



## Legislation Text

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**File #:** 2013-0480, **Version:** 2

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Clerk 06/17/2014

AN ORDINANCE relating to building codes; amending Ordinance 14111, Section 4, as amended, and K.C.C. 16.02.110, Ordinance 10608, Section 3, as amended, and K.C.C. 16.02.130, Ordinance 15802, Section 5, and K.C.C. 16.02.152, Ordinance 12560, Section 55, as amended, and K.C.C. 16.02.170, Ordinance 14914, Section 13, and K.C.C. 16.02.180, Ordinance 12560, Section 6, as amended, and K.C.C. 16.02.190, Ordinance 14914, Section 16, as amended, and K.C.C. 16.02.200, Ordinance 12560, Section 10, as amended, and K.C.C. 16.02.240, Ordinance 12560, Section 17, as amended, and K.C.C. 16.02.280, Ordinance 12560, Section 18, as amended, and K.C.C. 16.02.290, Ordinance 14914, Section 32, and K.C.C. 16.02.300, Ordinance 12560, Section 20, as amended, and K.C.C. 16.02.340, Ordinance 12560, Section 21, as amended, and K.C.C. 16.02.350, Ordinance 12560, Section 22, as amended, and K.C.C. 16.02.360, Ordinance 12560, Section 13, as amended, and K.C.C. 16.02.370, Ordinance 12560, Section 14, as amended, and K.C.C. 16.02.380, Ordinance 12560, Section 25, as amended, and K.C.C. 16.02.400, Ordinance 12560, Section 26, as amended, and K.C.C. 16.02.410, Ordinance 14914, Section 55, and K.C.C. 16.02.420, Ordinance 14914, Section 57, and K.C.C. 16.02.440, Ordinance 12560, Section 28, as amended, and K.C.C. 16.02.450, Ordinance 12560, Section 30, as amended, and K.C.C. 16.02.470, Ordinance 12560, Section

31, as amended, and K.C.C. 16.02.480, Ordinance 12560, Section 32, as amended, and K.C.C. 16.02.490, Ordinance 12560, Section 33, as amended, and K.C.C. 16.02.500, Ordinance 12560, Section 34, as amended, and K.C.C. 16.02.510, Ordinance 12560, Section 35, as amended, and K.C.C. 16.02.520, Ordinance 12560, Section 37, as amended, and K.C.C. 16.02.530, Ordinance 12560, Section 36, as amended, and K.C.C. 16.02.540, Ordinance 14914, Section 78, and K.C.C. 16.02.550, Ordinance 12560, Section 9, as amended, and K.C.C. 16.02.560, Ordinance 14914, Section 81, and K.C.C. 16.02.570, Ordinance 14914, Section 82, as amended, and K.C.C. 16.02.580, Ordinance 12560, Section 8, as amended, and K.C.C. 16.02.590, Ordinance 14914, Section § 85, and K.C.C. 16.02.600, Ordinance 14914, Section 90, and K.C.C. 16.02.020, Ordinance 14914, Section 133, as amended, and K.C.C. 16.04.260, Ordinance 12560, Section 44, as amended, and K.C.C. 16.04.270, Ordinance 12560, Section 47, as amended, and K.C.C. 16.04.310, Ordinance 14914, Section 144, and K.C.C. 16.04.320, Ordinance 14111, Section 55, as amended, and K.C.C. 16.04.330, Ordinance 14914, Section 151, as amended, and K.C.C. 16.04.340, Ordinance 15802, Section 23, and K.C.C. 16.04.344, Ordinance 15802, Section 24, as amended, and K.C.C. 16.04.346, Ordinance 15802, Section 25, and K.C.C. 16.04.348, Ordinance 14914, Section 155, and K.C.C. 16.04.360, Ordinance 14914, Section 269, as amended, and K.C.C. 16.05.010, Ordinance 14914, Section 274, and K.C.C. 16.05.060, Ordinance 14914, Section 277, as amended, and K.C.C. 16.05.090, Ordinance 14238, Section 18, as amended, and K.C.C. 16.06.010, Ordinance 14238, Section 19, as amended, and K.C.C. 16.06.020, Ordinance 14238, Section 21, and K.C.C. 16.06.030, Ordinance 14914, Section §

