to read as follows:

1397 Section ~~((903.2.10))~~ 903.2 of the International Fire Code is not adopted and the
1398 following is substituted:

1399 ~~((All occupancies))~~ **Where required** (IFC ~~((903.2.10))~~ **903.2**. Sprinklers are
1400 required as follows:

1401 1. For residential units and their accessory structures built under the International
1402 Residential Code, sprinklers shall be installed as set forth in Section ~~((903.2.10.4))~~
1403 903.2.13.

1404 2. For all other occupancies an automatic sprinkler system shall be installed in
1405 the locations set forth in Section ~~((903.2.10.1))~~ 903.2.1 through Section ~~((903.2.10.1.2))~~
1406 903.2.12.

1407 **EXCEPTION:** Spaces or areas in telecommunications buildings used
1408 exclusively for telecommunications equipment, associated electrical power distribution
1409 equipment, batteries and standby engines, provided those spaces or areas are equipped
1410 throughout with an automatic smoke detection system in accordance with Section 907.2
1411 and are separated from the remainder of the building by not less than 1-hour fire barriers
1412 constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies
1413 constructed in accordance with Section 711, or both.

1414 3. Sprinklers are required in all occupancies requiring 2,000 gallons per minute
1415 or more fire flow, or where the total floor area included within the surrounding exterior
1416 walls on all floor levels including basements exceeds 10,000 square feet. ~~((Fire~~
1417 ~~separation walls, as noted in Section 705.1 of the International Building Code, shall not~~
1418 ~~be considered to separate a building to enable deletion of the required automatic sprinkler~~
1419 ~~system.))~~

1420 NEW SECTION. SECTION 82. A new section is hereby added to K.C.C.
1421 chapter 17.04 to read as follows:

1422 Section 903.2 of the International Fire Code is supplemented with the following:

1423 **IRC occupancies (IFC 903.2.13).** An automatic sprinkler system shall be
1424 installed in residential units and accessory structures built under the International
1425 Residential Code as follows:

1426 1. The gross floor area exceeds 2,500 square feet (including attached garages)
1427 without adequate fire flow except as cited in K.C.C. 17.08.030;

1428 2. There is no approved fire department access as defined in the road standards of
1429 K.C.C. Title 14; and

1430 3. Either 2,000 gallons per minute or more fire flow is required or the total floor
1431 area included within the surrounding exterior walls on all floor levels, including
1432 basements, exceeds 10,000 square feet. For townhouses each unit is considered a
1433 separate building.

1434 **EXCEPTIONS:** Attached decks, exterior porches and carports open on two
1435 sides; or

1436 4. Where special hazards or unusual conditions exist in addition to the normal
1437 hazard of the space due to the design, size, volume or use of the space, the Fire Marshal
1438 is authorized to require additional safeguards suitable for the protection of the hazard or
1439 condition involved. Additional safeguards can consist of automatic fire alarm system,
1440 automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire
1441 extinguishers, or other special fire-extinguishing systems. Where such systems are

1442 provided, they shall be designed and installed in accordance with the applicable
1443 International Fire Code Standards.

1444 SECTION 83. Ordinance 14915, Section 79, and K.C.C. 17.04.550 are each
1445 hereby amended to read as follows:

1446 Section ~~((903.2.10.3))~~ 903.2.11.3 of the International Fire Code is not adopted
1447 and the following is substituted:

1448 **Buildings more than fifty-five feet in height (IFC ~~((903.2.10.3))~~ 903.2.11.3).**

1449 An automatic sprinkler system shall be installed throughout all buildings used for human
1450 occupancy that are located 55 feet (16.76 m) or more above the lowest level of fire
1451 department vehicle access.

1452 **EXCEPTIONS:**

- 1453 1. Airport control towers.
1454 2. Open parking structures.

1455 SECTION 84. Ordinance 12560, Section 174, as amended, and K.C.C. 17.04.560
1456 are each hereby amended to read as follows:

1457 Section ~~((903.2.10))~~ 903.2.11 of the International Fire Code is supplemented with
1458 the following:

1459 **Residential units and accessory structures built under the IRC (IFC**
1460 **~~((903.2.10.4))~~ 903.2.11.7.** An automatic sprinkler system shall be installed in structures
1461 built under the International Residential Code (IRC) as follows:

- 1462 1. ~~((Exceeding))~~ The gross floor area exceeds 2,500 square feet ~~((gross floor~~
1463 ~~area))~~ (including attached garages) without adequate fire flow except as cited in K.C.C.
1464 17.08.030;

1465 2. (~~Without~~) There is no approved fire department access as defined in the King
1466 County road standards and IFC 503, as amended; or

1467 3. If 2,000 gallons per minute or more fire flow is required or where the total
1468 floor area included within the surrounding exterior walls on all floor levels including
1469 basements exceeds 10,000 square feet. For townhouses, each unit is considered a
1470 separate building.

