



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**May 24, 2004**

**Ordinance 14914**

**Proposed No.** 2004-0201.3

**Sponsors** Constantine

1 AN ORDINANCE relating to building and construction in  
2 King County; adopting, amending and supplementing the  
3 International Building Code, International Residential  
4 Code, International Mechanical Code, and International  
5 Property Maintenance Code; amending Ordinance 14114,  
6 Section 3, and K.C.C. 16.04.005, Ordinance 14114, Section  
7 4, and K.C.C. 16.04.011, Ordinance 10608, Section 3, as  
8 amended, and K.C.C. 16.04.050, Ordinance 12560, Section  
9 55, as amended, and K.C.C. 16.04.05051, Ordinance  
10 12560, Section 6, as amended, and K.C.C. 16.04.05001,  
11 Ordinance 12560, Section 7, as amended, and K.C.C.  
12 16.04.05002, Ordinance 12560, Section 10, as amended,  
13 and K.C.C. 16.04.05005, Ordinance 11622, Section 3, as  
14 amended, and K.C.C. 16.04.05006, Ordinance 12560,  
15 Section 23, as amended, and K.C.C. 16.04.05018,  
16 Ordinance 12560, Section 17, as amended, and K.C.C.  
17 16.04.05012, Ordinance 12560, Section 18, as amended,

18 and K.C.C. 16.04.05013, Ordinance 12560, Section 15, as  
19 amended, and K.C.C. 16.04.05010, Ordinance 12560,  
20 Section 12, as amended, and K.C.C. 16.04.05007,  
21 Ordinance 12560, Section 20, as amended, and K.C.C.  
22 16.04.05015, Ordinance 12560, Section 21, as amended,  
23 and K.C.C. 16.04.05016, Ordinance 12560, Section 22, as  
24 amended, and K.C.C. 16.04.05017, Ordinance 12560,  
25 Section 13, as amended, and K.C.C. 16.04.05008,  
26 Ordinance 12560, Section 14, as amended, and K.C.C.  
27 16.04.05009, Ordinance 12560 Section 25, as amended,  
28 and K.C.C. 16.04.05020, Ordinance 12560, Section 26, as  
29 amended, and K.C.C. 16.04.05021, Ordinance 12560,  
30 Section 28, as amended, and K.C.C. 16.04.05024,  
31 Ordinance 12560, Section 29, as amended, and K.C.C.  
32 16.04.05025, Ordinance 12560, Section 30, as amended,  
33 and K.C.C. 16.04.05026, Ordinance 12560, Section 31, as  
34 amended, and K.C.C. 16.04.05027, Ordinance 12560,  
35 Section 32, as amended, and K.C.C. 16.04.05028,  
36 Ordinance 12560, Section 33, as amended, and K.C.C.  
37 16.04.05029, Ordinance 12560, Section 34, as amended,  
38 and K.C.C. 16.04.05030, Ordinance 12560, Section 35, as  
39 amended, and K.C.C. 16.04.05031, Ordinance 12560,  
40 Section 37, as amended, and K.C.C. 16.04.05033,

41 Ordinance 12560, Section 36, as amended, and K.C.C.  
42 16.04.05032, Ordinance 12560, Section 9, as amended, and  
43 K.C.C. 16.04.05004, Ordinance 12560, Section 8, as  
44 amended, and K.C.C. 16.04.05003, Ordinance 14111,  
45 Section 135, and K.C.C. 16.16.070, Ordinance 3647,  
46 Section 3, as amended, and K.C.C. 16.04.020, Ordinance  
47 12560, Section 132, as amended, and K.C.C. 16.20.080,  
48 Ordinance 11923, Section 1, and K.C.C. 16.04.030,  
49 Ordinance 12560, Section 40, as amended, and K.C.C.  
50 16.04.05036, Ordinance 12560, Section 41, as amended,  
51 and K.C.C. 16.04.05037, Ordinance 12560, Section 42, as  
52 amended, and K.C.C. 16.04.05038, Ordinance 12560,  
53 Section 38, as amended, and K.C.C. 16.04.05034,  
54 Ordinance 12560, Section 39, as amended, and K.C.C.  
55 16.04.05035, Ordinance 12560, Section 43, as amended,  
56 and K.C.C. 16.04.05039, Ordinance 12560, Section 44, as  
57 amended, and K.C.C. 16.04.05040, Ordinance 14111,  
58 Section 43, and K.C.C. 16.04.050357, Ordinance 12560,  
59 Section 45, as amended, and K.C.C. 16.04.05041,  
60 Ordinance 12560, Section 47, as amended, and K.C.C.  
61 16.04.05043, Ordinance 14111, Section 55, and K.C.C.  
62 16.04.050453, Ordinance 14111, Section 58, and K.C.C.  
63 16.04.050458, Ordinance 12560, Section 50, as amended,

64 and K.C.C. 16.04.05046, Ordinance 12560, Section 54, as  
65 amended, and K.C.C. 16.04.05050, Ordinance 12560,  
66 Section 56, as amended, and K.C.C. 16.04.05052,  
67 Ordinance 12560, Section 67, as amended, and K.C.C.  
68 16.04.05064, Ordinance 12560, Section 68, as amended,  
69 and K.C.C. 16.04.05065, Ordinance 12560, Section 69, as  
70 amended, and K.C.C. 16.04.05066, Ordinance 12560,  
71 Section 70, as amended, and K.C.C. 16.04.05067,  
72 Ordinance 12560, Section 71, as amended, and K.C.C.  
73 16.04.05068, Ordinance 12560, Section 72, as amended,  
74 and K.C.C. 16.04.05069, Ordinance 12560, Section 73, as  
75 amended, and K.C.C. 16.04.05070, Ordinance 12560,  
76 Section 74, as amended, and K.C.C. 16.04.05071,  
77 Ordinance 12560, Section 75, as amended, and K.C.C.  
78 16.04.05072, Ordinance 12560, Section 76, as amended,  
79 and K.C.C. 16.04.05073, Ordinance 12560, Section 77, as  
80 amended, and K.C.C. 16.04.05074, Ordinance 12560,  
81 Section 78, as amended, and K.C.C. 16.04.05075,  
82 Ordinance 12560, Section 79, as amended, and K.C.C.  
83 16.04.05076, Ordinance 12560, Section 80, as amended,  
84 and K.C.C. 16.04.05077, Ordinance 12560, Section 81, as  
85 amended, and K.C.C. 16.04.05078, Ordinance 12560,  
86 Section 82, as amended, and K.C.C. 16.04.05079,

87 Ordinance 12560, Section 83, as amended, and K.C.C.  
88 16.04.05080, Ordinance 12560, Section 84, as amended,  
89 and K.C.C. 16.04.05081, Ordinance 12560, Section 85, as  
90 amended, and K.C.C. 16.04.05082, Ordinance 12560,  
91 Section 86, as amended, and K.C.C. 16.04.05083,  
92 Ordinance 12560, Section 87, as amended, and K.C.C.  
93 16.04.05084, Ordinance 12560, Section 88, as amended,  
94 and K.C.C. 16.04.05085, Ordinance 12560, Section 89, as  
95 amended, and K.C.C. 16.04.05086, Ordinance 12560,  
96 Section 90, as amended and K.C.C. 16.04.05087,  
97 Ordinance 12560, Section 91, as amended, and K.C.C.  
98 16.04.05088, Ordinance 12560, Section 92, as amended,  
99 and K.C.C. 16.04.05089, Ordinance 12560, Section 93, as  
100 amended, and K.C.C. 16.04.05090, Ordinance 12560,  
101 Section 94, as amended, and K.C.C. 16.04.05091,  
102 Ordinance 12560, Section 95, as amended, and K.C.C.  
103 16.04.05092, Ordinance 12560, Section 96, as amended,  
104 and K.C.C. 16.04.05093, Ordinance 12560, Section 97, as  
105 amended, and K.C.C. 16.04.05094, Ordinance 12560,  
106 Section 98, as amended, and K.C.C. 16.04.05095,  
107 Ordinance 11923, Section 3, and K.C.C. 16.04.057,  
108 Ordinance 12380, Section 3, and K.C.C. 16.04.092,  
109 Ordinance 12380, Section 4, and K.C.C. 16.04.093,

110 Ordinance 12380, Section 5, and K.C.C. 16.04.094,  
111 Ordinance 7853, as amended, and K.C.C. 16.04.098,  
112 Ordinance 12560, Section 57, as amended, and K.C.C.  
113 16.04.05053, Ordinance 11797, Section 1, and K.C.C.  
114 16.70.035, Ordinance 12560, Section 74, as amended, and  
115 K.C.C. 16.04.05071, Ordinance 14238, Section 18, and  
116 K.C.C. 16.06.010, Ordinance 14238, Section 19, and  
117 K.C.C. 16.06.020, Ordinance 14238, Section 20, and  
118 K.C.C. 16.06.030, Ordinance 14238, Section 21, and  
119 K.C.C. 16.06.040, Ordinance 14238, Section 22, and  
120 K.C.C. 16.06.050, Ordinance 14238, Section 23, and K.C.C.  
121 16.06.060, Ordinance 14238, Section 24, and K.C.C.  
122 16.06.070, Ordinance 14238, Section 25, and K.C.C.  
123 16.06.080, Ordinance 14111, Section 73, and K.C.C.  
124 16.10.010, Ordinance 12560, Section 58, as amended, and  
125 K.C.C. 16.10.020, Ordinance 12560, Section 59, as  
126 amended, and K.C.C. 16.10.030, Ordinance 12560, Section  
127 60, as amended, and K.C.C. 16.10.040, Ordinance 12560,  
128 Section 61, as amended, and K.C.C. 16.10.050, Ordinance  
129 12560, Section 62, as amended, and K.C.C. 16.10.060,  
130 Ordinance 12560, Section 63, as amended, and K.C.C.  
131 16.10.070, Ordinance 12560, Section 64, as amended, and  
132 K.C.C. 16.10.080, Ordinance 14111, Section 118, and

133 K.C.C. 16.12.010, Ordinance 12560, Section 100, as  
134 amended, and K.C.C. 16.12.020, Ordinance 12560, Section  
135 101, as amended, and K.C.C. 16.12.030, Ordinance 12560,  
136 Section 105, as amended, and K.C.C. 16.12.070, Ordinance  
137 12560, Section 106, as amended, and K.C.C. 16.12.080,  
138 Ordinance 12560, Section 107, as amended, and K.C.C.  
139 16.12.090, Ordinance 12560, Section 108, as amended, and  
140 K.C.C. 16.12.100, Ordinance 12560, Section 104, as  
141 amended, and K.C.C. 16.12.060, Ordinance 12560, Section  
142 102, as amended, and K.C.C. 16.12.040, Ordinance 12560,  
143 Section 103, as amended, and K.C.C. 16.12.050, Ordinance  
144 14111, Section 129, and K.C.C. 16.16.010, Ordinance  
145 12560, Section 127, as amended, and K.C.C. 16.20.030,  
146 Ordinance 12560, Section 126, as amended, and K.C.C.  
147 16.20.020, Ordinance 12560, Section 109, as amended, and  
148 K.C.C. 16.16.020, Ordinance 12560, Section 112, as  
149 amended, and K.C.C. 16.16.060, Ordinance 12560, Section  
150 110, as amended and K.C.C. 16.16.040, Ordinance 12560,  
151 Section 116, as amended, and K.C.C. 16.16.140, Ordinance  
152 12560, Section 118, as amended, and K.C.C. 16.16.160,  
153 Ordinance 12560, Section 119, as amended, and K.C.C.  
154 16.16.170, Ordinance 12560, Section 120, as amended, and  
155 K.C.C. 16.16.180, Ordinance 12560, Section 136, as

156 amended, and K.C.C. 16.20.170, Ordinance 12560, Section  
157 137, as amended, and K.C.C. 16.20.180, Ordinance 14238,  
158 Section 5, and K.C.C. 16.21.010, Ordinance 14238, Section  
159 6, and K.C.C. 16.21.020, Ordinance 14238, Section 7, and  
160 K.C.C. 16.21.030, Ordinance 14238, Section 8, and K.C.C.  
161 16.21.040, Ordinance 14238, Section 9, and K.C.C.  
162 16.21.050, Ordinance 14238, Section 10, and K.C.C.  
163 16.21.060, Ordinance 14238, Section 11, and K.C.C.  
164 16.21.070, Ordinance 14238, Section 12, and K.C.C.  
165 16.21.080, Ordinance 14238, Section 13, and K.C.C.  
166 16.21.090, Ordinance 14238, Section 14, and K.C.C.  
167 16.21.100, Ordinance 14238, Section 15, and K.C.C.  
168 16.21.110, Ordinance 12560, Section 124, as amended, and  
169 K.C.C. 16.16.220, Ordinance 12560, Section 121, as  
170 amended, and K.C.C. 16.16.190, Ordinance 14111, Section  
171 131, and K.C.C. 16.16.030, Ordinance 14111, Section 141,  
172 and K.C.C. 16.16.130, Ordinance 12560, Section 114, as  
173 amended, and K.C.C. 16.16.090 and Ordinance 12560,  
174 Section 115, as amended, and K.C.C. 16.16.100, adding  
175 new sections to K.C.C. chapter 16.02 adding new sections  
176 to K.C.C. chapter 16.04 adding new sections to K.C.C.  
177 chapter 16.06, adding new sections to K.C.C. chapter  
178 16.12, adding new chapters to K.C.C. Title 16, recodifying



**Ordinance 14914**

---

179 K.C.C. 16.04.005, 16.04.011, 16.04.040, 16.04.050,  
180 16.04.05051, 16.04.05001, 16.04.05002, 16.04.05005,  
181 16.04.05006, 16.04.05018, 16.04.05012, 16.04.05013,  
182 16.04.05010, 16.04.05007, 16.04.05015, 16.04.05016,  
183 16.04.05017, 16.04.05008, 16.04.05009, 16.04.05020,  
184 16.04.05021, 16.04.05024, 16.04.05025, 16.04.05026,  
185 16.04.05027, 16.04.05028, 16.04.05029, 16.04.05030,  
186 16.04.05031, 16.04.05033, 16.04.05032, 16.04.05004,  
187 16.04.05003, 16.04.110, 16.16.070, 16.04.020, 16.20.080,  
188 16.04.030, 16.04.05036, 16.04.05037, 16.04.05038,  
189 16.04.05034, 16.04.05035, 16.04.05039, 16.04.05040,  
190 16.04.050357, 16.04.05041, 16.04.05043, 16.04.050453,  
191 16.04.05048, 16.04.05046, 16.04.05050, 16.04.05052,  
192 16.04.05064, 16.04.05065, 16.04.05066, 16.04.05067,  
193 16.04.05068, 16.04.05069, 16.04.05070, 16.04.05071,  
194 16.04.05072, 16.04.05073, 16.04.05074, 16.04.05075,  
195 16.04.05076, 16.04.05077, 16.04.05078, 16.04.05079,  
196 16.04.05080, 16.04.05081, 16.04.05082, 16.04.05083,  
197 16.04.05084, 16.04.05085, 16.04.05086, 16.04.05087,  
198 16.04.05088, 16.04.05089, 16.04.05090, 16.04.05091,  
199 16.04.05092, 16.04.05093, 16.04.05094, 16.04.05095,  
200 16.04.05096, 16.04.051, 16.04.055, 16.04.057, 16.04.060,  
201 16.04.070, 16.04.090, 16.04.091, 16.04.092, 16.04.093,