288, and K.C.C. 16.06.031, Ordinance 14914, Section 289, and K.C.C. 16.06.032, Ordinance 14914, Section 290, and K.C.C. 16.06.033, Ordinance 14914, Section 291, and K.C.C. 16.06.034, Ordinance 14914, Section 292, and K.C.C. 16.06.035, Ordinance 14238, Section 21, as amended, and K.C.C. 16.06.040, Ordinance 14238, Section 22, as amended, and K.C.C. 16.06.050, Ordinance 14238, Section 23, as amended, and K.C.C. 16.06.060, Ordinance 14238, Section 24, as amended, and K.C.C. 16.06.070, Ordinance 14238, Section 25, as amended, and K.C.C. 16.06.080, Ordinance 14111, Section 118, as amended, and K.C.C. 16.12.010, Ordinance 14111, Section 129, as amended, and K.C.C. 16.14.010, Ordinance 12560, Section 109, as amended, and K.C.C. 16.14.090, Ordinance 6746, Section 5, as amended, and K.C.C. 16.32.030, Ordinance 15802, Section 131, and K.C.C. 16.32.285, Ordinance 15802, Section 131, and K.C.C. 17.04.010, Ordinance 15802, Section 131, and K.C.C. 17.04.020, Ordinance 12560, Section 154, as amended, and K.C.C. 17.04.230, Ordinance 14111, Section 203, as amended, and K.C.C. 17.04.470, Ordinance 14111, Section 213, as amended, and K.C.C. 17.04.490, Ordinance 14111, Section 210, as amended, and K.C.C. 17.04.510, Ordinance 15803, Section 6, and K.C.C. 17.04.522, Ordinance 6328, Section 4, as amended, and K.C.C. 17.04.530, Ordinance 14111, Section 215, as amended, and K.C.C. 17.04.540, Ordinance 14915, Section 79, and K.C.C. 17.04.550, Ordinance 12560, Section 174, as amended, and K.C.C. 17.04.560, Ordinance 14238, Section 29, as amended, and K.C.C. 17.04.600, Ordinance 14238, Section 30, as amended, and K.C.C. 17.04.610, Ordinance 14238, Section 31, as amended, and K.C.C. 17.04.620 and Ordinance 9726, Section 1, as amended, and K.C.C. 17.04.630,

Ordinance 10870, Section 377, and K.C.C. 21A.14.170, Ordinance 10870, Section 523, and K.C.C. 21A.28.130, Ordinance 10870, Section 539, and K.C.C. 21A.32.020 and Ordinance 12024, Section 12, and K.C.C. 21A.32.230, adding new sections to K.C.C. chapter 16.02, adding new sections to K.C.C. chapter 16.03 and adding new sections to K.C.C. chapter 17.04 and repealing Ordinance 14914, Section 19, and K.C.C. 16.02.220, Ordinance 15802, Section 9, and K.C.C. 16.02.315, Ordinance 12560, Section 12, as amended, and K.C.C. 16.02.320, Ordinance 14914, Section 37, and K.C.C. 16.02.330, Ordinance 14914, Section 50, and K.C.C. 16.02.390, Ordinance 14914, Section 56, and K.C.C. 16.02.430, Ordinance 12560, Section 29, as amended, and K.C.C. 16.02.460, Ordinance 14914, Section 90, and K.C.C. 16.03.020, Ordinance 12560, Section 40, as amended, and K.C.C. 16.04.200, Ordinance 12560, Section 41, as amended, and K.C.C. 16.04.210, Ordinance 14111, Section 43 as amended, and K.C.C. 16.04.280, Ordinance 15802, Section 23, and K.C.C. 16.04.350 and Ordinance 14914, Section 341, and K.C.C. 16.14.080.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

The International Building Code, ((2009)) 2012 Edition, with Appendix C((~~5~~)) and E ((~~and M~~)), as amended in chapter 51-50 WAC, Appendix Z, as adopted by this title, and the International Residential Code for One- and Two Family Dwellings ((2009)) 2012 Edition, with Appendix ((~~F~~)) G, H and K, ((2009)) 2012 Edition, as amended in chapter 51-51 WAC, as published by or jointly with the International Code Council, Inc., together with amendments, additions and deletions adopted in this chapter by reference, together with the State Building Code Act, chapter 19.27 RCW, and with King County modifications that are adopted and

codified in this chapter are adopted as the King County building codes and may be cited as such and are referred to in this chapter as "this code."

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

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

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

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

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

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

**EXCEPTIONS:**

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

2. The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply

to detached residential accessory structures that are used for home occupations and home industries that include offices, mercantile, food preparation for off-site consumption, personal care salons and similar uses, if the home occupation or home industry is subordinate to the primary residential use of the site and the total cumulative floor area devoted to the home occupation or home industry in ~~((all))~~ any detached accessory structure~~((s))~~ on-site is less than or equal to 500 square feet (46.4m<sup>2</sup>).