1471 **EXCEPTIONS:** Attached decks, exterior porches and carports open on two
1472 sides.

1473 4. Where special hazards or unusual conditions exists in addition to the normal
1474 hazard of the space due to the design, size, volume or use of the space, the Fire Marshal
1475 is authorized to require additional safeguards suitable for the protection of the hazard or
1476 condition involved. Additional safeguards can consist of automatic fire alarm system,
1477 automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire
1478 extinguishers, or other special fire-extinguishing systems. Where such systems are
1479 provided, they shall be designed and installed in accordance with the International Fire
1480 Code.

1481 SECTION 85. Ordinance 14238, Section 29, as amended, and K.C.C. 17.04.600
1482 are each hereby amended to read as follows:

1483 Section (~~(1401)~~) 3301 of the International Fire Code is supplemented with the
1484 following:

1485 **Disaster damage - purpose (IFC (~~(1401.3)~~) 3301.3).** The purpose of K.C.C.
1486 17.04.610 and 17.04.620 is to provide a defined level of repair for buildings and
1487 structures damaged as a result of a disaster has been declared accordance with K.C.C.

1488 chapter 12.52. ((The provisions of)) K.C.C. 17.04.610 through 17.04.620 are not
1489 intended to modify requirements that would otherwise apply under the Washington state
1490 energy code, chapter 19.27A RCW or provisions in buildings for aged and handicapped
1491 persons, chapter 70.92 RCW.

1492 SECTION 86. Ordinance 14238, Section 30, as amended, and K.C.C. 17.04.610
1493 are each hereby amended to read as follows:

1494 Section ((1401)) 3301 of the International Fire Code is supplemented with the
1495 following:

1496 **Rescue access and fire protection system requirements for structures**
1497 **damaged by disaster (IFC ((1401.3.1)) 3301.3.1).** Structures damaged as a result of an
1498 emergency declared in accordance with K.C.C. chapter 12.52, that do not comply with
1499 K.C.C. 17.04.440 (Life safety/rescue access - Section 504.3), K.C.C. 17.04.520 (Fire
1500 extinguishing systems - Section 903.1) or K.C.C. 17.04.580 (Fire detection systems -
1501 Section 907.1), shall comply with current code based on the ratio of the estimated value
1502 of the repairs required to restore the structural members to the pre-event condition to the
1503 estimated replacement value of the structure as follow:

1504 1. When the damage ratio is thirty percent or less, structures will not be required
1505 to be retrofitted to comply with K.C.C. 17.04.440 (Life safety/rescue access - Section
1506 504.3), K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) or K.C.C.
1507 17.04.580 (Fire detection systems - Section 907.1).

1508 2. When the damage ratio is greater than thirty percent but less than fifty percent,
1509 structures shall comply with K.C.C. 17.04.440 (Life safety/rescue access - Section
1510 504.3), K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) and K.C.C.

1511 17.04.580 (Fire detection systems - Section 907.1), to the degree feasible. When full
1512 compliance with K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) is found
1513 to not be feasible due to insufficient water availability, partial coverage may be required.

1514 Feasibility shall be determined by the fire marshal using the following factors:

- 1515 2.1. Water availability;
- 1516 2.2. Existing configuration off the structure;
- 1517 2.3. Existing configuration of the site and access;
- 1518 2.4. Whether repairs will extend the useful life of the structure;
- 1519 2.5. Projected length of the economic life of the structure;
- 1520 2.6. Existing or proposed area separation walls;
- 1521 2.7. Extent of the proposed noncompliance;
- 1522 2.8. Extent of repairs;
- 1523 2.9. Use, occupant load, or fire load of the facility; and
- 1524 2.10. Economic considerations.

1525 3. When the damage ratio is fifty percent or greater, structures shall meet full
1526 compliance with K.C.C. 17.04.440 (Life safety/rescue access - Section 504.3), K.C.C.
1527 17.04.520 (Fire extinguishing systems - Section 903.1) and K.C.C. 17.04.580 (Fire
1528 detection systems - Section 907.1).