202 16.04.094,.04.098, 16.04.05053, 16.70.035, 16.04.05071,  
203 16.12.060, 16.12.040, 16.12.050, 16.16.010, 16.20.030,  
204 16.20.020, 16.16.020, 16.16.060, 16.16.040, 16.16.140,  
205 16.16.160, 16.16.170, 16.16.180, 16.20.170, 16.20.180,  
206 16.21.010, 16.21.020, 16.21.030, 16.21.040, 16.21.050,  
207 16.21.060, 16.21.070, 16.21.080, 16.21.090, 16.21.100,  
208 16.21.110, 16.16.220, 16.16.190, 16.16.030, 16.16.130,  
209 16.16.090 and 16.16.100 and repealing Ordinance 12560,  
210 Section 19, as amended, and K.C.C. 16.04.05014,  
211 Ordinance 12560, Section 24, as amended, and K.C.C.  
212 16.04.05019, Ordinance 3647 Section 7, and K.C.C.  
213 16.04.100, Ordinance 14111, Section 42, and K.C.C.  
214 16.04.050353, Ordinance 13564, Section 1, as amended,  
215 and K.C.C. 16.04.050365, Ordinance 12560, Section 46, as  
216 amended, and K.C.C. 16.04.05042, Ordinance 12560,  
217 Section 48, as amended, and K.C.C. 16.04.05044,  
218 Ordinance 12560, Section 49, as amended, and K.C.C.  
219 16.04.05045, Ordinance 13564, Section 2, as amended, and  
220 K.C.C. 16.04.050455, Ordinance 14111, Section 57, and  
221 K.C.C. 16.04.050457, Ordinance 14111, Section 59, and  
222 K.C.C. 16.04.050459, Ordinance 14111, Section 61, and  
223 K.C.C. 16.04.050465, Ordinance 12560, Section 51, as  
224 amended, and K.C.C. 16.04.05047, Ordinance 12560,

225 Section 52, as amended, and K.C.C. 16.04.05048,  
226 Ordinance 12560, Section 53, as amended, and K.C.C.  
227 16.04.05049, Ordinance 14111, Section 69, and K.C.C.  
228 16.04.050535, Ordinance 14111, Section 70, and K.C.C.  
229 16.04.050536, Ordinance 14111, Section 71, and K.C.C.  
230 16.04.050537, Ordinance 12560, Section 66 (part), as  
231 amended, and K.C.C. 16.04.05062, Ordinance 12560,  
232 Section 66 (part), and K.C.C. 16.04.05063, Ordinance 7633  
233 Section 3, and K.C.C. 16.04.085, Ordinance 12560, Section  
234 65, as amended, and K.C.C. 16.10.090, Ordinance 12560,  
235 Section 111, as amended, and K.C.C. 16.16.050, Ordinance  
236 12560, Section 113, as amended, and K.C.C. 16.16.080,  
237 Ordinance 14111, Section 139, and K.C.C. 16.16.110,  
238 Ordinance 14111, Section 140, and K.C.C. 16.16.120,  
239 Ordinance 12560, Section 117, as amended, and K.C.C.  
240 16.16.150, Ordinance 12560, Section 122, as amended, and  
241 K.C.C. 16.16.200, Ordinance 12560, Section 123, as  
242 amended, and K.C.C. 16.16.210, Ordinance 12560, Section  
243 125, as amended, and K.C.C. 16.16.230, Ordinance 14111,  
244 Section 153, and K.C.C. 16.20.010, Ordinance 14238,  
245 Section 2, and K.C.C. 16.20.035, Ordinance 12560, Section  
246 128, as amended, and K.C.C. 16.20.040, Ordinance 12560,  
247 Section 129, as amended, and K.C.C. 16.20.050, Ordinance

248 12560, Section 130, as amended, and K.C.C. 16.20.060  
249 Ordinance 12560, Section 131, as amended, and K.C.C.  
250 16.20.070, Ordinance 14111, Section 161, and K.C.C.  
251 16.20.090, Ordinance 12560, Section 133, as amended, and  
252 K.C.C. 16.20.100, Ordinance 14111, Section 163, and  
253 K.C.C. 16.20.110, Ordinance 14111, Section 164, and  
254 K.C.C. 16.20.120, Ordinance 14111, Section 165, and  
255 K.C.C. 16.20.130, Ordinance 14111, Section 166, and  
256 K.C.C. 16.20.140, Ordinance 12560, Section 134, as  
257 amended, and K.C.C. 16.20.150, Ordinance 12560, Section  
258 135, as amended, and K.C.C. 16.20.160, Ordinance 12560,  
259 Section 138, as amended, and K.C.C. 16.20.190, Ordinance  
260 12560, Section 139, as amended, and K.C.C. 16.20.200  
261 Ordinance 12560, Section 140, as amended, and K.C.C.  
262 16.20.210, Ordinance 12560, Section 141, as amended, and  
263 K.C.C. 16.20.220 and Ordinance 12560, Section 142, as  
264 amended, and K.C.C. 16.20.230.

265

266

267 SECTION 1. K.C.C. 16.04.005, as amended by this ordinance, is hereby recodified  
268 as a section in K.C.C. chapter 16.02.

269 SECTION 2. Ordinance 14114, Section 3, and K.C.C. 16.04.005 are each hereby  
270 amended to read as follows:

271           **Application.** This chapter applies to the chapters in this title regarding the  
272           ~~((Uniform))~~ International Building Code (K.C.C. chapter 16.04), the International  
273           Residential Code (K.C.C. chapter 16.xx (created in section 268 of this ordinance)), the  
274           ~~((Uniform-Housing))~~ International Property Maintenance Code ((f))(K.C.C. chapter  
275           ~~((16.16))~~ 16.xx (created in section 330 of this ordinance)((j)), the ~~((Uniform))~~  
276           International Mechanical Code (K.C.C. chapter 16.12) ((, the Uniform Building)) and the  
277           Security Code (K.C.C. chapter 16.10) ((and the uniform Code for Abatement of  
278           Dangerous Buildings (K.C.C. chapter 16.20))).

279           SECTION 3. K.C.C. 16.04.011, as amended by this ordinance, is hereby recodified  
280           as a section in K.C.C. chapter 16.02.

281           SECTION 4. Ordinance 14114, Section 4, and K.C.C. 16.04.011 are each hereby  
282           amended to read as follows:

283           **Adoption.** The ~~((Uniform))~~ International Building Code, ((Volumes I, II, and III  
284           ~~1997))~~ 2003 Edition, with Appendix ((Chapter 3, Division II; Chapter 4, Divisions I and  
285           ~~II; Chapter 10; Chapter 12, Division II; and Chapter 31, Divisions II and III, 1997))~~ C, E,  
286           as modified by Washington state, and I 2003 Edition as amended in chapter ((51-40)) 51-  
287           50 WAC ((effective July 1, 1998)) and the International Residential Code for One- and  
288           Two Family Dwellings 2003 Edition, with Appendix G, H, J and K, 2003 Edition as  
289           amended in chapter 51-51 WAC, as published by or jointly with the International  
290           ~~((Conference of Building Officials))~~ Code Council, Inc., together with amendments,  
291           additions and deletions adopted in this chapter by reference, together with the State  
292           Building Code Act, chapter 19.27 RCW, and with King County modifications that are

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

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

297 SECTION 5. K.C.C. 16.04.040 is hereby recodified as a section in K.C.C. chapter  
298 16.02.

299 SECTION 6. K.C.C. 16.04.050, as amended by this ordinance, is hereby recodified  
300 as a section in K.C.C. chapter 16.02.

301 SECTION 7. Ordinance 10608, Section 3, as amended, and K.C.C. 16.04.050 are  
302 each hereby amended to read as follows:

303 **Modifications adopted.** Chapter 51-11 WAC, the Washington State Energy  
304 Code, ~~((1997))~~ 2003 Edition, effective July 1, ~~((1998))~~ 2004, and chapter 51-13 WAC,  
305 the Washington State Ventilation and Indoor Air Quality Code, ~~((1997))~~ 2003 Edition,  
306 effective July 1, ~~((1998))~~ 2004, and the King County modifications to the ~~((1997))~~ 2003  
307 editions of the ~~((Uniform))~~ International Building Code, ~~((Uniform))~~ International  
308 Residential Code for One- and Two-Family Dwellings, International Mechanical Code,  
309 ~~((Uniform Housing))~~ International Property Maintenance Code, ~~((Uniform Code for the~~  
310 ~~Abatement of Dangerous Buildings))~~ and the ~~((Uniform Building))~~ Security Code are  
311 adopted as part of the code.

312 NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 16.02 a  
313 new section to read as follows:

314 **International Residential Code - Administration.** Chapter 1 of the  
315 International Residential Code for One- and Two-Family Dwellings is not adopted and

316 Chapter 1 of the International Building Code as amended and supplemented in this  
317 chapter is substituted.

318 NEW SECTION. SECTION 9. There is hereby added to K.C.C. chapter 16.02 a  
319 new section to read as follows:

320 **General - Title.** Section 101.1 of the International Building Code is not adopted  
321 and the following is substituted:

322 **Title (IBC 101.1).** These regulations shall be known as the Building Codes of  
323 King County. These codes are the International Building Code (IBC) and the  
324 International Residential Code for One- and Two-Family Dwellings (IRC).

325 NEW SECTION. SECTION 10. There is hereby added to K.C.C. chapter 16.02  
326 a new section to read as follows:

327 **Applicability – Referenced Codes and Standards.** Section 102.4 of the  
328 International Building Code is not adopted and the following is substituted:

329 **Referenced Codes and Standards (IBC 102.4).** The codes and standards  
330 referenced in this code shall be considered part of the requirements of this code to the  
331 prescribed extent of each such reference. Where differences occur between provisions of  
332 this code and referenced code and standards, the provisions of this code shall apply.

333 **EXCEPTION:** Where enforcement of a code provision would violate the  
334 conditions of the listing of the equipment or appliance, the conditions of the listing and  
335 manufacturer's instructions shall apply.

336 SECTION 11. K.C.C. 16.04.05051, as amended by this ordinance, is hereby  
337 recodified as a section in K.C.C. chapter 16.02.

338            SECTION 12. Ordinance 12560, Section 55, as amended, and K.C.C.

339            16.04.05051 are each hereby amended to read as follows:

340            ~~((Existing structures))~~ **Applicability - Moved buildings** ~~((-Moved))~~ **and**  
341 **temporary buildings.** Section ~~((3404))~~ 102 of the ~~((Uniform))~~ International Building  
342 Code is ~~((not adopted and))~~ supplemented with the following ~~((substituted))~~:

343            **Moved buildings and temporary buildings** ~~((UBC 3404))~~ **(IBC 102.7).**

344            1. Buildings or structures moved into or within the jurisdiction shall comply with  
345 the provisions of ~~((this code))~~ the International Building Code, chapter 51-50 WAC, the  
346 International Residential Code for One- and Two-Family Dwellings, chapter 51-51  
347 WAC, the ~~((Uniform))~~ International Mechanical Code, ~~((chapter 51-((42))52~~  
348 WAC((?)), the ~~((Uniform))~~ International Fire Code, ~~((and Standards-))~~ chapter((s)) 51-  
349 ((44))54 ~~((and 51-45))~~ WAC, the Uniform Plumbing Code and Standards, ~~((chapter~~  
350 51-((46))56 and 51-((47))57 WAC~~((?))~~, the Washington State Energy Code, ~~((chapter~~  
351 51-11 WAC~~((?))~~ and the Washington State Ventilation and Indoor Air Quality Code,  
352 ~~((chapter 51-13~~ WAC~~((?))~~) for new buildings or structures.

353            **EXCEPTION:** Group R~~((, Division ))~~3 buildings or structures are not required  
354 to comply if:

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



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

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

370 3. A fee shall be charged for relocation investigations and site inspection  
371 services. A building permit fee shall also be charged for all structures which are  
372 approved for relocation. Fees for permits and services provided under this section shall  
373 be paid to the department of development and environmental services as set forth in  
374 K.C.C. Title 27, Building and Constructions Fees. As a condition of securing the  
375 building permit, the owner of the building or structure shall deposit cash or its equivalent  
376 with the building official, or in an approved irrevocable escrow, in an amount up to  
377 \$5000.00.

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

380 4.1 If the building official denies a building permit for the relocation of a  
381 structure, the applicant may request, within 10 days of the date of mailing or other  
382 issuance of the denial notice, that the building permit application be reviewed by the

383 Building Code Appeals Board. The Board shall review the application and make a  
384 recommendation to the building official, who may reconsider the denial in light of the  
385 Board's recommendation.

386 NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter 16.02  
387 a new section to read as follows:

388 **Applicability – Additions, alterations or repairs.** Section 102 of the  
389 International Building Code is supplemented with the following:

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

395 SECTION 14. K.C.C. 16.04.05001, as amended by this ordinance, is hereby  
396 recodified as a section in K.C.C. chapter 16.02.

397 SECTION 15. Ordinance 12560, Section 6, as amended, and K.C.C. 16.04.05001  
398 are each hereby amended to read as follows:

399 ~~((Administration, organization and enforcement))~~ Duties and powers of  
400 building official - General. Section ~~((104.2.1))~~ 104.1 of the ~~((Uniform))~~ International  
401 Building Code is not adopted and the following is substituted:

402 **General** ~~((((UBC 104.2.1)))~~ (IBC 104.1). The building official is hereby  
403 authorized and directed to enforce all the provisions of this code, with the exception of  
404 ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A ~~((UBC))~~IBC.  
405 The director of public health is authorized to enforce the provisions of Section 2902.1

406 and Table 29-A chapter 51-((40))50 WAC. For such purposes, the building official and  
407 the director of public health shall have the powers of a law enforcement officer.

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

412 NEW SECTION. SECTION 16. There is hereby added to K.C.C. chapter 16.02  
413 a new section to read as follows:

414 **Duties and powers of building official – Notice and orders.** Section 104.3 of  
415 the International Building Code is not adopted.

416 SECTION 17. K.C.C. 16.04.05002, as amended by this ordinance, is hereby  
417 recodified as a section in K.C.C. chapter 16.02.

418 SECTION 18. Ordinance 12560, Section 7, as amended, and K.C.C. 16.04.05002  
419 are each hereby amended to read as follows:

420 ~~((Administration, organization and enforcement))~~ **Duties and powers of**  
421 **building official - Right of entry.** Section ~~((104.2.3))~~ 104.6 of the ~~((Uniform))~~  
422 International Building Code is not adopted and the following is substituted:

423 **Right of entry** ~~((UBC 104.2.3))~~ **(IBC 104.6).** The right of entry shall be in  
424 accordance with the procedures specified in K.C.C. Title 23.

425 NEW SECTION. SECTION 19. There is hereby added to K.C.C. chapter 16.02  
426 a new section to read as follows:

427           **Duties and powers of building official – Alternative materials designs and**  
428 **methods of construction and equipment.** Section 104.11 of the International Building  
429 Code is not adopted and the following is substituted:

430           **Alternative materials designs and methods of construction and equipment.**  
431 **(IBC 104.11).** The provisions of this code are not intended to prevent the installation of  
432 any material or to prohibit any design or method of construction not specifically  
433 prescribed by this code, provided that any such alternative has been approved. An  
434 alternative material, design or method of construction shall be approved where the  
435 building official finds that the proposed design is satisfactory and complies with the  
436 intent of the provisions of this code, and that the material, method or work offered is, for  
437 the purpose intended, at least the equivalent of that prescribed in this code in quality,  
438 strength, effectiveness, fire resistance, durability and safety. Compliance with the  
439 specific performance-based provisions of the International Codes in lieu of specific  
440 requirements of this code shall also be permitted as an alternate.

441           NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter 16.02  
442 a new section to read as follows:

443           **Annual permit and annual permit records.** Sections 105.1.1 and 105.1.2 of the  
444 International Building Code are not adopted.

445           SECTION 21. K.C.C. 16.04.05005, as amended by this ordinance, is hereby  
446 recodified as a section in K.C.C. chapter 16.02.

447           SECTION 22. Ordinance 12560, Section 10, as amended, and K.C.C.  
448 16.04.05005 are each hereby amended to read as follows:

449 **Permits - Work exempt from permit.** Section ~~((106.2))~~ 105.2 of the  
450 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

451 **Work exempt from permit** ~~((UBC 106.2))~~ (IBC 105.2). A building permit  
452 shall not be required for the following:

453 1. One-story detached ~~((R-3 and U accessory))~~ one and two family residential  
454 accessory buildings used as tool and storage sheds, playhouses and similar uses not  
455 including garages or other buildings used for vehicular storage, provided the ~~((projected~~  
456 ~~roof))~~ floor area does not exceed ~~((120))~~ 200 square feet (11.15 m<sup>2</sup>) provided that the roof  
457 overhang does not exceed twenty-four inches measured horizontally from the exterior  
458 wall.

459 2. Fences not over 6 feet (1.829 m) high.

460 3. Oil derricks.

461 4. ~~((Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m)~~  
462 high.

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

466 ~~((6.))~~ 5. Water tanks supported directly upon grade if the capacity does not  
467 exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not  
468 exceed 2 to 1.