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

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

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

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

1. Buildings or structures moved into or within the jurisdiction shall comply with the provisions for new buildings or structures of the International Building Code, chapter 51-50 WAC, the International Residential Code for One- and Two-Family Dwellings, chapter 51-51 WAC, the International Mechanical Code, chapter 51-52 WAC, the International Fire Code, chapter 51-54A WAC, the Uniform Plumbing Code and Standards, chapter 51-56 ~~((and 51-57))~~ WAC, the ~~((Washington State))~~ International Energy Conservation Code, Commercial, chapter 51-11C WAC and the ~~((Washington State Ventilation and Indoor Air Quality Code, chapter 51-13 WAC for new buildings or structures))~~ International Energy Conservation Code, Residential, chapter 51-11R WAC.

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

1. The original occupancy classification is not changed, and

2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

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

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

3. A fee shall be charged for relocation investigations and site inspection services. A building permit fee shall also be charged for all structures which are approved for relocation. Fees for permits and services provided under this section shall be paid to the department of permitting and environmental review as set forth in K.C.C. Title 27, Building and Constructions Fees. As a condition of securing the building permit, the owner of the building or structure shall deposit cash or its equivalent with the building official, or in an approved irrevocable escrow, in an amount up to \$5000.00.

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

4.1 If the building official denies a building permit for the relocation of a structure, the applicant may request, within 10 days of the date of mailing or other issuance of the denial notice, that building official refer the building permit application ((be reviewed by)) to the ((B))building ((C))code ((Appeals)) advisory ((B))b

oard. The advisory ((B))board shall review the application and make a recommendation to the building official, who may reconsider the denial in light of the advisory ((B))board's recommendation.

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

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

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

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

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

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

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

SECTION 7. Ordinance 14914, Section 16, as amended, and K.C.C. 16.02.200 are each hereby

amended to read as follows:

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

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

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

Section 104.10.1 of the International Building Code is not adopted.

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

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

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

Building:

1. One-story detached one and two family residential accessory buildings used as tool and storage sheds, playhouses, tree supported structures used for play and similar uses, not including garages or other buildings used for vehicular storage, provided the floor area does not exceed 200 square feet (11.15 m<sup>2</sup>) provided that the roof overhang does not exceed twenty-four inches measured horizontally from the exterior wall.
2. One-story detached agricultural accessory buildings, ~~((used as tool and storage sheds,))~~ not including garages or other buildings used for vehicle storage, provided the floor area does not exceed 200 square feet (11.15 m<sup>2</sup>), provided that the roof overhang does not exceed twenty-four inches measured horizontally from the exterior wall.
3. Fences not over 6 feet (1.829 m) high.
4. ~~((Oil derricks.~~
- 5.)) Retaining walls which are not over 4 feet (1.219 m) in height measured from the bottom of the

footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

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

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

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

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

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

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

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

~~((13-))~~ 12. Window awnings supported by an exterior wall ~~((which))~~ that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R3, as applicable in Section 101.2, and Group U Occupancies.

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

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

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

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

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

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

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

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

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

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

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliances and equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

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

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

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

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

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

**Expiration of application (IBC 105.3.2).** ~~((Plans for which no permit is issued))~~ Permit application cancellation shall be in accordance with K.C.C. 20.20.100.

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

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

~~((1-1-))~~ 1.1.1. within 60 days after notice of additional information required is mailed to the applicant, or

~~((1-2-))~~ 1.1.2. by the deadline specified by the building official for additional information; or

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

~~((2-1-))~~ 1.2.1 within 60 days after the applicant has been notified that the permit is ready, or

~~((2-2-))~~ 1.2.2. by a time specified by the building official.

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

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

2.2. the applicant pays applicable permit fees.

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

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

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

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

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

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

4. The building official may extend a building permit beyond the second extension only to allow completion of a building, structure or mechanical system authorized by the original permit and substantially constructed. If substantial work, as determined by the building official, has not commenced on a building and/or structure authorized in the original permit, then a new permit will be required for construction to proceed.

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 14. Ordinance 12560, Section 20, as amended, and K.C.C. 16.02.340 are each hereby

amended to read as follows:

Section ((406.3.3)) 107.3.3 of the International Building Code is not adopted and the following is substituted:

**Pre-issuance construction authorization (PICA) - Permission to proceed (IBC ((406.3.3)) 107.3.3).**

If the applicant for a permit or approval required by this code desires to commence work before obtaining the required permit or approval, the building official, may allow the applicant to proceed if:

1. The building official determines that the work would not endanger or harm the property; and if
2. The building official determines that allowing the work to proceed would not violate the requirements of the state environmental policy act; and if
3. The applicant first deposits cash or its equivalent with the building official, or in an irrevocable escrow approved by the building official, in an amount determined by the building official to be sufficient to restore the building and site, and to perform the corrective work described below.