1529 SECTION 87. Ordinance 14238, Section 31, as amended, and K.C.C. 17.04.620
1530 are each hereby amended to read as follows:

1531 Section ((1401)) 3301 of the International Fire Code is supplemented with the
1532 following:

1533 **Repairing and replacing existing fire protection systems damaged by a**
1534 **disaster (IFC ((1401.3.2)) 3301.3.2).** Existing fire extinguishing systems and fire
1535 detection systems damaged as a result of an emergency declared in accordance with
1536 K.C.C. chapter 12.52, shall comply as follows:

1537 1. When damage to an existing fire extinguishing system or fire detection system
1538 requires repair, replacement or both, totaling less than or equal to ten percent of the
1539 system, it may be repaired or replaced to the code requirements in effect at the time the
1540 system was installed.

1541 2. When the damage to an existing fire extinguishing system or fire detection
1542 system requires repair, replacement or both, totaling more than ten percent, but less than
1543 fifty percent of the system, the damaged portions of the system must be brought into
1544 compliance with the current code requirements.

1545 3. When the damage to an existing fire extinguishing system or fire detection
1546 system requires repair, replacement or both totaling fifty percent or more of the system,
1547 the entire system must be brought into compliance with current code requirements.

1548 SECTION 88. Ordinance 9726, Section 1, as amended, and K.C.C. 17.04.630 are
1549 each hereby amended to read as follows:

1550 Section ((3404.4.2)) 5704.4.2 of the International Fire Code is not adopted and the
1551 following is substituted:

1552 **Location on property.** Outdoor storage of liquids in containers and portable
1553 tanks shall be in accordance with Table ((3404.4.2)) 5704.4.2. Storage of liquids near
1554 buildings located on the same property shall be in accordance with this section.

1555 **EXCEPTION:** Outdoor storage of flammable liquids in excess of ten gallons is
1556 not permitted on property used for single family, duplex and townhouse dwellings.

1557 SECTION 89. Ordinance 10870, Section 377, and K.C.C. 21A.14.170 are each
1558 hereby amended to read as follows:

1559 As an alternative to the building separation and internal street standards of K.C.C.
1560 21A.14.160:

1561 A. Building separation requirements or setbacks between mobile homes and
1562 accessory structures on adjacent spaces may be modified, provided:

1563 1. The common walls meet the fire protection standards set forth in the
1564 ((Uniform)) International Building Code and the standards set forth in the ((Uniform))
1565 International Fire Code for duplexes, multifamily and condominium developments, as
1566 applicable; and

1567 2. Rental agreement clauses, by-laws or other legal mechanisms stipulate
1568 maintenance responsibilities for structures, fences and yards;

1569 B. Private streets may be used with a minimum driving surface of 22 feet in
1570 width, provided:

1571 1. The streets comply in all other respects with the road standards;

1572 2. All required parking is located off-street and as specified in K.C.C.

1573 21A.14.160E; and

1574 3. Such streets shall not:

1575 a. directly connect two or more points of vehicular access to the park; or

1576 b. serve over 100 dwelling units within the park.

1577 SECTION 90. Ordinance 10870, Section 523, and K.C.C. 21A.28.130 are each
1578 hereby amended to read as follows:

1579 All new development shall be served by adequate fire protection as set forth
1580 below:

1581 A. The site of the development proposed is served by a water supply system that
1582 provides at least minimum fire flow and a, road system or fire lane system that provides
1583 life safety/rescue access, and other fire protection requirements for buildings as required
1584 by K.C.C. Title 17, Fire Code and K.C.C. Title 16, Building and Construction Standards;

1585 B. For a zone reclassification or Urban planned development, the timing of
1586 installation of required fire protection improvements shall be stated in the approving
1587 ordinance as specified in K.C.C. 20.24.230, secured with a bond or similar security, and
1588 deposited with King County; and

1589 C. A variance request from the requirements established by K.C.C. Title 17, Fire
1590 Code, shall be reviewed as set forth in K.C.C. 17.08.090 or K.C.C. 17.10.040, and/or in
1591 Article 2 of the currently adopted edition of the ((Uniform)) International Fire Code and
1592 does not require a variance from this title unless relief is requested from a building
1593 height, setback, landscaping or other development standard set forth in K.C.C. 21A.12
1594 through K.C.C. 21A.30.

1595 SECTION 91. Ordinance 10870, Section 539, and K.C.C. 21A.32.020 are each
1596 hereby amended to read as follows:

1597 A. With the exception of nonconforming extractive operations identified in
1598 K.C.C. 21A.22, all nonconformances shall be subject to the provisions of this chapter.