469 ~~((7.))~~ 6. Platforms, ~~((walks))~~ sidewalks and driveways not more than 30 inches  
470 (.762 m) above grade and not over any basement or story below and which are not part of  
471 an accessible route.

472           ~~((8-))~~ 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar  
473 finish work.

474           ~~((9-))~~ 8. Temporary motion picture, television and theater stage sets and scenery.

475           9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy  
476 as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not  
477 exceed 5,000 gallons (18,925 l) and are installed entirely above ground.

478           10. Shade cloth structures constructed for nursery or agricultural purposes and  
479 not including service systems.

480           11. Swings and other playground equipment.

481           ~~((10-))~~ 12. Window awnings supported by an exterior wall which do not project  
482 more than 54 inches (1,372 mm) from the exterior wall and do not require additional  
483 support of Group R(~~(-Division )~~)3, as applicable in section 101.2, and Group U  
484 Occupancies (~~(when projecting not more than 54 inches (1.372 m))~~).

485           ~~((11. Prefabricated swimming pools accessory to a Group R, Division 3~~  
486 ~~Occupancy in which the pool walls are entirely above the adjacent grade and if the~~  
487 ~~capacity does not exceed 5,000 gallons (18927 L).))~~

488           13. Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m)  
489 high.

490           ~~((12-))~~ 14. Re-roofing of existing buildings. Exception: When replacement  
491 roofing adds more than 5 pounds per square foot cumulative dead load to the weight of  
492 the original roofing a permit shall be required.

493           ~~((13-))~~ 15. Submerged, freestanding mechanical boat lifts associated with single-  
494 family residential piers and recreational watercraft not exceeding 25 feet in length or 15

495 feet in width with no portion exceeding a height of 10 feet above the ordinary high water  
496 mark as defined in K.C.C. 25.08.350.

497 16. Work located primarily in a public way, public utility towers and poles.

498 17. Mechanical equipment not specifically regulated in this code.

499 18. Hydraulic flood control structures.

500 Gas:

501 1. Portable heating appliance.

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

504 Mechanical:

505 1. Portable heating appliance.

506 2. Portable ventilation equipment.

507 3. Portable cooling unit.

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

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

511 6. Portable evaporative cooler.

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

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

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

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

521 NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter 16.02  
522 a new section to read as follows:

523 **Work exempt from permit – Public service agencies.** Section 105.2.3 of the  
524 International Building Code is not adopted.

525 SECTION 24. K.C.C. 16.04.05006, as amended by this ordinance, is hereby  
526 recodified as a section in K.C.C. chapter 16.02.

527 SECTION 25. Ordinance 11622, Section 3, as amended, and K.C.C. 16.04.05006  
528 are each hereby amended to read as follows:

529 **Permits – Application((s)) for permit - Complete applications ((~~UBC~~**  
530 **106.3.1))**. Section 105.3 of the International Building Code is not adopted and the  
531 following is substituted:

532 **Application for permit - Complete applications (IBC 105.3).**

533 A. For the purposes of determining the application of time periods and  
534 procedures adopted by K.C.C. Title 20, applications for permits authorized by K.C.C.  
535 chapter 16.04 shall be considered complete as of the date of submittal upon determination  
536 by the department that the materials submitted contain the following, in addition to the  
537 complete application requirements of K.C.C. 20.20.040. Every application shall:

538 1. Identify and describe the work to be covered by the permit for which  
539 application is made.

540 2. Indicate the use or occupancy of which the proposed work is intended.



541 3. Be accompanied by plans, diagrams, computations and specifications and  
542 other data as required in ~~((UBC))~~ IBC Section ~~((106.3.2))~~ 106.1.

543 4. State the valuation of any new building or structure or any addition,  
544 remodeling or alteration to an existing building.

545 5. Give such other data and information as may be required by the building  
546 official.

547 6. Identify the site plan of all easements, deed restrictions, or other  
548 encumbrances restricting the use of the property.

549 SECTION 26. K.C.C. 16.04.05018, as amended by this ordinance, is hereby  
550 recodified as a section in K.C.C. chapter 16.02.

551 SECTION 27. Ordinance 12560, Section 23, as amended, and K.C.C.  
552 16.04.05018 are each hereby amended to read as follows:

553 **Permits - Application for ~~((residential))~~ permit – Application for basics**  
554 **permit or approval ~~((UBC 106.6))~~.** Section 105.3 of the International Building Code  
555 is supplemented with the following:

556 **Application for basics permit or approval (IBC 105.3.3).** Application  
557 requirements for ~~((residential))~~ basics permit or approval shall be as specified in King  
558 County Administrative Public Rule ~~((16-04))~~.

559 SECTION 28. K.C.C. 16.04.05012, as amended by this ordinance, is hereby  
560 recodified as a section in K.C.C. chapter 16.02.

561 SECTION 29. Ordinance 12560, Section 17, as amended, and K.C.C.  
562 16.04.05012 are each hereby amended to read as follows:

563 Application for ((P))permit((s)) – Time limitation of application – Expiration  
564 of application (((UBC 106.4.4.1))). Section 105.3.2 of the International Building Code  
565 is not adopted and the following is substituted:

566 Expiration of application (IBC 105.3.2). Plans for which no permit is issued  
567 shall be deemed canceled by the permittee if:

- 568 1. The applicant has not taken action or responded;
- 569 1.1. within 60 days after notice of additional information required is mailed to  
570 the applicant, or
- 571 1.2. by the deadline specified by the building official for additional information;
- 572 or
- 573 2. No permit is issued;
- 574 2.1. within 60 days after the applicant has been notified that the permit is ready,  
575 or
- 576 2.2. by a time specified by the building official.

577 SECTION 30. K.C.C. 16.04.05013, as amended by this ordinance, is hereby  
578 recodified as a section in K.C.C. chapter 16.02.

579 SECTION 31. Ordinance 12560, Section 18, as amended, and K.C.C.  
580 16.04.05013 are each hereby amended to read as follows:

581 Permits - Expiration ((of permit (UBC 106.4.4.2))). Section 105.5 of the  
582 International Building Code is not adopted and the following is substituted:

583 Expiration (IBC 105.5). Every permit issued by the building official under the  
584 provisions of the Code shall expire by limitation and become null and void one year from

585 date of issue. Issued permits may be extended for one year periods subject to the  
586 following conditions:

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

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

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

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

605 5. The staff of the department of development and environmental services may  
606 revise a permit at the permittee's request but such a revision does not constitute a renewal  
607 or otherwise extend the life of the permit.

608            NEW SECTION. SECTION 32. There is hereby added to K.C.C. chapter 16.02  
609 a new section to read as follows:

610            **Permits - Suspension or revocation.** Section 105.6 of the International Building  
611 Code is not adopted and the following is substituted:

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

617            SECTION 33. K.C.C. 16.04.05010, as amended by this ordinance, is hereby  
618 recodified as a section in K.C.C. chapter 16.02.

619            SECTION 34. Ordinance 12560, Section 15, as amended, and K.C.C.  
620 16.04.05010 are each hereby amended to read as follows:

621            **Permits - Return of plans.** Section ~~((106.3))~~ 105 of the ~~((Uniform))~~  
622 International Building Code is supplemented with following:

623            ~~((Permits- ))~~**Return of plans ~~((UBC 106.3.6))~~ (IBC 105.8).** Any plans  
624 returned pursuant to ~~((UBC 106.3))~~ Section 105 shall be returned to the applicant. Plans  
625 returned for the purpose of making correction may be returned to a consultant named by  
626 the applicant.

627            SECTION 35. K.C.C. 16.04.05007, as amended by this ordinance, is hereby  
628 recodified as a section in K.C.C. chapter 16.02.

629            SECTION 36. Ordinance 12560, Section 12, as amended, and K.C.C.  
630 16.04.05007 are each hereby amended to read as follows:

631 ~~((Permits))~~ Construction documents - Information on ~~((plans and~~  
632 ~~specifications))~~ construction documents. Section ~~((106.3.3))~~ 106.1.1 of the ~~((Uniform))~~  
633 International Building Code is not adopted and the following is substituted:

634 Information on ~~((plans and specifications (UBC 106.3.3)))~~ construction  
635 documents (IBC 106.1.1). Plans and specifications shall be drawn to scale upon  
636 substantial paper and shall be of sufficient clarity to indicate the location, nature and  
637 extent of the work proposed and show in detail that it will conform to the provisions of  
638 this code and all relevant laws, ordinances, rules and regulations. Schedule and detail  
639 books shall not be used as a substitute for full size plans. Information in Sections  
640 106.1.1, 106.1.2 and 106.3 shall be provided as deemed necessary by the building  
641 official.

642 Plans for buildings more than two stories in height of other than Group R,  
643 Division 3 and Group U Occupancies or structures built under the International  
644 Residential Code shall indicate how required structural and fire-resistive integrity will be  
645 maintained where penetrations will be made for electrical, mechanical, plumbing and  
646 communications conduits, pipes and similar systems.

647 NEW SECTION. SECTION 37. There is hereby added to K.C.C. chapter 16.02  
648 a new section to read as follows:

649 Construction documents – Submittal documents – Manufacturer's  
650 installation instructions. Section 106.1 of the International Building Code is  
651 supplemented with the following:

652           **Manufacturer's installation instructions (IBC 106.1.4).** Manufacturer's  
653 installation instructions, as required by this code, shall be available on the job site at the  
654 time of inspection.

655           SECTION 38. Ordinance 12560, Section 19, as amended, and K.C.C.  
656 16.04.05014 are each hereby repealed.

657           SECTION 39. K.C.C. 16.04.05015, as amended by this ordinance, is hereby  
658 recodified as a section in K.C.C. chapter 16.02.

659           SECTION 40. Ordinance 12560, Section 20, as amended, and K.C.C.  
660 16.04.05015 are each hereby amended to read as follows:

661           **Phased approval - Pre-issuance construction authorization (PICA) -**  
662 **Permission to proceed (((UBC 106.5.1))).** Section 106.3.3 of the International Building  
663 Code is not adopted and the following is substituted:

664           **Pre-issuance construction authorization (PICA) - Permission to proceed (IBC**  
665 **106.3.3).** If the applicant for a permit or approval required by this code desires to  
666 commence work before obtaining the required permit or approval, the building official,  
667 may allow the applicant to proceed if:

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

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

672           3. The applicant first deposits cash or its equivalent with the building official, or  
673 in an irrevocable escrow approved by the building official, in an amount determined by

674 the building official to be sufficient to restore the building and site, and to perform the  
675 corrective work described below.

676 SECTION 41. K.C.C. 16.04.05016, as amended by this ordinance, is hereby  
677 recodified as a section in K.C.C. chapter 16.02.

678 SECTION 42. Ordinance 12560, Section 21, as amended, and K.C.C.  
679 16.04.05016 are each hereby amended to read as follows:

680 **Pre-issuance construction authorization (PICA) - Removal of work not**  
681 **permitted and restoration (~~((UBC 106.5.2))~~).** Section 106.3.3 of the International  
682 Building Code is supplemented with the following:

683 **Pre-issuance construction authorization (PICA) - Removal of work not**  
684 **permitted and restoration (IBC 106.3.3.1).** An applicant who commences work  
685 pursuant to Section (~~((406.5.1))~~) 106.3.3.1 must, within the time specified by the building  
686 official, remove all work which does not receive the required permit or approval or which  
687 does not comply with the terms of a permit or approval which is obtained. The applicant  
688 must also restore the building and site to a condition satisfactory to the building official  
689 and perform whatever additional correction work is deemed necessary by the building  
690 official.

691 SECTION 43. K.C.C. 16.04.05017, as amended by this ordinance, is hereby  
692 recodified as a section in K.C.C. chapter 16.02.

693 SECTION 44. Ordinance 12560, Section 22, as amended, and K.C.C.  
694 16.04.05017 are each hereby amended to read as follows:

695            **Pre-issuance construction authorization (PICA) – Enforcement ((UBC**  
696 **106.5.3))**. Section 106.3.3 of the International Building Code is supplemented with the  
697 following:

698            **Pre-issuance construction authorization (PICA) - Enforcement (IBC**  
699 **106.3.3.2)**. If an applicant fails to comply with the requirements of Section ((106.5.1))  
700 106.3.3.1, the building official may employ the code enforcement procedures set forth in  
701 K.C.C. Title 23 and may, in addition, obtain the funds on deposit and apply them towards  
702 removal of the unpermitted work, restoration of the building and site, and performance of  
703 whatever additional corrective work is deemed necessary by the building official. In the  
704 event the applicant obtains the necessary permits or approvals or performs the corrective  
705 work to the satisfaction of the building official, the funds or deposit shall be released to  
706 the applicant.

707            SECTION 45. K.C.C. 16.04.05008, as amended by this ordinance, is hereby  
708 recodified as a section in K.C.C. chapter 16.02.

709            SECTION 46. Ordinance 12560, Section 13, as amended, and K.C.C.  
710 16.04.05008 are each hereby amended to read as follows:

711            **((Permits)) Design professional in responsible charge - General.** Section  
712 106.3.4.1 of the ((Uniform)) International Building Code is not adopted and the following  
713 is substituted:

714            **((Permits--)) General ((UBC)) IBC 106.3.4.1)**. When it is required that  
715 documents be prepared by an architect or engineer, the building official may require the  
716 owner to engage and designate on the building permit application an architect or engineer  
717 who shall act as the architect or engineer of record. If the circumstances require, the



718 owner may designate a substitute architect or engineer of record who shall perform all of  
719 the duties required of the original architect or engineer of record. The building official  
720 shall be notified in writing by the owner if the architect or engineer of record is changed  
721 or is unable to continue to perform the duties.

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

725 When an engineer or architect is required by King County for the structural  
726 design of a commercial or multi-family residence building, (~~the~~ King County) the  
727 department (~~of development and environmental services building services division~~) will  
728 not review and approve a project which has multiple engineers or architects (or  
729 engineering firms) unless the owner employs an engineer or architect responsible for the  
730 overall structural design. This engineer or architect responsible for the overall structural  
731 design shall write a letter to (~~the~~ King County) the department (~~of development and  
732 environmental services building services division~~) documenting that he/she is the  
733 engineer or architect of record designated by the project owner to be responsible for the  
734 overall structural design, and that he/she has reviewed the entire structural design to  
735 ensure compliance with the (~~Uniform~~) International Building Code.

736 SECTION 47. K.C.C. 16.04.05009, as amended by this ordinance, is hereby  
737 recodified as a section in K.C.C. chapter 16.02.

738 SECTION 48. Ordinance 12560, Section 14, as amended, and K.C.C.  
739 16.04.05009 are each hereby amended to read as follows:

740            ~~((Permits))~~ **Design professional in responsible charge - Inspection and**  
741 **observation program.** Section ~~((106.3.5))~~ 106.3.4 of the ~~((Uniform))~~ International  
742 Building Code is ~~((not adopted and))~~ supplemented with the following ~~((is substituted))~~:

743            ~~((Permits--))~~ **Inspection and observation program ~~((UBC 106.3.5))~~ IBC**  
744 **106.3.4.3**. When special inspection is required by Section ~~((1701))~~ 1704, the architect or  
745 engineer of record shall prepare an inspection program which shall be submitted to the  
746 building official for approval. The inspection program shall designate the portions of the  
747 work that require special inspection and the name or names of the individuals or firms  
748 who are to perform the special inspections, and indicate the duties of the special  
749 inspectors. The special inspector shall be employed by the owner, the engineer or  
750 architect of record, or an agent of the owner, but not the contractor or any other person  
751 responsible for the work.

752            When structural observation is required by Section ~~((1702))~~ 1709, the inspection  
753 program shall name the individuals or firms who are to perform structural observation  
754 and describe the stages of construction at which structural observation is to occur.

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

757            SECTION 49. Ordinance 12560, Section 24, as amended, and K.C.C.  
758 16.04.05019 are each hereby repealed.

759            NEW SECTION. SECTION 50. There is hereby added to K.C.C. chapter 16.02  
760 a new section to read as follows:

761            **Temporary Power.** Section 107.3 of the International Building Code is not  
762 adopted.

763            SECTION 51. K.C.C. 16.04.05020, as amended by this ordinance, is hereby  
 764 recodified as a section in K.C.C. chapter 16.02.