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

Section ((406.3.3)) 107.3.3 of the International Building Code is supplemented with the following:

**Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration (IBC ((406.3.3.1)) 107.3.3.1).** An applicant who commences work pursuant to Section ((406.3.3.1)) 107.3.3.1 must, within the time specified by the building official, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the building official and perform whatever additional correction work is deemed necessary by the building official.

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

Section ((406.3.3.)) 107.3.3 of the International Building Code is supplemented with the following:

**Pre-issuance construction authorization (PICA) - Enforcement (~~(106.3.3.2)~~ 107.3.3.2)**. If an applicant fails to comply with the requirements of Section (~~(106.3.3.2)~~ 107.3.3.2), the building official may employ the code enforcement procedures set forth in K.C.C. Title 23 and may, in addition, obtain the funds on deposit and apply them towards removal of the unpermitted work, restoration of the building and site, and performance of whatever additional corrective work is deemed necessary by the building official. In the event the applicant obtains the necessary permits or approvals or performs the corrective work to the satisfaction of the building official, the funds or deposit shall be released to the applicant.

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

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

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

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

When an engineer or architect is required by King County for the structural design of a commercial or multi-family residence building, the department will not review and approve a project which has multiple engineers or architects (or engineering firms) unless the owner employs an engineer or architect responsible for the overall structural design. This engineer or architect responsible for the overall structural design shall write

a letter to the department documenting that he/she is the engineer or architect of record designated by the project owner to be responsible for the overall structural design, and that he/she has reviewed the entire structural design to ensure compliance with the International Building Code.

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

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

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

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

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

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

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

**Fees (IBC 108).** Fees shall be assessed according to K.C.C. Title 27. ~~((For the purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as 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))                                      |

SECTION 20. Ordinance 12560, Section 26, as amended, and K.C.C. 16.02.410 are each hereby amended to read as follows:

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

**Inspection record card (IBC ((409.1.1)) 110.1.1).** Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card in a conspicuous place on the premises and in a position such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 and U occupancies and structures built under the International Residential Code for One- and Two-

Family Dwellings, this card shall serve as the certificate of occupancy. If more than two units are located on the same lot, the Certificate of Occupancy shall be used. The validated hard copy of the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

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

Section ((409.3.3)) 110.3.3 of the International Building Code is not adopted and the following is substituted:

**Lowest floor elevation (IBC ((409.3.3)) 110.3.3).** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in section 1612.5 and in K.C.C. chapter 21A.24 shall be submitted to the building official.

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

Section ((409.3.7)) 110.3.7 of the International Building Code is not adopted and the following is substituted:

**Energy efficiency inspections (IBC ((409.3.7)) 110.3.7).** Energy efficiency inspections shall be in accordance with the ((Washington State)) International Energy Conservation Code, as adopted and amended by chapter 51-11 (C) and 51-11 (R) WAC.

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

Section ((409.5)) 110.5 of the International Building Code is supplemented with the following:

**Reinspections (IBC ((409.5.1)) 110.5.1).** A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Certificate issued - Certificate of shell completion (IBC ((110.2.2)) 111.2.2).** After final inspection of a building or structure for which the permit was issued for only the building shell, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and have been corrected, the building official shall issue a certificate of shell completion which shall contain the following:

1. The building permit number.

2. The address of the building.
3. The name and address of the owner.
4. A description of the building or that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that no portion of the building shall be occupied until tenant improvement permits are obtained and occupancy is approved.
7. The edition of the code under which the permit was issued.
8. The type of construction as defined in chapter 6.
9. If an automatic sprinkler system is provided, whether the sprinkler system is required.
10. Any special stipulation and conditions of the building permit.
11. An explanation that the responsibility for the building's compliance with the provisions of the applicable King County codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners.

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

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

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

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

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

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

**Temporary certificate of occupancy (IBC (~~(110.3.1)~~) 111.3.1).** The building official may issue a

temporary certificate of occupancy authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

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

2. The temporary certificate of occupancy shall contain the same information as a certificate of occupancy along with a list of requirements that remain to be completed, special conditions of temporary occupancy, and dates of temporary occupancy approval and expiration. The temporary certificate of occupancy shall be valid only so long as determined by the building official, and only so long as the occupants of the building or structure strictly abide by the conditions and limitations specified in the temporary certificate of occupancy, and only so long as applicable permits are validly maintained or renewed.