1599 B. (~~The provisions of~~) This chapter (~~do~~) does not supersede or relieve a
1600 property owner from compliance with:

- 1601 1. The (~~requirements of the Uniform~~) International Building and Fire Codes;
1602 or
1603 2. The provisions of this code beyond the specific nonconformance addressed
1604 by this chapter.

1605 SECTION 92. Ordinance 12024, Section 12, and K.C.C. 21A.32.230 are each
1606 hereby amended to read as follows:

1607 It is unlawful for any person to keep, maintain or deposit on any property in the
1608 county a public nuisance including, but not limited to, the following:

1609 A. Open storage of rubbish or junk including, but not limited to, refuse, garbage,
1610 scrap metal or lumber, concrete, asphalt, tin cans, tires and piles of earth, not including
1611 compost bins.

1612 B. Combustible material likely to become easily ignited or debris resulting from
1613 any fire and which constitutes a fire hazard, as defined in the (~~Uniform~~) International
1614 Fire Code as adopted (~~by the county pursuant to~~) under K.C.C. 17.04.010.

1615 C. Abandoned vehicles, wrecked, dismantled or inoperative vehicles or remnant
1616 parts thereof except as provided in K.C.C. 23.10.040.

1617 SECTION 93. The following are each hereby repealed:

1618 A. Ordinance 14914, Section 19, and K.C.C. 16.02.220;

1619 B. Ordinance 15802, Section 9, and K.C.C. 16.02.315;

1620 C. Ordinance 12560, Section 12, as amended, and K.C.C. 16.02.320;

1621 D. Ordinance 14914, Section 37, and K.C.C. 16.02.330;

- 1622 E. Ordinance 14914, Section 50, and K.C.C. 16.02.390;
- 1623 F. Ordinance 14914, Section 56, and K.C.C. 16.02.430;
- 1624 G. Ordinance 12560, Section 29, as amended, and K.C.C. 16.02.460;
- 1625 H. Ordinance 14914, Section 90, and K.C.C. 16.03.020;
- 1626 I. Ordinance 12560, Section 40, as amended, and K.C.C. 16.04.200;
- 1627 J. Ordinance 12560, Section 41, as amended, and K.C.C. 16.04.210;

- 1628 K. Ordinance 14111, Section 43 as amended, and K.C.C. 16.04.280; and
- 1629 L. Ordinance 15802, Section 23, and K.C.C. 16.04.350.
- 1630

Ordinance 17837 was introduced on 12/2/2013 and passed by the Metropolitan King County Council on 6/23/2014, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert, Mr. Dunn, Mr. Dembowski and Mr. Upthegrove
No: 0
Excused: 1 - Mr. McDermott

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



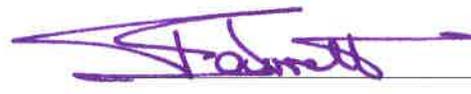
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 7th day of July, 2014.