765            SECTION 52. Ordinance 12560 Section 25, as amended, and K.C.C.  
 766 16.04.05020 are each hereby amended to read as follows:

767            **Fees.** Section ~~((107))~~ 108 and all subsections thereto of the ~~((Uniform))~~  
 768 International Building Code ~~((is))~~ are not adopted and ~~((f))the((j))~~ following is  
 769 substituted:

770            **Fees** ~~((UBC 107))~~ **(IBC 108).** Fees shall be assessed according to K.C.C. Title  
 771 27. For the purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate  
 772 Table 1-A as published by ICBO in the 1997 Uniform Building Code and is reprinted  
 773 here:

| <u>TOTAL VALUATION</u>            | <u>FEE</u>   |
|-----------------------------------|--|
| <u>\$1.00 to \$500.00</u>         | <u>\$23.50</u>   |
| <u>\$501.00 to \$2,000.00</u>     | <u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>       |
| <u>\$2,001.00 to \$25,000.00</u>  | <u>\$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</u> |
| <u>\$25,001.00 to \$50,000.00</u> | <u>\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and</u>                     |

|   |   |
|---|---|
|   | <u>including \$50,000.00</u>  |
| <u>\$50,001.00 to</u><br><u>\$100,000.00</u>    | <u>\$993.75 for the first \$50,000.00 plus \$5.60 for each</u><br><u>additional \$1,000.00, or fraction thereof, to and</u><br><u>including \$100,000.00</u>      |
| <u>\$100,001.00 to</u><br><u>\$500,000.00</u>   | <u>\$1,093.13 for the first \$100,000.00 plus \$6.16 for</u><br><u>each additional \$1,000.00, or fraction thereof, to and</u><br><u>including \$500,000.00</u>   |
| <u>\$500,001.00 to</u><br><u>\$1,000,000.00</u> | <u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for</u><br><u>each additional \$1,000.00, or fraction thereof, to and</u><br><u>including \$1,000,000.00</u> |
| <u>\$1,000,001.00 and up</u>                    | <u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for</u><br><u>each additional \$1,000.00, or fraction</u>  |

774            SECTION 53. K.C.C. 16.04.05021, as amended by this ordinance, is hereby  
775 recodified as a section in K.C.C. chapter 16.02.

776            SECTION 54. Ordinance 12560, Section 26, as amended, and K.C.C.  
777 16.04.05021 are each hereby amended to read as follows:

778            **Inspections - General - Inspection record card.** Section ~~((408.2))~~ 109.1 of the  
779 ~~((Uniform))~~ International Building Code is ~~((not adopted and))~~ supplemented with the  
780 following ~~((is substituted))~~:

781            **Inspection record card ~~((UBC 108.2))~~ (IBC 109.1.1).** Work requiring a  
782 permit shall not be commenced until the permit holder or an agent of the permit holder  
783 shall have posted or otherwise made available an inspection record card in a conspicuous

784 place on the premises and in a position such as to allow the building official to  
785 conveniently make the required entries thereon regarding inspection of the work. This  
786 card shall be maintained available in such a position by the permit holder until the  
787 Certificate of Occupancy has been issued. For R-3 and U occupancies and structures  
788 built under the International Residential Code for One- and Two-Family Dwellings, this  
789 card shall serve as the certificate of occupancy. If more than two units are located on the  
790 same lot, the Certificate of Occupancy shall be used. The validated hard copy of the  
791 building permit application given to the applicant at the time of the permit issuance shall  
792 serve as the inspection record card. This validated hard copy of the building permit  
793 application shall hereafter be referred to as the building permit.

794 NEW SECTION. SECTION 55. There is hereby added to K.C.C. chapter 16.02  
795 a new section to read as follows:

796 **Required inspections – Lowest floor elevation.** Section 109.3.3 of the  
797 International Building Code is not adopted and the following is substituted:

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

802 NEW SECTION. SECTION 56. There is hereby added to K.C.C. chapter 16.02  
803 a new section to read as follows:

804 **Required inspections – Frame inspection.** Section 109.3.4 of the International  
805 Building Code is not adopted and the following is substituted:

806           **Frame inspection (IBC 109.3.4).** Framing inspections including all gravity and  
807 lateral load frame resisting systems shall be made after the roof deck or sheathing, all  
808 framing, fireblocking and bracing are in place and pipes, chimneys and vents to be  
809 concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts  
810 are approved.

811           NEW SECTION. SECTION 57. There is hereby added to K.C.C. chapter 16.02  
812 a new section to read as follows:

813           **Required inspections – Energy efficiency inspections.** Section 109.3.7 of the  
814 International Building Code is not adopted and the following is substituted:

815           **Energy efficiency inspections (IBC 109.3.7).** Energy efficiency inspections  
816 shall be in accordance with the Washington State Energy Code, chapter 51-11 WAC.

817           SECTION 58. K.C.C. 16.04.05024, as amended by this ordinance, is hereby  
818 recodified as a section in K.C.C. chapter 16.02.

819           SECTION 59. Ordinance 12560, Section 28, as amended, and K.C.C.  
820 16.04.05024 are each hereby amended to read as follows:

821           **Inspection((s)) requests - Reinspections.** Section ((408.8)) 109.5 of the  
822 ((Uniform)) International Building Code is ((not adopted and)) supplemented with the  
823 following ((is substituted)):

824           **Reinspections (((UBC 108.8))) (IBC 109.5.1).** A reinspection fee may be  
825 assessed for each inspection or reinspection when such portion of work for which  
826 inspection is called is not complete or when corrections called for are not made.

827           This subsection is not to be interpreted as requiring reinspection fees the first time  
828 a job is rejected for failure to comply with the requirements of this code, but as

829 controlling the practice of calling for inspections before the job is ready for such  
830 inspection or reinspection.

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

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

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

839 SECTION 60. K.C.C. 16.04.05025, as amended by this ordinance, is hereby  
840 recodified as a section in K.C.C. chapter 16.02.

841 SECTION 61. Ordinance 12560, Section 29, as amended, and K.C.C.  
842 16.04.05025 are each hereby amended to read as follows:

843 **Certificate of occupancy - Use and occupancy.** Section ~~((109.1))~~ 110.1 of the  
844 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

845 **Use and occupancy** ~~((UBC 109.1))~~ **(IBC 110.1).** No building or structure shall  
846 be used or occupied, and no change in the existing occupancy classification of a building  
847 or structure or portion thereof shall be made until the building official has issued a  
848 certificate of occupancy or a temporary certificate of occupancy therefor as provided  
849 herein.

850 Issuance of a certificate of occupancy shall not be construed as an approval of a  
851 violation of the provisions of this code or of other ordinances of the jurisdiction.

852 Certificates presuming to give authority to violate or cancel the provisions of this code or  
853 other ordinances of the jurisdiction shall not be valid.

854 SECTION 62. K.C.C. 16.04.05026, as amended by this ordinance, is hereby  
855 recodified as a section in K.C.C. chapter 16.02.

856 SECTION 63. Ordinance 12560, Section 30, as amended, and K.C.C.  
857 16.04.05026 are each hereby amended to read as follows:

858 **Certificate of occupancy - Certificates issued.** Section ~~((109.3))~~ 110.2 of the  
859 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

860 **Certificates issued ~~((UBC 109.3))~~ (IBC 110.2).** The building official may  
861 issue either a certificate of occupancy or a certificate of shell completion.

862 SECTION 64. K.C.C. 16.04.05027, as amended by this ordinance, is hereby  
863 recodified as a section in K.C.C. chapter 16.02.

864 SECTION 65. Ordinance 12560, Section 31, as amended, and K.C.C.  
865 16.04.05027 are each hereby amended to read as follows:

866 **Certificate issued - Certificate of occupancy ~~((UBC 109.3.1))~~.** Section 110.2  
867 of the International Building Code supplemented with the following:

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

- 872 1. The building permit number.
- 873 2. The address of the building.
- 874 3. The name and address of the owner.



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

888 SECTION 66. K.C.C. 16.04.05028, as amended by this ordinance, is hereby

889 recodified as a section in K.C.C. chapter 16.02.

890 SECTION 67. Ordinance 12560, Section 32, as amended, and K.C.C.

891 16.04.05028 are each hereby amended to read as follows:

892 **Certificate ~~((of occupancy)) issued~~ - Certificate of shell completion ~~((UBC~~**

893 ~~109.3.2))~~). Section 110.2 of the International Building Code is supplemented with the

894 following:

895 Certificate issued - Certificate of shell completion (IBC 110.2.2). After final

896 inspection of a building or structure for which the permit was issued for only the building

897 shell, if no violations of this code or of related land use and public health ordinances,

898 rules and regulations have been discovered, or if such violations have been discovered  
899 and have been corrected, the building official shall issue a certificate of shell completion  
900 which shall contain the following:

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

917 SECTION 68. K.C.C. 16.04.05029, as amended by this ordinance, is hereby  
918 recodified as a section in K.C.C. chapter 16.02.

919 SECTION 69. Ordinance 12560, Section 33, as amended, and K.C.C.  
920 16.04.05029 are each hereby amended to read as follows:

921 **Certificate of occupancy - Temporary occupancy - Temporary certificates**  
922 **issued.** Section ~~((109.4))~~ 110.3 of the ~~((Uniform))~~ International Building Code is not  
923 adopted and the following is substituted:

924 **Temporary certificates issued ~~((UBC 109.4))~~ (IBC 110.3).** The building  
925 official may issue a temporary certificate of occupancy or a temporary certificate of shell  
926 completion.

927 SECTION 70. K.C.C. 16.04.05030, as amended by this ordinance, is hereby  
928 recodified as a section in K.C.C. chapter 16.02.

929 SECTION 71. Ordinance 12560, Section 34, as amended, and K.C.C.  
930 16.04.05030 are each hereby amended to read as follows:

931 **Temporary ~~((C))~~certificate ~~((of occupancy))~~ issued - Temporary certificate of**  
932 **occupancy ~~((UBC 109.4.1))~~.** Section 110.3 of the International Building Code is  
933 supplemented with the following:

934 **Temporary certificate of occupancy (IBC 110.3.1).** The building official may  
935 issue a temporary certificate of occupancy authorizing occupancy of all or part of an  
936 unfinished building or structure or a temporary structure if:

937 1. The building official determines that construction is substantially completed in  
938 the area to be occupied and that essential health and safety items have been constructed  
939 or installed;

940 2. The applicant for the temporary certificate of occupancy, on a form  
941 satisfactory to the building official,

942           2.1 Agrees not to make a claim or bring an action against King County for any  
943 harms, injuries or damage he, she or others may suffer as a result of occupancy of the  
944 unfinished building, and

945           2.2 Agrees to hold King County free and harmless from any claims or legal  
946 actions which may be brought by any person or entity as a result of the occupancy of the  
947 unfinished building, and

948           3. For buildings and structures other than those of Group R Division 3  
949 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in  
950 an approved record as follows:

951           3.1 The amount of the cash bond required to occupy a new structure prior to the  
952 issuance of the temporary certificate of occupancy shall be determined by the building  
953 official. The amount of the cash bond required to occupy a temporarily occupied  
954 structure for a specified period of time shall be an amount determined by the building  
955 official to ensure removal of the structure. In either case, the cash bond will be refunded  
956 to the permittee upon completion of work or the satisfactory removal of the temporary  
957 structure.

958           3.2 In the event the construction work or removal of the temporarily occupied  
959 structure is not completed or material progress has not been made within twelve (12)  
960 months following the posting of the cash deposit, the amount remaining on deposit may  
961 be applied toward completion of applicable code requirements or for the removal of the  
962 temporary structure by the building official. Any such action by the building official  
963 shall first require thirty (30) days written notice to the permittee.

964           3.3 The temporary certificate of occupancy shall contain the same information  
965 as a certificate of occupancy along with a list of requirements that remain to be  
966 completed, special conditions of temporary occupancy, and dates of temporary  
967 occupancy approval and expiration. The temporary certificate of occupancy shall be  
968 valid only so long as determined by the building official, and only so long as the  
969 occupants of the building or structure strictly abide by the conditions and limitations  
970 specified in the temporary certificate of occupancy, and only so long as applicable  
971 permits are validly maintained or renewed.

972           SECTION 72. K.C.C. 16.04.05031, as amended by this ordinance, is hereby  
973 recodified as a section in K.C.C. chapter 16.02.

974           SECTION 73. Ordinance 12560 Section 35, as amended, and K.C.C.  
975 16.04.05031 are each hereby amended to read as follows:

976           Temporary ((C))certificate ((of occupancy)) issued - Temporary certificate of  
977 shell completion (((UBC 109.4.2))). Section 110.3. of the International Building Code  
978 supplemented with the following:

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

- 982           1. The building official determines that construction is substantially completed  
983 and that essential health and safety items have been constructed or installed;
- 984           2. The applicant for the temporary certificate of shell completion, on a form  
985 satisfactory to the building official,

986           2.1 Agrees not to make a claim or bring an action against King County for any  
987 harms, injuries or damage he, she or others may suffer as a result of occupancy of the  
988 unfinished building, and

989           2.2 Agrees to hold King County free and harmless from any claims or legal  
990 actions which may be brought by any person or entity as a result of the occupancy of the  
991 unfinished building, and

992           3. For buildings and structures other than those of Group R Division 3  
993 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in  
994 an approved escrow. The amount of the cash bond required before issuance of the  
995 temporary certificate of shell completion shall be determined by the building official.

996           4. The temporary certificate of shell completion shall contain the same  
997 information as the certificate of shell completion along with a list of requirements that  
998 remain to be completed, special conditions of temporary shell approval, and the dates of  
999 temporary shell approval and expiration. The temporary certificate of shell completion  
1000 shall be valid only so long as those responsible for the building and structure strictly  
1001 abide by the conditions and limitations specified in the temporary certificate of shell  
1002 completion, and only so long as applicable permits are validly maintained or renewed.

1003           SECTION 74. K.C.C. 16.04.05033, as amended by this ordinance, is hereby  
1004 recodified as a section in K.C.C. chapter 16.02.

1005           SECTION 75. Ordinance 12560, Section 37, as amended, and K.C.C.  
1006 16.04.05033 are each hereby amended to read as follows:

1007           **Certificate of occupancy - Revocation.** Section ~~((109-6))~~ 110.4 of the  
1008 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

1009           **Revocation** (~~((UBC 109.6))~~) (IBC 110.4). The building official may, in writing,  
1010 suspend or revoke a certificate of occupancy and/or a certificate of shell completion  
1011 issued under the provisions of this code whenever the certificate is issued in error, or on  
1012 the basis of incorrect information supplied, or when it is determined that the building or  
1013 structure or portion thereof is in violation of any ordinance or regulation or any of the  
1014 provisions of this code.

1015           SECTION 76. K.C.C. 16.04.05032, as amended by this ordinance, is hereby  
1016 recodified as a section in K.C.C. chapter 16.02.

1017           SECTION 77. Ordinance 12560, Section 36, as amended, and K.C.C.  
1018 16.04.05032 are each hereby amended to read as follows:

1019           **Certificate of occupancy - Posting**. Section ~~((109.5))~~ 110 of the ~~((Uniform))~~  
1020 International Building Code is ~~((not-adopted-and))~~ supplemented with the following ~~((is~~  
1021 substituted)):

1022           **Posting** (~~((UBC 109.5))~~) (IBC 110.5). The certificate of occupancy and/or the  
1023 certificate of shell completion shall be posted in a conspicuous place on the premises and  
1024 shall not be removed except by the building official.

1025           NEW SECTION. SECTION 78. There is hereby added to K.C.C. chapter 16.02  
1026 a new section to read as follows:

1027           **Service Utilities**. Sections 111.1 and 111.2 of the International Building Code  
1028 are not adopted.

1029           SECTION 79. K.C.C. 16.04.05004, as amended by this ordinance, is hereby  
1030 recodified as a section in K.C.C. chapter 16.02.