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

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

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

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

2. The temporary certificate of shell completion shall contain the same information as the certificate of shell completion along with a list of requirements that remain to be completed, special conditions of temporary shell approval, and the dates of temporary shell approval and expiration. The temporary certificate of shell completion shall be valid only so long as those responsible for the building and structure strictly abide by the conditions and limitations specified in the temporary certificate of shell completion, and only so long as

applicable permits are validly maintained or renewed.

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

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

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

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

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

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

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

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

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

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

**General (IBC ~~((112.1))~~ 113.1).** In order to hear and discuss ~~((appeals of))~~ decisions or determinations referred to it and made by the building official on this code as it applies to alternative materials and methods of

construction, there shall be and is hereby created a building code advisory board ~~((of appeals))~~. The advisory board shall consist of nine members who are qualified by experience and training to pass upon matters pertaining to building construction. ~~((The building official shall be an ex-officio member and he/she, or a designated appointee, shall act as secretary of the board.))~~ The advisory board ~~((of appeals))~~ members shall be appointed by the county executive, confirmed by the county council, and shall serve four-year terms or until their successors ~~((is))~~ are appointed and confirmed. The advisory board shall adopt reasonable rules of procedure for conducting its business, and shall ~~((render))~~ make all ~~((decisions and findings))~~ recommendations in writing to the ~~((appellant))~~ building official with a duplicate copy to the ~~((building official, which))~~ applicant. The recommendation shall be advisory unless otherwise specified in this code. The advisory board may also recommend to the ~~((council))~~ building official new legislation regarding the subject matter of this code.

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

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

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

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

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

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

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

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

Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

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

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

Section ((115)) 116 of the International Building Code is not adopted.

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

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

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

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

follows:

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

- A. Base flood;
- B. Design flood;
- C. Dry floodproofing;
- D. Existing construction;
- E. Flood hazard area;
- F. Flood hazard area subject to high velocity wave action;
- G. Flood insurance rate map (FIRM);
- H. Flood insurance study;
- I. Floodway;
- J. High-Rise Building;
- K. Nonbuilding structure((~~5~~));
- ~~((K-))~~ L. Start of construction; and
- ~~((L-))~~ M. Substantial improvement.

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

follows:

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

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

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

**Portable classrooms - Fire hydrants and access (IBC 503.1.4).** The location of portable classrooms on a site with existing buildings shall be approved by the Fire ~~((Protection Engineering Section))~~ Marshal with

respect to hydrant locations, access roads and available water for fire fighting purposes.

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

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

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

**EXCEPTIONS:**

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

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

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

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

3. Portable classrooms may be placed within 60 feet of any building provided that the buildings comply with area limitations in Section 503 as may be modified by Section 506. Calculations substantiating compliance of existing and proposed buildings with Section 503 as modified by Section 506 will be required as part of the permit application documents.

SECTION 43. Ordinance 12560, Section 47, as amended, and K.C.C. 16.04.310 are each hereby

amended to read as follows:

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

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

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

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

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

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

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

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

**Buildings over 55 feet in height (IBC ~~((903.2.10.3))~~ 903.11.3).** An automatic sprinkler system shall be

installed throughout buildings with a floor used for human occupation that is located 55 feet (16,764 mm) or more above the lowest level of fire department vehicle access.

**EXCEPTIONS:**

1. Airport control towers.
2. Open parking structures.

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

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

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

1. ~~((Exceeding))~~ If the gross floor area exceeds 2,500 square feet ((gross floor area)) (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030~~((:))~~;
2. ~~((Without))~~ If there is no approved fire department access as defined in the road standards of ((King County Ordinance 11187.)) K.C.C. Title 14;
3. If 2,000 gallons per minute or more fire flow is required, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. For townhouses each unit is considered a separate building.

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

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

designed and installed in accordance with the applicable (~~Uniform~~) International Fire Code Standards.

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

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

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

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

**EXCEPTIONS:**

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

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

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

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

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

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

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

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

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

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

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

**Stairways to mechanical rooms (IBC ((1009.12)) 1009.18)** Platforms and rooms, used only to attend equipment, that are less than 300 square feet in area or have less than 5((<sup>1</sup>)) feet headroom are exempted from the requirement of sections 1009.1 to ((1009.11)) 1009.17.

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

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

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

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. The total area of ventilation openings is permitted to be reduced to 1/1500 of the under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space.
3. Ventilation openings are not required where continuously operated mechanical ventilation is

provided at a rate of one cubic foot per minute for each fifty square feet of crawl-space floor area and the ground surface is covered with an approved vapor retarder.