Dow Constantine, County Executive

RECEIVED
2014 JUL -7 AM 11:33
KING COUNTY COUNCIL CLERK

Attachments: A. 2013 Building and Fire Code Update - Amendment Summary Table

King County Department of Permitting and Environment Review Proposed Building Code Update					
Section	K.C.C.	Topic	Current Code	Proposal	Comment
3	16.02.152	Home occupations and home industry	<ul style="list-style-type: none"> IRC applies to detached residential buildings used in home occupation and home industry if total of all detached structures is no more than 500 sq. ft. 	IRC applies to any detached residential building 500 sq. ft. or smaller used in home occupation and home industry	This allows each residential building on a site to have up to 500 sq. ft. to be used for home occupation rather than the cumulative area on a site limited to 500 sq. ft. Provides for more flexibility for home occupancy businesses
4	16.02.170	Moved and temporary buildings	<ul style="list-style-type: none"> Moved buildings must comply with Washington State Energy Code and Ventilation and Indoor Air Quality Code Applicant may request review by the Building Code Appeals Board if the building official denies a relocation building permit 	<ul style="list-style-type: none"> Moved buildings must comply with the International Energy Code Applicant may request review by the Building Code Advisory Board 	<ul style="list-style-type: none"> Updates of County Code to match changes to State Code for energy and ventilation code requirements. Changes reference to Building Code Board; also see proposed code change to 16.02.560
7	16.02.200	Right of entry	The IBC provision is not adopted	The IBC provision is not adopted and a reference is added to the procedures for code enforcement in K.C.C. Title 23.	Ensure right of entry code provisions are maintained in a single code location
8	NEW SECTION	Flood Hazard Area Modifications	K.C.C. Ch. 21A.24 governs allowable modifications within the flood hazard zone	Do not adopt IBC provision relating to allowable modifications within the flood hazard zone.	Continue to rely on existing King County flood regulations
9	16.02.240	Permit exemptions	<p>The following are exempt from building permit requirements:</p> <ul style="list-style-type: none"> Agricultural accessory buildings used as tool and storage sheds that are not used for vehicle storage and are less than 200 sq. ft. Oil derricks Prefabricated swimming pools installed above ground Shade cloth structures for nursery or agricultural purposes 	<ul style="list-style-type: none"> Remove limitation on agricultural accessory buildings to tool and storage sheds Require oil derricks to obtain building permits Platforms are deleted to conform with changes to the IBC and IRC Add exemption for prefabricated swimming pools installed for temporary use for 3 months or less are exempt from building permit requirements Shade cloth structures are exempt if not open to the public Add exemption for roof-mounted solar panels for one and two family dwellings Add exemption for ground mounted wind turbines less than 12 feet in height accessory to one and two family residences 	<ul style="list-style-type: none"> Broadens the exemption from permit to include all agricultural buildings less than 200 sq. ft. not just storage buildings Allows for use of small swimming pools in the summer. Enforcing permits for such structures not feasible or needed Clarifies shade cloth structure exemption is not for general public spaces Facilitates installation of small residential solar panels and wind turbines.

King County Department of Permitting and Environment Review Proposed Building Code Update					
Section	K.C.C.	Topic	Current Code	Proposal	Comment
10	16.02.280	Expiration of application	Permit applications are deemed canceled if applicant fails to respond to request for additional information within 60 days or the applicant fails to pick up the permit within 60 days	Add provision to allow the building official to extend the time periods if the applicant makes a request for an extension 7 days before the expiration and pays any applicable permit fees.	Provides greater flexibility in allowing applicants to respond to corrections while maintaining Department's fiduciary responsibilities.
11	16.02.290	Expiration of permit	A building permit may be extended one time if substantial work has commenced. Until Dec. 31, 2012, the building official was authorized to grant additional extensions even if substantial work had not commenced.	Delete authority for additional permit extensions that expired in 2012.	Deletion of expired code section.
12	16.02.300	Suspension or revocation	Building official may suspend, revoke, or modify a permit approval if permit was issued in error, on the basis of inaccurate information, or in violation of any ordinance	Add cross-reference to code section establishing standards for suspension or revocation of a permit	Simplifies code for reference and maintenance.
13	NEW SECTION	Live loads posted	IBC 106.1 not adopted	Changes the IBC requirement to placard floor loads for spaces from 50 psf to 125 psf	The benefit of requiring placards is not significant until reach floor loads of 125 psf.
19	16.02.400	Fees	Fees are established under K.C.C. Title 27. Rate Table 1-A published by ICBO in the 1997 UBC is reprinted.	Fees are established by K.C.C. Title 27.	This section is now not applicable
33	16.02.560	Building code advisory board	<ul style="list-style-type: none"> Building code board of appeals established Building official is an ex officio member Board decisions and findings are advisory unless code specifies otherwise. Board may make recommendations to the county council concerning the building code. 	<ul style="list-style-type: none"> Rename to Building code advisory board Modify provisions to clarify role as advisory to the building official Board may make recommendations to the building official concerning the building code. 	
38	NEW SECTION	Terms in other codes	IBC defines terms used in the building code	Where the building code does not define a term, the definitions in K.C.C. Titles 9, 14, 19A, 21A, and 23 apply.	
39	16.03.020	Definitions not adopted	King County building code provisions treat buildings 65 feet or taller as high rise buildings.	IBC defines high rise buildings as a building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access. The IBC definition is not adopted	Retains existing King County treatment for buildings over 65 feet.