1031            SECTION 80. Ordinance 12560, Section 9, as amended, and K.C.C. 16.04.05004  
1032 are each hereby amended to read as follows:

1033            **Board of appeals - General.** Section ~~((405.1))~~ 112.1 of the ~~((Uniform))~~  
1034 International Building Code is not adopted and the following is substituted:

1035            **General** ~~((UBC 105.1))~~ **(IBC 112.1).** In order to hear and discuss appeals of  
1036 decisions or determinations made by the building official on this code as it applies to  
1037 alternative materials and methods of construction, there shall be and is hereby created a  
1038 building code board of appeals. The board shall consist of ~~((thirteen))~~ nine members who  
1039 are qualified by experience and training to pass upon matters pertaining to building  
1040 construction. The building official shall be an ex-officio member and he/she, or a  
1041 designated appointee, shall act as secretary of the board. The board of appeals members  
1042 shall be appointed by the county executive, confirmed by the county council, and shall  
1043 serve for not more than two four-year terms or until their successor is appointed and  
1044 qualified. The board shall adopt reasonable rules of procedure for conducting its  
1045 business, and shall render all decisions and findings in writing to the appellant with a  
1046 duplicate copy to the building official, which shall be advisory unless otherwise specified  
1047 in this code. The board may also recommend to the council new legislation regarding the  
1048 subject matter of this code.

1049            NEW SECTION. SECTION 81. There is hereby added to K.C.C. chapter 16.02  
1050 a new section to read as follows:

1051            **Board of appeals – Qualifications.** Section 112.3 of the International Building  
1052 Code is not adopted.



1053            NEW SECTION. SECTION 82. There is hereby added to K.C.C. chapter 16.02  
1054 a new section to read as follows:

1055            **Violations – Notice of violation.** Section 113.2 of the International Building  
1056 Code is not adopted and the following is substituted:

1057            **Notice of violation (IBC 113.2).** The building official is authorized to serve a  
1058 notice of violation or order on the person responsible for the erection, construction,  
1059 alteration, extension, repair, moving, removal, demolition or occupancy of a building or  
1060 structure in violation of the provisions of the code, or in violation of a permit or  
1061 certificate issued under the provisions of this code. Such order shall direct the  
1062 discontinuance of the illegal action or condition and the abatement of the violation in  
1063 accordance with K.C.C. Title 23.

1064            SECTION 83. K.C.C. 16.04.05003, as amended by this ordinance, is hereby  
1065 recodified as a section in K.C.C. chapter 16.02.

1066            SECTION 84. Ordinance 12560, Section 8, as amended, and K.C.C. 16.04.05003  
1067 are each hereby amended to read as follows:

1068            ~~((Administration, organization and enforcement--))~~ **Stop work order**~~((s and  
1069 **correction notice**)). Section ~~((104.2.4))~~ 114 and all subsections thereto of the  
1070 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:~~

1071            **Stop orders and correction notice** ~~((UBC 104.2.4))~~ (IBC 114.1). Whenever  
1072 any work is being done contrary to the provisions of this code, the building official may  
1073 order the work stopped in accordance with K.C.C. Title 23 by notice in writing served on  
1074 any persons engaged in the doing or causing such work to be done, or by posting such  
1075 notice in a conspicuous place on the premises where the violation is occurring, and any

1076 such persons shall forthwith stop such work until authorized by the building official to  
1077 proceed with the work.

1078 Whenever any work is being done contrary to the provisions of this code, the  
1079 building official may order the violations corrected without ordering all work stopped by  
1080 issuing a correction notice which identifies the violation. The correction notice may  
1081 require reinspection prior to further construction or at the time of the next required  
1082 inspection. The correction notice shall be served or posted in the same manner as a stop  
1083 work order.

1084 These remedies are in addition to those authorized elsewhere in the code.

1085 NEW SECTION. SECTION 85. There is hereby added to K.C.C. chapter 16.02  
1086 a new section to read as follows:

1087 **Unsafe structures and equipment.** Section 115 of the International Building  
1088 Code is not adopted.

1089 SECTION 86. Ordinance 3647 Section 7, and K.C.C. 16.04.100 are each hereby  
1090 repealed.

1091 SECTION 87. K.C.C. 16.04.110 is hereby recodified as a section in K.C.C.  
1092 chapter 16.02.

1093 SECTION 88. Section 89 of this ordinance, section 90 of this ordinance, K.C.C.  
1094 16.16.070, as recodified by this ordinance, K.C.C. 16.04.020, as recodified by this  
1095 ordinance, K.C.C. 16.20.080, as recodified by this ordinance, K.C.C. 16.04.030, as  
1096 recodified by this ordinance and sections 99 through 118 of this ordinance should constitute  
1097 a new chapter in K.C.C. Title 16.

1098            NEW SECTION. SECTION 89. There is hereby added to K.C.C. chapter 16.xx  
1099 (created under section 88 of this ordinance) a new section to read as follows:

1100            **Scope of chapter.** This chapter contains definitions of technical and procedural  
1101 terms that are used throughout the title. The definitions in this chapter supplement the  
1102 definitions contained in the international codes adopted in this title. The definitions in this  
1103 chapter do not apply to K.C.C. chapter 16.82.

1104            NEW SECTION. SECTION 90. There is hereby added to K.C.C. chapter 16.xx  
1105 (created under section 88 of this ordinance) a new section to read as follows:

1106            **International Building Code Definitions Not Adopted.** The following  
1107 definitions in section 202 of the International Building Code are not adopted:

- 1108            A. Base flood;
- 1109            B. Design flood;
- 1110            C. Dry floodproofing;
- 1111            D. Existing construction;
- 1112            E. Flood hazard area;
- 1113            F. Flood hazard area subject to high velocity wave action;
- 1114            G. Flood insurance rate map (FIRM);
- 1115            H. Flood insurance study;
- 1116            I. Floodway;
- 1117            J. Nonbuilding structure,
- 1118            K. Start of construction; and
- 1119            L. Substantial improvement.

1120            SECTION 91. K.C.C. 16.16.070, as amended by this ordinance, is hereby  
1121 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1122            SECTION 92. Ordinance 14111, Section 135, and K.C.C. 16.16.070 are each  
1123 hereby amended to read as follows:

1124            **International Property Maintenance Code Definition(s) Not Adopted.**

1125            Section ((401)) 201.3 of the ((Uniform Housing)) International Property Maintenance  
1126 Code is not adopted ((and the following is substituted:

1127            **Definitions (((UHC 401)))**. For the purpose of this code, certain terms, phrases,  
1128 words and their derivatives shall be construed as specified in either this chapter or as  
1129 specified in the Building Code. Where terms are not defined, they shall have their  
1130 ordinary accepted meanings within the context with which they are used. Webster's  
1131 Third New International Dictionary of the English Language, Unabridged, copyright  
1132 1986, shall be considered as providing ordinary accepted meanings. Words in the  
1133 singular include the plural and the plural the singular. Words used in the masculine  
1134 gender include the feminine and the feminine the masculine.

1135            **"Building Code"** is the Uniform Building Code promulgated by the International  
1136 Conference of Building Officials, as adopted by this jurisdiction.

1137            **"Congregate Residence"** means any building or portion thereof that contains  
1138 facilities for living, sleeping and sanitation, as required by this code, and may include  
1139 facilities for eating and cooking, for occupancy by other than a family. A congregate  
1140 residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house  
1141 but does not include jails, hospitals, nursing homes, hotels or lodging houses.

1142           ~~"Efficiency Dwelling Unit"~~ means a dwelling unit containing only one habitable  
1143 room and meeting the requirements of Section 503.2, exception.

1144           ~~"Health Officer"~~ means the legally designated head of the Department of Health  
1145 of this jurisdiction.

1146           ~~"Hot Water"~~ means water supplied to plumbing fixtures at a temperature of not  
1147 less than 120°F (49°C).

1148           ~~"Lodging House"~~ means any building or portion thereof containing not more  
1149 than five guest rooms where rent is paid in money, goods, labor or otherwise.

1150           ~~"Mechanical Code"~~ is the Uniform Mechanical Code promulgated by the  
1151 International Conference of Building Officials, as adopted by this jurisdiction.

1152           ~~"Nuisance"~~The following shall be defined as nuisances:

1153           ~~1. Any public nuisance known at common law or in equity jurisprudence.~~

1154           ~~2. Any attractive nuisance that may prove detrimental to persons whether in a~~  
1155 ~~building, on the premises of a building or on an unoccupied lot. This includes any~~  
1156 ~~abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor~~  
1157 ~~vehicles; any structurally unsound fences or structures; or any lumber, trash, fences,~~  
1158 ~~debris or vegetation that may prove a hazard.~~

1159           ~~3. Whatever is dangerous to human life or is detrimental to health, as determined~~  
1160 ~~by the health officer or building official.~~

1161           ~~4. Overcrowding a room with occupants.~~

1162           ~~5. Insufficient ventilation or illumination.~~

1163           ~~6. Inadequate or unsanitary sewage or plumbing facilities.~~

1164           ~~7. Uncleanliness, as determined by the health officer.~~

1165 8. ~~Whatever renders air, food or drink unwholesome or detrimental to the health~~  
1166 ~~of human beings, as determined by the health officer or building official.~~

1167 "~~Plumbing Code~~" is the Plumbing Code as adopted by this jurisdiction)).

1168 SECTION 93. K.C.C. 16.04.020, as amended by this ordinance, is hereby  
1169 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1170 SECTION 94. Ordinance 3647, Section 3, as amended, and K.C.C. 16.04.020 are  
1171 each hereby amended to read as follows:

1172 **Term amendments.** Whenever the following words appear in the code, they are  
1173 to be changed as follows:

1174 A. ~~((City to county;~~

1175 B. ~~Cities to county;~~

1176 C. ~~City limits to unincorporated King County;~~

1177 D. ~~City of to King County;~~

1178 E. ~~City council to Metropolitan King County Council;~~

1179 F. ~~City treasurer to chief financial officer;~~

1180 G. ~~Mayor to county executive;~~

1181 H.)) ~~Building official~~ or code official to director, department of development and  
1182 environmental services;

1183 B. Name of jurisdiction to unincorporated King County;

1184 C. The department of building safety to King County department of development  
1185 and environmental services;

1186 D. Design flood elevation to base flood elevation.

1187            SECTION 95. K.C.C. 16.20.080, as amended by this ordinance, is hereby  
1188 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1189            SECTION 96. Ordinance 12560, Section 132, as amended, and K.C.C. 16.20.080  
1190 are each hereby amended to read as follows:

1191            ~~((Definitions—UCADB Section 301))~~ Abate. ~~((Section 301 of the Uniform  
1192 Code for the Abatement of Dangerous Buildings is not adopted and the following is  
1193 substituted:~~

1194            ~~**General (UCADB 301).** For the purpose of this code, certain terms, phrases,  
1195 words and their derivatives shall be construed as specified in either this chapter or as  
1196 specified in the Building Code or the Housing Code. Where terms are not defined, they  
1197 shall have their ordinary accepted meanings within the context with which they are used.  
1198 *Webster's Third New International Dictionary of the English Language, Unabridged,*  
1199 *copyright 1986, shall be construed as providing ordinary accepted meanings. Words used*  
1200 *in the singular include the plural and the plural the singular. Words used in the masculine*  
1201 *gender include the feminine and the feminine the masculine.*~~

1202            ~~ABATE is))~~ Abate: to take whatever steps are deemed necessary by the building  
1203 official to return a property to the condition which is neither dangerous nor a nuisance, or  
1204 to ensure that the property complies with the applicable requirements of this code.  
1205 Abatement may include, but is not limited to, repair, rehabilitation, removal, or  
1206 ~~((demolition))~~ demolition.

1207            ~~((BUILDING CODE is the *Uniform Building Code* promulgated by the  
1208 International Conference of Building Officials, or its successor, as adopted by the county.~~

1209            **DAMAGE RATIO** is the ratio of the estimated cost of repairs required to restore  
1210 the structural members of an immediately hazardous and dangerous structure to their pre-  
1211 event condition to the estimated replacement cost of the structure.

1212            **DANGEROUS BUILDING** is any building or structure deemed to be dangerous  
1213 under the provisions of Section 302 of the Uniform Code of Abatement of Dangerous  
1214 Buildings.

1215            **DECLARED AN EMERGENCY** is a proclamation in writing by the King  
1216 County executive stating that King County or some designated part of the county is in a  
1217 condition of emergency and procedures reserved for emergency situations are in effect.

1218            **DISASTER** is an event or set of circumstances of catastrophic nature arising  
1219 from any cause which reaches such a dimension as to demand immediate action to  
1220 preserve public health, to protect life and property or to provide relief to any stricken  
1221 community overtaken by such occurrences or which warrants the declaration of a state of  
1222 emergency or the execution of emergency management operations plans.

1223            **ENGINEERING EVALUATION** is an evaluation of structural or nonstructural  
1224 damage or suspected damage to a structure performed by or under direction of an  
1225 architect who is licensed in the state of Washington, or a civil or structural engineer  
1226 licensed in Washington.

1227            **HISTORIC STRUCTURE** is any structure, or collection of structures and their  
1228 associated sites, deemed of importance to the history, architecture or culture of an area by  
1229 an appropriate local, state or federal governmental jurisdiction. Historic structure  
1230 includes a King County landmark, King County historic resources inventory property,  
1231 property listed on the national register of historic places, property listed on the



1232 ~~Washington state register of historic places, property determined eligible for listing on~~  
1233 ~~the national register, and any other property deemed of historic significance by the King~~  
1234 ~~County historic preservation officer.~~

1235 ~~**HOUSING CODE** is the *Uniform Housing Code* promulgated by the~~  
1236 ~~International Conference of Building Officials, or its successor, as adopted by this~~  
1237 ~~jurisdiction.~~

1238 ~~**IMMEDIATELY HAZARDOUS AND DANGEROUS STRUCTURE** is a~~  
1239 ~~structure that has been determined by the building official to constitute an immediate~~  
1240 ~~safety hazard because the structure, or some portion of that structure, is determined, to be~~  
1241 ~~subject to immediate failure, detachment, dislodgment or collapse and is likely to injure~~  
1242 ~~persons, damage property or cause other serious public safety problems.~~

1243 ~~**NONSTRUCTURAL DAMAGE** is damage that has been determined through an~~  
1244 ~~engineering evaluation to have the potential to cause injury or death to the occupants or~~  
1245 ~~the public, or to have the potential to prevent occupancy due to restricted access or~~  
1246 ~~egress. Non structural damage includes, but is not limited to, damage to parapets,~~  
1247 ~~chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in~~  
1248 ~~finishes, damage of equipment, furnishing and mechanical or electrical problems not~~  
1249 ~~directly related with fire protection or life safety, but that creates a situation where~~  
1250 ~~correction is required for safe operation and occupancy.~~

1251 ~~**NUISANCES** shall be defined, for the purpose of this Code, as provided by~~  
1252 ~~K.C.C. Title 23.~~

1253            ~~RAPID ABATEMENT PLAN~~ is a plan prepared pursuant to sections 4 through  
1254            ~~15~~ of this ordinance, for the abatement of an immediately hazardous and dangerous  
1255            structure damaged by disaster resulting in a declared emergency.

1256            ~~STRUCTURAL DAMAGE~~ is damage that has been determined through an  
1257            engineering evaluation to have significantly decreased the structural integrity or the  
1258            vertical and lateral load carrying capacity of the structural frame of a structure. ~~Structural~~  
1259            ~~damage includes, but is not limited to, damage to roof or floor systems, columns,~~  
1260            ~~diaphragms, walls or vertical bracing, moment frames, framing connections, precast~~  
1261            ~~connections, base plate damage, weld failures or serious foundations damage.)~~

1262            SECTION 97. K.C.C. 16.04.030, as amended by this ordinance, is hereby  
1263            recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1264            SECTION 98. Ordinance 11923, Section 1, and K.C.C. 16.04.030 are each  
1265            hereby amended to read as follows:

1266            ~~((Definitions. For the purposes of this chapter, the following terms shall have the~~  
1267            ~~meanings set forth below:~~

1268            A. ~~"~~) Condominium. Condominium(~~" means~~): real property, including but  
1269            not limited to residential buildings and mobile home parks, portions of which are  
1270            designated for separate ownership and the remainder of which is designated for common  
1271            ownership solely by the owners of those portions. Real property is not a condominium  
1272            unless the undivided interests in the common elements are vested in the condominium  
1273            unit owners and unless a declaration and a survey map and plans have been recorded  
1274            pursuant to the Horizontal Property Regimes Act, chapter 64.34 RCW, chapter 64.32  
1275            RCW or the Condominium Act, chapter 64.34 RCW.

1276 B. "Condominium unit" means a physical portion of the condominium designated  
1277 for separate ownership, the boundaries of which are described pursuant to RCW  
1278 64.34.216(1)(D).