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

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

The International Residential Code for One- and Two-Family Dwellings Code, as amended in chapter 51-52 WAC, effective July 1, ((2007)) 2013, as published by or jointly with the International Code Council, Inc., together with appendices, amendments, additions, deletions and exceptions hereinafter adopted by reference, together with the Washington state building code and with King County modifications which shall be adopted and codified in this chapter are adopted as the King County International Residential Code for One- and Two-Family Dwellings code and hereinafter referred to as the International Residential Code, "IRC." Chapter 11 and Chapters 25 through 40 are not adopted. The energy code is regulated by the International Energy Conservation Code, chapter 51-11R WAC; the plumbing code is regulated by chapter 51-56 WAC; the electrical code is regulated by chapter 296-46B WAC; and Appendix G is included in adoption of the International Residential Code.

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

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

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

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

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

**Concrete foundation walls (IRC R404.1.2).** (~~Concrete foundation walls shall be constructed as provided in Table 404.1.1(5) and shall also comply with section R404 and the applicable provisions of Section R402.2. In seismic design categories D0, D1 and D2, concrete foundation walls shall comply with section R404.1.4.~~) 1. Concrete foundation walls may comply with Table 1805.5(6) of the International Building Code, as amended by K.C.C. chapter 16.04, as an alternative to requiring a special design for every application.

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

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

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

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

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

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

1. A masonry structure constructed without structural reinforcement or reinforced only with joint reinforcement;

2. A structure classified as Category III or IV for importance factor as defined by Table 1604.5 IBC;
3. A structure that is four or more stories in height;
4. A structure that contains a Group H occupancy, as defined in IBC 307; or
5. A structure that is located in a seismic or landslide hazard area, as designated in the King County

Sensitive Areas Map Folio.

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

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

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

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

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

**Required structural repair level for a damage ratio of ten percent or less. (IBC (~~3411.3.1~~) 3413.3.1).** When the damage ratio is ten percent or less, structures, except critical structures, as defined in K.C.C. 16.06.020, must be restored, as a minimum, to their pre-event condition.

**EXCEPTIONS:**

1. Replacement of structural masonry shall always be provided with reinforcement.
2. Structural masonry repairs shall be based on the recommendation of the engineer of record.

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

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

**Required structural repair level for a damage ratio greater than ten percent but no more than**

**fifty percent (IBC (~~3411.3.2~~) 3413.3.2).**

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

**EXCEPTION:** For structures with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the structure shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

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

**EXCEPTIONS:**

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

2.2. Structures with foundation or ground failures.

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

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

**Required structural repair level for a damage ratio greater than fifty percent (IBC (~~3411.3.3~~))**

**3413.3.3).** When the damage ratio is greater than fifty percent, all structures shall have the entire structure strengthened to comply with the force levels and connection requirements of the International Building Code.

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

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

**Required structural repair level for critical structures (IBC (~~3411.3.4~~) 3413.3.4).** When the damage ratio for critical structures, except for structures identified as essential facilities in seismic use Group IV, as listed in IBC Table 1604.5, is ten percent or less, the critical structures may be restored to the pre-event condition, except as noted in this section. When the damage ratio for critical structures is greater than ten percent but no greater than thirty percent, and for essential facilities when the damage ratio is greater than five percent but no greater than thirty percent, structures shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and eighty percent of the force levels of the International Building Code. When the damage ratio for critical structures and essential facilities as listed in seismic use Group IV IBC Table 1604.5, is greater than thirty percent, the entire structure shall be strengthened to comply with the force levels and connection requirements of the International Building Code.

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

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

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

**Exception to the required structural repair level for Group H occupancies (IBC ((3411.3.5))**

**3413.3.5).** When the structure owner can demonstrate that Group H occupancies are of a minor or accessory nature, the building official may designate the structure as other than a critical structure for structural repair design criteria purposes.

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

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

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

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

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

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

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

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

5. For repairs to structures located in a landslide hazard area, as identified on the King County sensitive areas map folio, an evaluation of the risks shall be made by a geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is prohibited, when the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the structure exceeds thirty percent. Repair proposals and construction shall be in conformance with recommendations of the geotechnical engineer of record.

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

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

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

**EXCEPTION:**

1. Structures more than 3 stories in height shall comply with IBC (~~(3411.3)~~) 3413.3 as modified by the codes.
2. On sites in seismic design category D2 as described in IRC Table R301.2(1) and on sites 2000 feet or more above seal level, repair of buildings and structures in accordance with this subsection is limited to repair

of buildings or structures or one or two stories in height.