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King County Department of Permitting and Environment Review Proposed Building Code Update					
Section	K.C.C.	Topic	Current Code	Proposal	Comment
40	NEW SECTION	High-rise building definition	King County building code provisions treat buildings 65 feet or taller as high rise buildings.	A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access.	Retains existing King County treatment for buildings over 65 feet.
43	16.04.310	Sprinklers – when required		Adds exception for telecommunications buildings with automatic sprinkler systems and meeting other requirements	This is really due to a formatting change. We had to add an existing IBC section into the middle of the code due to changes in the numbering sequence.
46	16.04.340	Fire detection systems	Buildings over 3,000 sq. ft. are required to have a fire detection system. Fire separation walls do not eliminate the requirement for a detection system.	The provision excluding fire separation walls is deleted.	Fire separation walls are not used in the current International Building or Fire Code. The new code requires fire walls that effectively separate portions of buildings.
53	16.05.090	Concrete Foundation Walls	Referred to provisions in the 2006 IRC code.	Revised to refer to applicable 2012 IRC code provisions.	The existing County code provides for an alternative compliance path to construct foundation walls. Changes are required to update construction details to current standards references.
63	16.06.050	Alternative Residential Provisions	Referred to provisions in the 2006 IRC code.	Revised to refer to applicable 2012 IRC code provisions.	The existing County code provides for an alternative compliance path to construct structural walls. Changes are required to update construction details to current standards references.
75	NEW SECTION	Roof-mounted solar panels		Exempts from the requirement for a building permit installation of roof-mounted solar panels meeting specific loading requirements on one or two story residences.	
81	17.04.540	Sprinklers – where required	Code provisions for fire sprinklers in non-residential buildings.	This section was revised due to changes in formatting in the 2012 IFC. No substantive changes of sprinkler requirements.	
82	New Section	Sprinklers - IRC Occupancies	Code provisions for fire sprinklers in residential buildings.	This section was revised due to changes in formatting in the 2012 IFC. No substantive changes of sprinkler requirements.	

King County Department of Permitting and Environment Review Proposed Building Code Update							
Section	K.C.C.	Topic	Current Code	Proposal	Comment		
1	16.02.110	Technical Corrections – update cross-references, dates, and other minor amendments					
2	16.02.130						
5	16.02.180						
6	16.02.190						
14	16.02.340						
15	16.02.350						
16	16.02.360						
17	16.02.370						
18	16.02.380						
20	16.02.410						
21	16.02.420						
22	16.02.440						
23	16.02.450						
24	16.02.470						
25	16.02.480						
26	16.02.490						
27	16.02.500						
28	16.02.510						
29	16.02.520						
30	16.02.530						
31	16.02.540						
32	16.02.550						
34	16.02.570						
35	16.02.580						
36	16.02.590						
37	16.02.600						
41	16.04.260		Technical Corrections – update cross-references, dates, and other minor amendments				
42	16.04.270						
44	16.04.320						
45	16.04.330						
47	16.04.344						
48	16.04.346						
49	16.04.348						
50	16.04.360						
51	16.05.010			Technical Corrections – update cross-references, dates, and other minor amendments			
52	16.05.060						

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King County Department of Permitting and Environment Review Proposed Building Code Update						
Section	K.C.C.	Topic	Current Code	Proposal	Comment	
54	16.06.010	Technical Corrections – update cross-references, dates, and other minor amendments				
55	16.06.020					
56	16.06.030					
57	16.06.031					
58	16.06.032					
59	16.06.033					
60	16.06.034					
61	16.06.035					
62	16.06.040					
64	16.06.060					
65	16.06.070					
66	16.06.080					
67	16.12.010	Technical Corrections – update cross-references, dates, and other minor amendments				
68	16.14.010	Technical Corrections – update cross-references, dates, and other minor amendments				
69	16.14.090					
70	16.32.030	Technical Corrections – update cross-references, dates, and other minor amendments				
71	16.32.285					
72	17.04.010	Technical Corrections – update cross-references, dates, and other minor amendments				
73	17.04.020					
74	17.04.230					
76	17.04.470					
77	17.04.490					
78	17.04.510					
79	17.04.522					
80	17.04.530					
83	17.04.550					
84	17.04.560					
85	17.04.600					
86	17.04.610					
87	17.04.620					
88	17.04.630					
89	21A.14.170		Technical Corrections – update cross-references, dates, and other minor amendments			
90	21A.28.130					
91	21A.32.020					
92	21A.32.230					

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93	Repealers	16.02.220 16.02.315 16.02.320 16.02.330 16.02.390 16.02.430 16.02.460 16.04.200 16.04.210 16.04.280 16.04.350	Alternative Designs Construction Documents Construction Documents Construction documents Temporary Power Required Inspections Certificate of Occupancy Use or Occupancy – LC occupancies High rise buildings Special provisions Vertical exist enclosure		<ul style="list-style-type: none"> • King County specific provisions are no longer needed. Rely on International Code provisions. • Provisions moved to other code sections.
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