1279 C. "Conversion condominium" means:

1280 1. A condominium that, at any time before its creation, was lawfully occupied,  
1281 wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written,  
1282 express or implied; or

1283 2. A condominium that, at any time before the conveyance of or acceptance of  
1284 an agreement to convey any unit therein other than to a declarant or any affiliate of a  
1285 declarant, was lawfully occupied, wholly or partially, by a residential tenant of a  
1286 declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to  
1287 lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit  
1288 was part of condominium and subject to sale.

1289 Conversion condominium shall not include a condominium in which, before  
1290 September 3, 1990, any unit therein had been conveyed or been made subject to an  
1291 agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

1292 D. "Declarant" means any person or group of persons acting in concert who  
1293 executes, as declarant, the document, however denominated, that creates a condominium  
1294 by setting forth the information required by 64.34 RCW or who reserves or succeeds to  
1295 any special declarant rights under such a document.

1296 E. "Department" means the department of development and environmental  
1297 services of King County.

1298 F. ~~"Director"~~ means the director of the department of development and  
1299 environmental services or his or her designee.

1300 G. ~~"Owners association"~~ means the association of condominium unit owners,  
1301 organized in accordance with 64.34 RCW, for the purpose of managing a condominium.

1302 H. ~~"Person"~~ means a natural person, corporation, partnership, limited partnership,  
1303 trust, governmental subdivision or agency or other legal entity.

1304 I. ~~"Public offer statement"~~ means a document offering condominium units for  
1305 sale and providing descriptions and disclosures relating to the condominium pursuant to  
1306 64.34 RCW.

1307 J. ~~"Tenant"~~ means any person who is entitled to occupy a rental unit primarily for  
1308 living or dwelling purposes under a rental or lease agreement,  
1309 written or oral, express or implied. The term "tenant" also includes a subtenant who is in  
1310 occupancy with the consent of the owner.))

1311 NEW SECTION. SECTION 99. There is hereby added to K.C.C. chapter 16.xx  
1312 (created under section 88 of this ordinance) a new section to read as follows:

1313 **Condominium unit.** Condominium unit: a physical portion of the condominium  
1314 designated for separate ownership, the boundaries of which are described in accordance  
1315 with RCW 64.34.216(1)(D).

1316 NEW SECTION. SECTION 100. There is hereby added to K.C.C. chapter 16.xx  
1317 (created under section 88 of this ordinance) a new section to read as follows:

1318 **Conversion condominium.** Conversion condominium:

1319 A. A condominium that:

1320           1. At any time before its creation, was lawfully occupied, wholly or partially, by  
1321 a residential tenant pursuant to a rental agreement, oral or written, express or implied; or

1322           2. At any time before the conveyance of or acceptance of an agreement to  
1323 convey any unit therein other than to a declarant or any affiliate of a declarant, was  
1324 lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate  
1325 of a declarant, and such tenant was not notified in writing prior to lawfully occupying a  
1326 unit or executing a rental agreement, whichever is first, that the unit was part of  
1327 condominium and subject to sale.

1328           B. "Conversion condominium" shall not include a condominium in which, before  
1329 September 3, 1990, any unit therein had been conveyed or been made subject to an  
1330 agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

1331           NEW SECTION. SECTION 101. There is hereby added to K.C.C. chapter 16.xx  
1332 (created under section 88 of this ordinance) a new section to read as follows:

1333           **Declarant.** Declarant: any person or group of persons acting in concert who  
1334 executes, as declarant, the document, however denominated, that creates a condominium  
1335 by setting forth the information required by chapter 64.34 RCW or who reserves or  
1336 succeeds to any special declarant rights under such a document.

1337           NEW SECTION. SECTION 102. There is hereby added to K.C.C. chapter 16.xx  
1338 (created under section 88 of this ordinance) a new section to read as follows:

1339           **Damage ratio.** Damage ratio: the ratio of the estimated cost of repairs required  
1340 to restore the structural members of an immediately hazardous and dangerous structure to  
1341 their pre-event condition to the estimated replacement cost of the structure.

1342 NEW SECTION. SECTION 103. There is hereby added to K.C.C. chapter 16.xx  
1343 (created under section 88 of this ordinance) a new section to read as follows:

1344 **Declared an emergency.** Declared an emergency: an emergency declared in  
1345 accordance with K.C.C. chapter 12.52.

1346 NEW SECTION. SECTION 104. There is hereby added to K.C.C. chapter 16.xx  
1347 (created under section 88 of this ordinance) a new section to read as follows:

1348 **Department.** Department: the King County department of development and  
1349 environmental services or successor agency.

1350 NEW SECTION. SECTION 105. There is hereby added to K.C.C. chapter 16.xx  
1351 (created under section 88 of this ordinance) a new section to read as follows:

1352 **Director.** Director: the director of the department of development and  
1353 environmental services, or successor agency, or the person designated by the director to  
1354 act. "Director" includes "building official" and "code official."

1355 NEW SECTION. SECTION 106. There is hereby added to K.C.C. chapter 16.xx  
1356 (created under section 88 of this ordinance) a new section to read as follows:

1357 **Disaster.** Disaster: an event or set of circumstances of catastrophic nature arising  
1358 from any cause which reaches such a dimension as to demand immediate action to  
1359 preserve public health, to protect life and property or to provide relief to any stricken  
1360 community overtaken by such occurrences or which warrants the declaration of a state of  
1361 emergency or the execution of emergency management operations plans.

1362 NEW SECTION. SECTION 107. There is hereby added to K.C.C. chapter 16.xx  
1363 (created under section 88 of this ordinance) a new section to read as follows:

1364           **Engineering evaluation.** Engineering evaluation: an evaluation of structural or  
1365 nonstructural damage or suspected damage to a structure performed by or under direction  
1366 of an architect who is licensed in the state of Washington, or a civil or structural engineer  
1367 licensed in the state of Washington.

1368           NEW SECTION. SECTION 108. There is hereby added to K.C.C. chapter 16.xx  
1369 (created under section 88 of this ordinance) a new section to read as follows:

1370           **Health officer.** Health officer: the legally designated head of the Seattle-King  
1371 County department of health.

1372           NEW SECTION. SECTION 109. There is hereby added to K.C.C. chapter 16.xx  
1373 (created under section 88 of this ordinance) a new section to read as follows:

1374           **Historic structure.** Historic structure: any structure, or collection of structures  
1375 and their associated sites, deemed of importance to the history, architecture or culture of  
1376 an area by an appropriate local, state or federal governmental jurisdiction. "Historic  
1377 structure" includes a King County landmark, King County historic resources inventory  
1378 property, property listed on the national register of historic places, property listed on the  
1379 Washington state register of historic places, property determined eligible for listing on  
1380 the national register, and any other property deemed of historic significance by the King  
1381 County historic preservation officer.

1382           NEW SECTION. SECTION 110. There is hereby added to K.C.C. chapter 16.xx  
1383 (created under section 88 of this ordinance) a new section to read as follows:

1384           **Immediately hazardous and dangerous structure.** Immediately hazardous and  
1385 dangerous structure: a structure that has been determined by the director to constitute an  
1386 immediate safety hazard because the structure, or some portion of that structure, is

1387 determined, to be subject to immediate failure, detachment, dislodgment or collapse and  
1388 is likely to injure persons, damage property or cause other serious public safety problems.

1389 NEW SECTION. SECTION 111. There is hereby added to K.C.C. chapter 16.xx  
1390 (created under section 88 of this ordinance) a new section to read as follows:

1391 **Nonstructural damage.** Nonstructural damage: damage that has been  
1392 determined through an engineering evaluation to have the potential to cause injury or  
1393 death to the occupants or the public, or to have the potential to prevent occupancy due to  
1394 restricted access or egress. "Nonstructural damage" includes, but is not limited to,  
1395 damage to parapets, chimneys, ornamentation, cladding, masonry veneer, glazing,  
1396 interior partitions, cracks in finishes, damage of equipment, furnishing and mechanical or  
1397 electrical problems not directly related with fire protection or life safety, but that creates a  
1398 situation where correction is required for safe operation and occupancy.

1399 NEW SECTION. SECTION 112. There is hereby added to K.C.C. chapter 16.xx  
1400 (created under section 88 of this ordinance) a new section to read as follows:

1401 **Nuisance.** Nuisance: any of the following acts:

1402 A. Any public nuisance known at common law or in equity jurisprudence;

1403 B. Any attractive nuisance that may prove detrimental to persons whether in a  
1404 building, on the premises of a building or on an unoccupied lot. This includes any  
1405 abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor  
1406 vehicles; any structurally unsound fences or structures; or any lumber, trash, fences,  
1407 debris or vegetation that may prove a hazard;

1408 C. Whatever is dangerous to human life or is detrimental to health, as determined  
1409 by the health officer or building official;



- 1410 D. Overcrowding a room with occupants;
- 1411 E. Insufficient ventilation or illumination;
- 1412 F. Inadequate or unsanitary sewage or plumbing facilities;
- 1413 G. Uncleanliness, as determined by the health officer;
- 1414 H. Whatever renders air, food or drink unwholesome or detrimental to the health
- 1415 of human beings, as determined by the health officer or building official; or
- 1416 I. Civil code violations in accordance with K.C.C. Title 23.

1417 NEW SECTION. SECTION 113. There is hereby added to K.C.C. chapter 16.xx  
1418 (created under section 88 of this ordinance) a new section to read as follows:

1419 **Owners association.** Owners association: the association of condominium unit  
1420 owners, organized in accordance with chapter 64.34 RCW, for the purpose of managing a  
1421 condominium.

1422 NEW SECTION. SECTION 114. There is hereby added to K.C.C. chapter 16.xx  
1423 (created under section 88 of this ordinance) a new section to read as follows:

1424 **Person.** Person: a natural person, corporation, partnership, limited partnership,  
1425 trust, governmental subdivision or agency or other legal entity.

1426 NEW SECTION. SECTION 115. There is hereby added to K.C.C. chapter 16.xx  
1427 (created under section 88 of this ordinance) a new section to read as follows:

1428 **Public offer statement.** Public offer statement: a document offering  
1429 condominium units for sale and providing descriptions and disclosures relating to the  
1430 condominium pursuant to chapter 64.34 RCW.

1431 NEW SECTION. SECTION 116. There is hereby added to K.C.C. chapter 16.xx  
1432 (created under section 88 of this ordinance) a new section to read as follows:

1433           **Rapid abatement plan.** Rapid abatement plan: a plan prepared in accordance  
1434 with K.C.C. chapter 16.xx (created under section 330 of this ordinance), for the abatement  
1435 of an immediately hazardous and dangerous structure damaged by disaster resulting in a  
1436 declared emergency.

1437           NEW SECTION. SECTION 117. There is hereby added to K.C.C. chapter 16.xx  
1438 (created under section 88 of this ordinance) a new section to read as follows:

1439           **Structural damage.** Structural damage: damage that has been determined  
1440 through an engineering evaluation to have significantly decreased the structural integrity  
1441 or the vertical and lateral load carrying capacity of the structural frame of a structure.  
1442 Structural damage includes, but is not limited to, damage to roof or floor systems,  
1443 columns, diaphragms, walls or vertical bracing, moment frames, framing connections,  
1444 precast connections, base plate damage, weld failures or serious foundations damage.

1445           NEW SECTION. SECTION 118. There is hereby added to K.C.C. chapter 16.xx  
1446 (created under section 88 of this ordinance) a new section to read as follows:

1447           **Tenant.** Tenant: any person who is entitled to occupy a rental unit primarily for  
1448 living or dwelling purposes under a rental or lease agreement, written or oral, express or  
1449 implied. The term "tenant" also includes a subtenant who is in occupancy with the  
1450 consent of the owner.

1451           SECTION 119. K.C.C. 16.04.05036, as amended by this ordinance, is hereby  
1452 recodified as a section in K.C.C. chapter 16.04.

1453           SECTION 120. Ordinance 12560 Section 40, as amended, and K.C.C.  
1454 16.04.05036 are each hereby amended to read as follows:

1455           **Use or occupancy - Group LC occupancies defined.** Section 313.1 of the  
1456           ~~((Uniform))~~ International Building Code and WAC ~~((51-30-0313))~~ 51-50-313 are not  
1457           adopted and the following is substituted:

1458           **Group LC occupancies defined** ~~((U))~~IBC 313.1). Group LC Occupancies shall  
1459           include buildings, structures, or portions thereof, used for the business of providing  
1460           licensed care to clients in one of the following categories regulated by either the  
1461           Washington State Department of Health or the Department of Social and Health Services:

- 1462           1. ~~((Adult family home with not more than six clients.~~
- 1463           2.)) Adult residential rehabilitation facility ~~((with not more than thirty two~~  
1464           clients)).
- 1465           ~~((3.))~~ 2. Alcoholism intensive inpatient treatment service ~~((with not more than~~  
1466           thirty two clients)).
- 1467           ~~((4.))~~ 3. Alcoholism detoxification service ~~((with not more than thirty two~~  
1468           clients)).
- 1469           ~~((5.))~~ 4. Alcoholism long term treatment service ~~((with not more than thirty two~~  
1470           clients)).
- 1471           ~~((6.))~~ 5. Alcoholism recovery house service ~~((with not more than thirty two~~  
1472           clients)).
- 1473           ~~((7.))~~ 6. Boarding home ~~((with not more than thirty two clients)).~~
- 1474           ~~((8.))~~ 7. Group care facility ~~((with not more than thirty two clients)).~~
- 1475           ~~((9.))~~ 8. Group care facility for severely and multiple handicapped children ~~((with~~  
1476           not more than sixteen clients)).

1477            ~~((10.))~~ 9. Residential treatment facility for psychiatrically impaired children and  
1478 youth ~~((with not more than sixteen clients))~~.

1479            **EXCEPTION:** Where the care provided is acute care similar to that provided in a  
1480 hospital, the facility shall be classified as a Group ~~((I, Division 1.1 hospital))~~ 1-2  
1481 Occupancy.

1482            SECTION 121. K.C.C. 16.04.05037, as amended by this ordinance, is hereby  
1483 recodified as a section in K.C.C. chapter 16.04.

1484            SECTION 122. Ordinance 12560, Section 41, as amended, and K.C.C.  
1485 16.04.05037 are each hereby amended to read as follows:

1486            ~~((Special-use and occupaney))~~ High-rise buildings - Scope. Section 403.1 of  
1487 the ~~((Uniform))~~ International Building Code is not adopted and the following is  
1488 substituted:

1489            **Scope** ~~((UBC))~~ IBC 403.1). This section applies to all Group B office buildings  
1490 and Group R, Division 1 Occupancies, each having floors used for human occupancy  
1491 located more than 65 feet (19.812m) above the lowest level of fire department vehicle  
1492 access. Such buildings shall be of Type I or II-~~((F-R))~~ A. construction and shall be  
1493 provided with an approved automatic sprinkler system in accordance with Section 403.2.

1494            SECTION 123. K.C.C. 16.04.05038, as amended by this ordinance, is hereby  
1495 recodified as a section in K.C.C. chapter 16.04.

1496            SECTION 124. Ordinance 12560, Section 42, as amended, and K.C.C.  
1497 16.04.05038 are each hereby amended to read as follows:

1498            ~~((Means of egress))~~ **High-rise buildings – Stairway door operation.** Section  
1499            ~~((403.9))~~ 403.12 of the ~~((Uniform))~~ International Building Code is not adopted and the  
1500            following is substituted:

1501            ~~((Means of egress (UBC 403.9)))~~ **Stairway door operation (IBC 403.12).** Exits  
1502            shall comply with other requirements of this code and the following:

1503            1. All stairway doors which are locked from the stairway side shall have the  
1504            capability of being unlocked simultaneously without unlatching upon a signal from the  
1505            central control system.

1506            2. A telephone or other two-way communication system connected to an  
1507            approved emergency service which operates continuously shall be provided at not less  
1508            than every fifth floor in each required stairway where other provisions of this code permit  
1509            the doors to be locked.

1510            3. All stairways shall extend to the roof.

1511            4. All stairway doors identified in item 1 above shall automatically unlock  
1512            without unlatching in the event of lost electrical power.

1513            SECTION 125. K.C.C. 16.04.05034, as amended by this ordinance, is hereby  
1514            recodified as a section in K.C.C. chapter 16.04.