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

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

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

2. The wood frame shall be attached to the foundation with not less than the following, or its equivalent: one-half inch anchor bolt at six feet on center where one floor is supported on the foundation; or one-half inch anchor bolt at four feet on center where two or three stories are supported on the foundation.

Where technically feasible, anchor bolts shall comply with ~~((IBC 2305.3.11))~~ IRC R602.11, however where compliance with ~~((IBC 2305.3.11))~~ IRC R602.11 is not technically feasible, each foundation bolt newly installed for compliance with this section shall be provided with plate washers a minimum of two inch by two inch by three-sixteenths inch thick. Where the sill plates are exposed during construction, to the degree feasible, provide anchor bolts in accordance with this section or provide equivalent anchorage.

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

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

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

3.3. Construction of braced wall panels shall be one of the following methods ~~((listed as methods 2 through 8 in IBC 2308.9.3, Bracing, or be an approved shear panel. On an approved shear panel, all elements must comply with the provisions of the listing))~~;

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

- b. Particleboard wall sheathing panels where installed in accordance with IRC Table R602.10.4;
- c. Hardboard panel siding where installed in accordance with IRC Table R602.10.4; or
- d. An approved shear panel where all the elements comply with the provisions of the listing.

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

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

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

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

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

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

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

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

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

1. All damaged masonry chimneys must be repaired or reconstructed to comply with the requirements of IBC (~~(2113)~~) 2111, repaired or reconstructed with pre-manufactured chimneys or they shall be removed.

When only a portion of the masonry chimney requires repair, damaged portions of chimneys shall be removed and repaired in accordance with the following criteria:

1.1. When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion shall be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstructed portion of the chimney shall be braced to the roof structure.

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

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

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

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

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

SECTION 66. Ordinance 14238, Section 25, as amended, and K.C.C. 16.06.080 are each hereby

amended to read as follows:

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

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

1. Repairs authorized under this program will be where the damage is limited to nonstructural components, such as chimneys and stand-alone structural systems, such as masonry or concrete masonry walls.
2. The program would require that nonstructural and stand-alone structural repairs be performed only by registered contractors who can demonstrate competence in standards set forth in the public rule.
3. The program may waive the requirement for inspection of the nonstructural and stand-alone structural repairs, provided the registered contractor provides certification that the repairs have been completed in accordance with the approved permit and the repair criteria.
4. Repair criteria and required standards for registered contractors shall be set forth in the public rule.

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

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

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

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

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

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

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

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

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

B. This code also may be further clarified and implemented by administrative rules adopted in

accordance with K.C.C. chapter 2.98.

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

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

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

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

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

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

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

SECTION 72. Ordinance 15802, Section 131, and K.C.C. 17.04.010 are each hereby amended to read

as follows:

The International Fire Code ((2006)) 2012 Edition, as published by the International Code Council, as amended in chapter 51-54A WAC, effective July 1, ((2007)) 2013, together with amendments, additions, and deletions adopted in this chapter by reference, together with King County modifications are adopted as the Fire Code of King County, and referred to in this chapter as "this code." Administrative rules may be adopted in accordance with K.C.C. chapter 2.98 to further clarify and implement these code requirements. The King County modifications shall be codified in this chapter.((\*)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Modifications (IFC ((901.4.5)) 901.4.7).** When changes, alterations or additions to an existing sprinkler system are made that involve 10 or less sprinkler heads, a permit is not required if a final inspection

and/or acceptance test is witnessed by, and as-built plans are submitted to the Fire Marshal.

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

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

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

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

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

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

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

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

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

**Exceptions(~~(-)~~):**

1. Portable school classrooms, provided the aggregate area of any cluster or portion of a cluster of portable school classrooms does not exceed 5,000 square feet (1465m<sup>2</sup>) and clusters of portable school classrooms shall be separated as required in Chapter 5 of the building code.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The gross floor area exceeds 2,500 square feet (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030;
2. There is no approved fire department access as defined in the road standards of K.C.C. Title 14; and
3. Either 2,000 gallons per minute or more fire flow is required or the total floor area included within the surrounding exterior walls on all floor levels, including basements, exceeds 10,000 square feet. For townhouses each unit is considered a separate building.

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

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

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

follows:

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

**Buildings more than fifty-five feet in height (IFC ((903.2.10.3)) 903.2.11.3).** An automatic sprinkler system shall be installed throughout all buildings used for human occupancy that are located 55 feet (16.76 m) or more above the lowest level of fire department vehicle access.

**EXCEPTIONS:**

1. Airport control towers.
2. Open parking structures.

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

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

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

1. ((~~Exceeding~~)) The gross floor area exceeds 2,500 square feet ((~~gross floor area~~)) (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030;
2. ((~~Without~~)) There is no approved fire department access as defined in the King County road standards and IFC 503, as amended; or
3. If 2,000 gallons per minute or more fire flow is required or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. For townhouses, each unit is considered a separate building.

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

4. Where special hazards or unusual conditions exists in addition to the normal hazard of the space due

to the design, size, volume or use of the space, the Fire Marshal is authorized to require additional safeguards suitable for the protection of the hazard or condition involved. Additional safeguards can consist of automatic fire alarm system, automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire extinguishers, or other special fire-extinguishing systems. Where such systems are provided, they shall be designed and installed in accordance with the International Fire Code.

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

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

**Disaster damage - purpose (IFC ~~((1401.3))~~ 3301.3).** The purpose of K.C.C. 17.04.610 and 17.04.620 is to provide a defined level of repair for buildings and structures damaged as a result of a disaster has been declared accordance with K.C.C. chapter 12.52. ~~((The provisions of))~~ K.C.C. 17.04.610 through 17.04.620 are not intended to modify requirements that would otherwise apply under the Washington state energy code, chapter 19.27A RCW or provisions in buildings for aged and handicapped persons, chapter 70.92 RCW.

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

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

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

1. When the damage ratio is thirty percent or less, structures will not be required to be retrofitted to

comply with K.C.C. 17.04.440 (Life safety/rescue access - Section 504.3), K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) or K.C.C. 17.04.580 (Fire detection systems - Section 907.1).

2. When the damage ratio is greater than thirty percent but less than fifty percent, structures shall comply with K.C.C. 17.04.440 (Life safety/rescue access - Section 504.3), K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) and K.C.C. 17.04.580 (Fire detection systems - Section 907.1), to the degree feasible. When full compliance with K.C.C. 17.04.520 (Fire extinguishing systems - Section 903.1) is found to not be feasible due to insufficient water availability, partial coverage may be required. Feasibility shall be determined by the fire marshal using the following factors:

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

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

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

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

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

1. When damage to an existing fire extinguishing system or fire detection system requires repair, replacement or both, totaling less than or equal to ten percent of the system, it may be repaired or replaced to the code requirements in effect at the time the system was installed.
2. When the damage to an existing fire extinguishing system or fire detection system requires repair, replacement or both, totaling more than ten percent, but less than fifty percent of the system, the damaged portions of the system must be brought into compliance with the current code requirements.
3. When the damage to an existing fire extinguishing system or fire detection system requires repair, replacement or both totaling fifty percent or more of the system, the entire system must be brought into compliance with current code requirements.

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

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

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

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

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

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

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

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

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

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

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

2. All required parking is located off-street and as specified in K.C.C. 21A.14.160E; and

3. Such streets shall not:

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

b. serve over 100 dwelling units within the park.

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

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

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

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

C. A variance request from the requirements established by K.C.C. Title 17, Fire Code, shall be

reviewed as set forth in K.C.C. 17.08.090 or K.C.C. 17.10.040, and/or in Article 2 of the currently adopted edition of the ~~((Uniform))~~ International Fire Code and does not require a variance from this title unless relief is requested from a building height, setback, landscaping or other development standard set forth in K.C.C. 21A.12 through K.C.C. 21A.30.

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

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

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

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

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

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

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

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

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

SECTION 93. The following are each hereby repealed:

- A. Ordinance 14914, Section 19, and K.C.C. 16.02.220;
- B. Ordinance 15802, Section 9, and K.C.C. 16.02.315;
- C. Ordinance 12560, Section 12, as amended, and K.C.C. 16.02.320;
- D. Ordinance 14914, Section 37, and K.C.C. 16.02.330;
- E. Ordinance 14914, Section 50, and K.C.C. 16.02.390;
- F. Ordinance 14914, Section 56, and K.C.C. 16.02.430;
- G. Ordinance 12560, Section 29, as amended, and K.C.C. 16.02.460;
- H. Ordinance 14914, Section 90, and K.C.C. 16.03.020;
- I. Ordinance 12560, Section 40, as amended, and K.C.C. 16.04.200;
- J. Ordinance 12560, Section 41, as amended, and K.C.C. 16.04.210;
- K. Ordinance 14111, Section 43 as amended, and K.C.C. 16.04.280; and
- L. Ordinance 15802, Section 23, and K.C.C. 16.04.350.