1515            SECTION 126. Ordinance 12560, Section 38, as amended, and K.C.C.  
1516            16.04.05034 are each hereby amended to read as follows:

1517            **Special detailed requirements based on ((U))use or occupancy - ((Infant**  
1518            **d))Day care facilities for children 2 1/2 years or less ((UBC 305.10))**. Chapter 4 of  
1519            the International Building code is supplemented with the following:

1520 Day care facilities for children 2 1/2 years or less. (IBC 420). Any building or  
1521 portion of a building used for the care or supervision of more than twelve (12) ~~((infants))~~  
1522 children two and one-half years of age or less, shall meet all code requirements for a  
1523 Group E~~((, Division 3))~~ Occupancy~~((, the special provisions of 305.2.3))~~ or the applicable  
1524 Group I occupancy and the ~~((infant care))~~ requirements of this section. ~~((For the~~  
1525 ~~purposes of this section, infant shall be defined as a child less than [than] thirty months of~~  
1526 ~~age.))~~

1527 1. ~~((Any portion of a building used for infant care))~~ Day care facilities shall not  
1528 be located above the second floor.

1529 2. Group E day care facilities shall be located on the level of discharge.

1530 3. ~~((Infant d))~~Day care ((areas)) facilities, as well as required means of egress  
1531 from these ~~((areas))~~ facilities, shall be provided with a fire alarm system and an automatic  
1532 sprinkler system supervised by an approved central receiving station.

1533 ~~((3-))~~ 4. Any portion of a building used for ~~((infant day))~~ the care or supervision  
1534 of more than twelve children two and one-half years of age or less shall be separated  
1535 from the rest of the building by a one hour fire ~~((resistive occupancy separation))~~ barrier.

1536 ~~((4-))~~ 5. Exit and exit-access doors along the path of exit travel, which serve~~((s))~~  
1537 an occupant load of 10 or more shall open in the direction of exit travel and shall be  
1538 equipped with panic hardware.

1539 SECTION 127. K.C.C. 16.04.05035, as amended by this ordinance, is hereby  
1540 recodified as a section in K.C.C. chapter 16.04.

1541 SECTION 128. Ordinance 12560, Section 39, as amended, and K.C.C.  
1542 16.04.05035 are each hereby amended to read as follows:

1543 Special detailed requirements based on ((U))use or occupancy - ((Modified E  
1544 occupancy (UBC 305.11))) Special education facilities. Chapter 4 of the International  
1545 Building code is supplemented with the following:

1546 ((Modified E occupancy (UBC 305.11))) Special education facilities (IBC  
1547 421). Any building or portion of a building classified s Group E, which is specifically  
1548 designated for the use of persons physically or mentally unable to walk or traverse the  
1549 required means of egress to safety without the physical assistance of another person shall  
1550 meet the ((modified E)) requirements of this section.

1551 ((Modified E areas, as welll as r))Required means of egress from these areas shall  
1552 be provided with an automatic sprinkler system which is monitored by an approved  
1553 central receiving station.

1554 1. ((The Modified E)) Facility areas ((used)) shall be separated from the rest of  
1555 the building by a one-hour fire ((resistive occupancy separation)) barrier.

1556 2. ((Modified E uses)) Facilities shall not be located above or below the first  
1557 story, unless there are at least two means of egress directly to the exterior at that level.

1558 3. At least two means of egress shall be provided from any room or area having  
1559 an occupant load of seven (7) or more.

1560 4. All required means of egress shall be accessible in accordance with ((Section  
1561 1106)) Chapter 11 Accessibility. Areas of evacuation assistance shall not be approved in  
1562 lieu of accessible means of egress.

1563 5. Buildings which contain ((modified E uses)) special education facilities shall  
1564 be provided with a fire alarm system throughout.

1565            SECTION 129. Ordinance 14111, Section 42, and K.C.C. 16.04.05.0353 are each  
1566 hereby repealed.

1567            SECTION 130. Ordinance 13564, Section 1, as amended, and K.C.C.  
1568 16.04.050365 are each hereby repealed.

1569            SECTION 131. K.C.C. 16.04.05039, as amended by this ordinance, is hereby  
1570 recodified as a section in K.C.C. chapter 16.04.

1571            SECTION 132. Ordinance 12560, Section 43, as amended, and K.C.C.  
1572 16.04.05039 are each hereby amended to read as follows:

1573            **General building ((limitations)) heights and areas - Premises ((limitations))**  
1574 **identification.** Section ((502)) 501.2 of the ((Uniform)) International Building Code is  
1575 not adopted and the following is substituted:

1576            **Premises identification ((UBC 502)) (IBC 501.2).** Approved numbers or  
1577 addresses shall be provided for all new buildings in such a position as to be plainly  
1578 visible and legible from the street or road fronting the property as specified in King  
1579 County Code 16.08.

1580            NEW SECTION. SECTION 133. There is hereby added to K.C.C. chapter 16.04  
1581 a new section to read as follows:

1582            **General height and area limitations – General – Portable classrooms – Fire**  
1583 **hydrants and access.** Section 503.1 of the International Building Code is supplemented  
1584 with the following:

1585            **Portable classrooms – Fire hydrants and access (IBC 503.1.5).** The location of  
1586 portable classrooms on a site with existing buildings shall be approved by the Fire



1587 Protection Engineering Section with respect to hydrant locations, access roads and  
1588 available water for fire fighting purposes.

1589 SECTION 134. K.C.C. 16.04.05040, as amended by this ordinance, is hereby  
1590 recodified as a section in K.C.C. chapter 16.04.

1591 SECTION 135. Ordinance 12560, Section 44, as amended, and K.C.C.  
1592 16.04.05040 are each hereby amended to read as follows:

1593 **General ((building)) height and area limitations – General - Portable**  
1594 **classrooms - Location ((UBC 503.3.1)).** Section 503.1 of the International Building  
1595 Code is supplemented with the following:

1596 **Portable classrooms - Location (IBC 503.1.6).** ~~((1. The location of portable~~  
1597 ~~classrooms on a site with existing buildings shall be approved by the Fire Protection~~  
1598 ~~Engineering Section with respect to hydrant locations, access roads and available water~~  
1599 ~~for fire fighting purposes.~~

1600 2-) Portable classrooms located within 60 feet of any permanent buildings shall  
1601 be located with a minimum clear space of 20 feet from any other portable classrooms and  
1602 from the permanent buildings.

1603 ~~((3.))~~ **EXCEPTIONS:**

1604 1. Portable classrooms located in close proximity to each other and more than  
1605 60 feet from permanent buildings, may be considered as portions of one building with no  
1606 minimum clearance or protection between them. The aggregate area of a cluster of  
1607 portable((s)) classrooms considered as one building must meet the area limits specified in  
1608 Section ~~((504))~~ 503, ((UBC)).

1609            ~~((EXCEPTIONS:))~~ 2. Portable classrooms with exterior wall protection which  
1610 is continuous through the crawlspace or skirted area may be located as follows:

1611            2.1. When either of two portables has exterior wall protection rated for not less  
1612 than one hour, with no openings ~~((or openings protected for 3/4 hours))~~ or openings that  
1613 comply with the area limits of Section 704.8, the minimum clear space shall be 10 feet  
1614 from any other portable.

1615            2.2. When both of two portables have exterior wall protection rated for not less  
1616 than one hour with no openings, the minimum clear space shall be 5 feet from any other  
1617 portable.

1618            3. Portable classrooms may be placed within 60 feet of any building provided  
1619 that both buildings comply with area limitations in Section 503 as may be modified by  
1620 Section 506. Calculations substantiating compliance of existing and proposed buildings  
1621 with Section 503 as modified by Section 506 will be required as part of the permit  
1622 application documents.

1623            SECTION 136. K.C.C. 16.04.050357, as amended by this ordinance, is hereby  
1624 recodified as a section in K.C.C. chapter 16.04.

1625            SECTION 137. Ordinance 14111, Section 43, and K.C.C. 16.04.050357 are each  
1626 hereby amended to read as follows:

1627            **Special provisions - Group S**~~((, Division 3))~~**-2 enclosed parking garage with**  
1628 **Group A, ((Division 3; Group)) B; ((Group)) M or R**~~((, Division 1 occupancy))~~  
1629 **above.** Section ~~((311.2.2.1))~~ 508.2 of the ~~((Uniform))~~ International Building Code is not  
1630 adopted and the following is substituted:

1631           Group S(~~(, Division 3)~~)-2 enclosed parking garage with Group A, (~~(Division~~  
1632           ~~3; Group)) B; ((Group)) M or R(~~(, Division 1 occupancy)) above(~~(, (UBC 311.2.2.1))~~)  
1633           (IBC 508.2). (~~(Other provisions of this code notwithstanding, a)~~) A basement or first  
1634           story above grade plane of a building (~~(may)~~) shall be considered as a separate and  
1635           distinct building for the purpose of determining area limitations, continuity of fire walls,  
1636           limitation of number of stories and type of construction, when all of the following  
1637           conditions are met:~~~~

1638           1. The basement or first story above grade plane is of Type IA construction and is  
1639           separated from the building above with a horizontal assembly having a minimum three-  
1640           hour (~~(occupancy separation. See Section 302.3)~~) fire resistance rating.

1641           2. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly  
1642           shall have not less than a two-hour fire-resistance rating with opening protectives in  
1643           accordance with Table 715.3.

1644           EXCEPTION: Where the enclosure walls below the horizontal assembly have  
1645           not less than a three-hour fire-resistance rating with opening protectives in accordance  
1646           with Table 715.3, the enclosure walls extending above the horizontal assembly shall be  
1647           permitted to have a one-hour fire-resistance rating if:

1648           1. The building above the horizontal assembly is not required to be of Type 1  
1649           construction;

1650           2. The enclosure connects less than four stories, and

1651           3. The enclosure opening protectives above the horizontal assembly have a  
1652           minimum one-hour rating.

1653           3. The building above the (~~((three-hour occupancy separation))~~) horizontal  
1654 assembly contains only Group A(~~((, Division 3))~~) having an assembly room with an  
1655 occupant load of less than 300; Group B; (~~((or Group))~~) M or R(~~((, Division 1~~  
1656 ~~Occupancies.))~~); and

1657           ~~((3-))~~ 4. The building below the (~~((three-hour occupancy separation))~~) horizontal  
1658 assembly is a Group S(~~((, Division 3 Occupancy))~~-2 enclosed parking garage, used  
1659 (~~((exclusively))~~) for the parking and storage of private (~~((or pleasure-type))~~) motor vehicles.

1660           **EXCEPTIONS:**

1661           1. Entry lobbies, mechanical rooms and similar uses incidental to the operation  
1662 of the building shall be permitted.

1663           2. Group A(~~((, Division 3 and Group B office, drinking and dining~~  
1664 ~~establishments and Group M retail occupancies))~~) having assembly room with an  
1665 occupant load of less than 300, or Group B or M shall be permitted in addition to those  
1666 uses incidental to the operation of the building (including storage areas), provided that the  
1667 entire structure below the (~~((three-hour occupancy separation))~~) horizontal assembly is  
1668 protected throughout by an approved automatic sprinkler system.

1669           ~~((4-))~~ 5. The maximum building height in feet shall not exceed the limits set forth  
1670 in Table (~~((S-B))~~) 503 for the least restrictive type of construction involved.

1671           ~~((5-))~~ 6. The building above the (~~((three-hour occupancy separation))~~) horizontal  
1672 assembly shall be considered at least a four (4) story building when any floor level  
1673 containing sleeping rooms have emergency escape or rescue windows beyond the reach  
1674 of a thirty-five (35) foot fire department ladder.

1675            ~~((5-))~~ 6.1. The emergency escape or rescue window is beyond the reach of the  
1676 thirty-five (35 feet) ladder, when the window sill height is located more than 3 1/2 feet  
1677 above the adjoining grade level. Adjoining grade level will be measured from a point at  
1678 grade, located along a vertical plane perpendicular to and intersecting with the window  
1679 sill, and ten (10) feet horizontal from the exterior wall of the building.

1680            SECTION 138. K.C.C. 16.04.05041, as amended by this ordinance, is hereby  
1681 recodified as a section in K.C.C. chapter 16.04.

1682            SECTION 139. Ordinance 12560, Section 45, as amended, and K.C.C.  
1683 16.04.05041 are each hereby amended to read as follows:

1684            **Fire-protection systems –General - Scope.** Section 901.1 of the ~~((Uniform))~~  
1685 International Building Code is not adopted and the following is substituted:

1686            **Scope ~~((UBC 901))~~ (IBC 901.1).**

1687            ~~((4-))~~ This chapter specifies where fire protection systems are required and  
1688 applies to the design, ~~((and))~~ installation and operation of fire~~((extinguishing systems,~~  
1689 smoke control systems and smoke and heat venting)) protection systems.

1690            ~~((2- For requirements on fire alarm systems, see the following:~~

| 1691 | SECTION        | SUBJECT                                |
|------|----------------|--|
| 1692 | 303.9          | Group A, Divisions 1 and 2 Occupancies |
| 1693 | 305.2.3, 305.9 | Group E Occupancies                    |
| 1694 | 307.9          | Group H Occupancies                    |
| 1695 | 308.9          | Group I Occupancies                    |
| 1696 | 310.10         | Group R Occupancies                    |
| 1697 | 403.5          | High-rise buildings                    |

1698            ~~408.5~~            Amusement buildings

1699            ~~307.11.5.5~~            Group H, Division 6 Occupancies))

1700            ~~((4.))~~ 1. ADDITIONAL REQUIREMENTS.

1701            ~~((4.1.))~~ 1.1. The Fire Marshal or ~~((his/her))~~ designee retains the authority under  
1702 section ~~((1001.9))~~ 903.2.10 of the ~~((Uniform))~~ International Fire Code to impose  
1703 additional conditions, including but not limited to increased setbacks, use of fire retardant  
1704 materials or standpipes where determined necessary to mitigate identified fire protection  
1705 impacts.

1706            ~~((4))~~ 1.2. This chapter applies to ~~((A))~~ all buildings or structures whose county  
1707 assessed value has increased by more than 50% within a five year period due to the added  
1708 value of ~~((additions,))~~ alterations and repairs~~((, must meet the provisions of this chapter))~~.  
1709 When the first permit application is submitted to ~~((add to,))~~ alter or repair an existing  
1710 building, the county assessed value of the building at the time the complete application is  
1711 submitted shall be considered the base county assessed value for the following five year  
1712 period.

1713            ~~((4))~~ 1.3. Any additions to an existing building or structure shall be considered  
1714 new construction and ~~((the addition shall be))~~ subject the entire structure to the provisions  
1715 of this ~~((section))~~ chapter.

1716            ~~((4))~~ 1.4. All condominiums shall have the following wording in the recorded  
1717 Declaration of Covenants and a copy of the document shall be provided to the ~~((director))~~  
1718 fire code official or ~~((his))~~ designee:

1719 ((4)) 1.4.1. In the event that any unit should be equipped with a sprinkler system,  
1720 nothing shall be hung from the sprinklers comprising a part of the system nor shall any  
1721 such sprinklers be painted, covered, or otherwise changed, tampered with or altered.

1722 ((4)) 1.4.2. Prior to any alteration, amendment, modification or change thereof,  
1723 the owners or their agents will submit such alteration, amendment, modification or  
1724 change to the ((building official)) fire marshal or designee for ((his/her)) approval and  
1725 agrees to comply with all applicable sprinkler requirements.

1726 SECTION 140. Ordinance 12560, Section 46, as amended, and K.C.C.  
1727 16.04.05042 are each hereby repealed.

1728 NEW SECTION. SECTION 141. There is hereby added to K.C.C. chapter 16.04  
1729 a new section to read as follows:

1730 **Automatic sprinkler systems – General.** Section 903.1 of the International  
1731 Building Code is not adopted and the following is substituted:

1732 **General (IBC 903.1).** Automatic sprinkler systems shall comply with this  
1733 section. For provisions for special hazards and hazardous materials, Section 901.4.3 of  
1734 the International Fire Code applies.

1735 SECTION 142. K.C.C. 16.04.05043, as amended by this ordinance, is hereby  
1736 recodified as a section in K.C.C. chapter 16.04.

1737 SECTION 143. Ordinance 12560, Section 47, as amended, and K.C.C.  
1738 16.04.05043 are each hereby amended to read as follows:

1739 ((Fire-protection)) Automatic sprinkler systems - All occupancies ((except  
1740 Group R, Division 3 and Group U occupancies)). Section ((904.2.2)) 903.2.10 of the

1741 ((Uniform)) International Building Code ((as adopted by WAC 51-30-0904, effective  
1742 date, June 30, 1995,)) is not adopted and the following is substituted:

1743 ~~((Fire protection systems))~~ **All occupancies** ~~((except Group R, Division 3  
1744 and Group U occupancies (UBC 904.2.2)))~~ **(IBC 903.2.10)**. ((Except for Group R,  
1745 Division 3 and Group)) U Occupancies)) For residential units and their accessory  
1746 structures built under the International Residential Code, sprinklers shall be installed in  
1747 accordance with Section 903.2.10.4. For all other occupancies, an automatic sprinkler  
1748 system shall be installed((:

1749 1. ~~In every story or basement of all buildings when the floor area exceeds 1,500  
1750 square feet (139.4 m<sup>2</sup>) and there is not provided at least 20 square feet (1.86 m<sup>2</sup>) of  
1751 opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or  
1752 fraction thereof of exterior wall in the story or basement on at least one side of the  
1753 building. Openings shall have a minimum dimension of not less than 30 inches (.762 m).  
1754 Such openings shall be accessible to the fire department from the exterior and shall not be  
1755 obstructed in a manner that firefighting or rescue cannot be accomplished from the  
1756 exterior.~~

1757 ~~When openings in a story are provided on only one side and the opposite wall of  
1758 such story is more than 75 feet (22.86 m) from such openings, the story shall be provided  
1759 with an approved automatic sprinkler system, or openings as specified above shall be  
1760 provided on at least two sides of an exterior wall of the story.~~

1761 ~~If any portion of a basement is located more than 75 feet (22.86 m) from openings  
1762 required in this section, the basement shall be provided with an approved automatic  
1763 sprinkler system.~~



1764           2. ~~At the top of rubbish and linen chutes and in their terminal rooms. Chutes~~  
1765 ~~extending through three or more floors shall have additional sprinkler heads installed~~  
1766 ~~within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.~~

1767           3. ~~In rooms where nitrate film is stored or handled.~~

1768           4. ~~In protected combustible fiber storage vaults as defined in the International~~  
1769 ~~Fire Code.~~

1770           5. ~~Throughout all buildings with a floor used for human occupancy that is located~~  
1771 ~~55 feet (16.76 m) or more above the lowest level of fire department vehicle access.~~

1772           **EXCEPTION:**

1773           1. ~~Airport control towers.~~

1774           2. ~~Open parking structures.~~

1775           3. ~~Group F, Division 2 Occupancies.))~~ in locations in accordance with Sections  
1776 903.2.10.1 through 903.2.10.1.3.

1777           ~~((6. In all other))~~ Sprinklers are also required in occupancies requiring 2,000  
1778 gallons per minute or more fire flow, or where the total floor area included within the  
1779 surrounding exterior walls on all floor levels including basements exceeds 10,000 square  
1780 feet. ~~((Area))~~ Fire separation walls, as noted in Section ((504.6)) 705.1 of the  
1781 ~~((Uniform))~~ International Building Code, shall not be considered to separate a building to  
1782 enable deletion of the required automatic sprinkler system.

1783           NEW SECTION. SECTION 144. There is hereby added to K.C.C. chapter 16.04  
1784 a new section to read as follows:

1785           **Automatic sprinkler systems – All occupancies – Buildings over 55 feet in**  
1786 **height.** Section 903.2.10.3 of the International Building Code is not adopted and the  
1787 following is substituted:

1788           **Buildings over 55 feet in height (IBC 903.2.10.3).** An automatic sprinkler  
1789 system shall be installed throughout buildings with a floor used for human occupation  
1790 that is located 55 feet (16,764 mm) or more above the lowest level of fire department  
1791 vehicle access.

1792           **EXCEPTIONS:**

- 1793           1. Airport control towers.  
1794           2. Open parking structures.

1795           SECTION 145. Ordinance 12560, Section 48, as amended, and K.C.C.  
1796 16.04.05044 are each hereby repealed.

1797           SECTION 146. Ordinance 12560, Section 49, as amended, and K.C.C.  
1798 16.04.05045 are each hereby repealed.

1799           SECTION 147. K.C.C. 16.04.050453, as amended by this ordinance, is hereby  
1800 recodified as a section in K.C.C. chapter 16.04.

1801           SECTION 148. Ordinance 14111, Section 55, and K.C.C. 16.04.050453 are each  
1802 hereby amended to read as follows:

1803           ~~((Fire-extinguishing))~~ Automatic sprinkler systems - ((Group R, Division 3))  
1804 All occupancies (((UBC 904.2.10))). Section 903.2.10 of the International Building Code  
1805 is supplemented with the following:

1806 All occupancies (IBC 903.2.10.4). An automatic sprinkler system shall be  
1807 installed in ~~((Group R, Division 3 occupancies))~~ residential units and accessory structures  
1808 built under the International Residential Code under these conditions:

1809 1. Exceeding 2,500 square feet gross floor area (including attached garages)  
1810 without adequate fire flow except as cited in K.C.C. 17.08.030.

1811 2. Without approved fire department access as defined in the road standards of  
1812 King County Ordinance 11187. ~~((Article 9, section 902))~~

1813 3. If 2,000 gallons per minute or more fire flow is required, or where the total  
1814 floor area included within the surrounding exterior walls on all floor levels including  
1815 basements exceeds 10,000 square feet. For townhouses each unit is considered a separate  
1816 building.

1817 EXCEPTIONS: Attached decks, exterior porches and carports open on two  
1818 sides.

1819 4. Where special hazards or unusual conditions exists in addition to the normal  
1820 hazard of the space due to the design, size, volume or use of the space, the Fire Marshal  
1821 is authorized to require additional safeguards suitable for the protection of the hazard or  
1822 condition involved. Additional safeguards can consist of automatic fire alarm system,  
1823 automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire  
1824 extinguishers, or other special fire-extinguishing systems. Where such systems are  
1825 provided, they shall be designed and installed in accordance with the applicable Uniform  
1826 Fire Code Standards. ~~((See Article 90 and section 101.3.))~~

1827 SECTION 149. Ordinance 13564, Section 2, as amended, and K.C.C.  
1828 16.04.050455 are each hereby repealed.

1829            SECTION 150. Ordinance 14111, Section 57, and K.C.C. 16.04.050457 are each  
1830 hereby repealed.

1831            NEW SECTION. SECTION 151. There is hereby added to K.C.C. chapter 16.04  
1832 a new section to read as follows:

1833            **Fire alarm and detection systems – General.** Section 907.1 of the International  
1834 Building Code is not adopted and the following is substituted:

1835            **General (IBC 907.1).** This section applies to the application, installation,  
1836 performance and maintenance of fire alarm systems and their components in new and  
1837 existing buildings and structures. Section 907.3 applies to existing buildings and  
1838 structures.

1839            All occupancies exceeding 3,000 square feet gross floor area are required to  
1840 provide an approved monitored automatic fire detection system. Fire separation walls as  
1841 noted in Section 705.1 shall not be considered to separate a building to enable deletion of  
1842 the required fire detection system.

1843            **EXCEPTIONS:**

- 1844            1. Group U occupancies.
- 1845            2. Residential units and accessory buildings built under the International  
1846 Residential Code.
- 1847            3. Heat detectors are not required in occupancies protected throughout by an  
1848 approved and monitored automatic sprinkler system.

1849            SECTION 152. K.C.C. 16.04.05048, as amended by this ordinance, is hereby  
1850 recodified as a section in K.C.C. chapter 16.04.

1851            SECTION 153. Ordinance 14111, Section 58, and K.C.C. 16.04.050458 are each  
1852 hereby amended to read as follows:

1853            ~~((Pressurized))~~ Vertical exit enclosures – smokeproof enclosure. Section  
1854 ~~((1005.3.3.7))~~ 1019.1.8 of the ~~((Uniform))~~ International Building Code is not adopted and  
1855 following is substituted:

1856            ~~((Pressurized))~~ Smokeproof enclosures ~~((UBC 1005.3.3.7))~~ (IBC 1019.1.8.  
1857 In ((a)) buildings ~~((having a floor level used for human occupancy))~~ required to comply  
1858 with section 403 or 405, each of the exits of a building that serves stories where the floor  
1859 surface is located more than 65 feet (19.812 m) above the lowest level of fire department  
1860 vehicle access~~((, all required exit enclosures))~~ or more than 30 feet (9,144 mm) below the  
1861 level of exit discharge serving such floor levels shall be a smokeproof enclosure or  
1862 pressurized stairway in accordance with Section ~~((905))~~ 909.20 ~~((and this section:~~  
1863 ~~Pressurization shall occur automatically upon activation of an approved fire alarm system~~

1864            **EXCEPTION:** ~~If the building is not equipped with a fire alarm system,~~  
1865 ~~pressurization shall be upon activation of a spot type smoke detector listed for releasing~~  
1866 ~~service located within 5 feet (1524 mm) of each vestibule entry.~~

1867            ~~A controlled relief vent capable of discharging a minimum of 2,500 cubic feet per~~  
1868 ~~minute (1180L/s) of air at the design pressure difference shall be located in the upper~~  
1869 ~~portion of such pressurized exit enclosures)).~~

1870            SECTION 154. Ordinance 14111, Section 59, and K.C.C. 16.04.050459 are each  
1871 hereby repealed.

1872            NEW SECTION. SECTION 155. There is hereby added to K.C.C. chapter 16.04  
1873 a new section to read as follows:

1874           **Ventilation – Exceptions.** Section 1203.3.2 of the International Building Code is  
1875 not adopted and the following is substituted:

1876           **Exceptions (IBC 1203.3.2).** The following are exceptions to section 1203.3 and  
1877 1203.3.1:

1878           1. Where warranted by climatic conditions, ventilation openings to the outdoors  
1879 are not required if ventilation openings to the interior are provided.

1880           2. The total area of ventilation openings is permitted to be reduced to 1/1500 of  
1881 the under-floor area where the ground surface is treated with an approved vapor retarder  
1882 material and the required openings are placed so as to provide cross ventilation of the  
1883 space.

1884           3. Ventilation openings are not required where continuously operated mechanical  
1885 ventilation is provided at a rate of one cubic foot per minute for each fifty square feet of  
1886 crawl-space floor area and the ground surface is covered with an approved vapor retarder.

1887           Ventilation openings are not required when the ground surface is covered with an  
1888 approved vapor retarder, the perimeter walls are insulated and the space is conditioned in  
1889 accordance with the Washington state Energy Code, chapter 51-11 WAC.

1890           NEW SECTION. SECTION 156. There is hereby added to K.C.C. chapter 16.04  
1891 a new section to read as follows:

1892           **Sound transmission – Sea-Tac sound reduction standards.** Section 1207 of  
1893 the International Building Code is supplemented with the following:

1894           **Sea-Tac sound reduction standards (IBC 1207.4).** All buildings or structures  
1895 constructed or placed in use for human occupancy on sites in the vicinity of Sea-Tac  
1896 International Airport which have been included within or enclosed by the Port of Seattle

1897 Noise Remedy Program boundaries shall comply with the provisions in supplemental  
1898 Appendix K as adopted by King County.

1899 NEW SECTION. SECTION 157. There is hereby added to K.C.C. chapter 16.04  
1900 a new section to read as follows:

1901 **Performance requirements – Flood resistance.** Section 1403.6 of the  
1902 International Building Code is not adopted and the following is substituted:

1903 **Performance requirements – Flood resistance (IBC 1403.6).** For buildings in  
1904 flood hazard areas as established in K.C.C. chapter 21A.24, exterior walls extending  
1905 below the base flood elevation shall comply with K.C.C. chapter 21A.24.

1906 NEW SECTION. SECTION 158. There is hereby added to K.C.C. chapter 16.04  
1907 a new section to read as follows:

1908 **Performance requirements – Flood resistance for high-velocity wave action**  
1909 **areas.** Section 1403.7 of the International Building Code is not adopted.

1910 NEW SECTION. SECTION 159. There is hereby added to K.C.C. chapter 16.04  
1911 a new section to read as follows:

1912 **Construction documents - Flood load.** Section 1603.1.6 of the International  
1913 Building Code is not adopted.

1914 SECTION 160. K.C.C. 16.04.05046, as amended by this ordinance, is hereby  
1915 recodified as a section in K.C.C. chapter 16.04.

1916 SECTION 161. Ordinance 12560, Section 50, as amended, and K.C.C.  
1917 16.04.05046 are each hereby amended to read as follows:

1918 ~~((Roof design--))~~ **Snow loads.** Section ~~((1605.4))~~ 1608 of the ~~((Uniform))~~  
1919 International Building Code is not adopted and the following is substituted:

1920           **Snow loads (~~((UBC 1605.4))~~) (IBC 1608).** The "Snow Load Analysis for  
1921 Washington" Second Edition (1995), published by the Structural Engineers Association  
1922 of Washington shall be used in determining snow load((-)) except where the department  
1923 determines by public rule that a different standard is necessary to protect the public health  
1924 and safety. The ((M))minimum Snow Load shall be 25 pounds per square feet.

1925           NEW SECTION. SECTION 162. There is hereby added to K.C.C. chapter 16.04  
1926 a new section to read as follows:

1927           **Flood loads - Establishment of flood hazard areas.** Section 1612.3 of the  
1928 International Building Code is not adopted.

1929           NEW SECTION. SECTION 163. There is hereby added to K.C.C. chapter 16.04  
1930 a new section to read as follows:

1931           **Flood loads - Design and construction.** Section 1612.4 of the International  
1932 Building Code is not adopted.

1933           NEW SECTION. SECTION 164. There is hereby added to K.C.C. chapter 16.04  
1934 a new section to read as follows:

1935           **Flood loads - Flood hazard documentation.** Section 1612.5 of the International  
1936 Building Code is not adopted and the following is substituted:

1937           **Flood hazard documentation (IBC 1612.5).** For construction in flood hazard  
1938 areas the applicant shall provide actual as-built elevation certification by a professional  
1939 civil engineer or land surveyor licensed by the state of Washington.

1940           NEW SECTION. SECTION 165. There is hereby added to K.C.C. chapter 16.04  
1941 a new section to read as follows:



1942                    **Excavation, grading and fill - Grading and fill in floodways.** Section 1803.4  
1943 of the International Building Code is not adopted and the following is substituted:

1944                    **Grading and fill in floodways (IBC 1803.4).** Excavation, grading and fill in  
1945 floodways shall be in accordance with K.C.C. chapter 21A.24.

1946                    NEW SECTION. SECTION 166. There is hereby added to K.C.C. chapter 16.04  
1947 a new section to read as follows:

1948                    **Foundations walls - Alternative foundation wall reinforcement.** Section  
1949 1805.5.3 of the International Building Code is not adopted and the following is  
1950 substituted:

1951                    **Alternative foundation wall reinforcement (IBC1805.5.3).** In lieu of the  
1952 reinforcement provisions in Table 1805.5(2), 1805.5(3) or 1805.5(4), alternative  
1953 reinforcing bar sizes and spacings having an equivalent cross-sectional area of  
1954 reinforcement per lineal foot (mm) of wall are permitted to be used, provided the spacing  
1955 of reinforcement does not exceed 72 inches and reinforcing bar sizes do not exceed  
1956 No.11. Concrete foundation walls for Group R, Division 3 and Group U occupancies  
1957 only, may comply with Table 1805.5(5) International Building Code in section 167 of  
1958 this ordinance, which provides a prescriptive concrete foundation wall reinforcement  
1959 method as an alternative to requiring a special design for every application.

1960                    NEW SECTION. SECTION 167. There is hereby added to K.C.C. chapter 16.04  
1961 a new section to read as follows:

1962                    **Footings and foundation – foundation walls - Table 1805.5(5) Seismic Zone D**  
1963 **- Concrete and Masonry<sup>2</sup> Foundation Walls<sup>1,4</sup> For Single Family And Duplex**

1964 **Residences.** Section 1805.5 of the International Building Code is supplemented by the  
 1965 following table:

1966 **Table 1805.5(5) Seismic Zone D - Concrete and Masonry<sup>4</sup> Foundation**

1967 **Walls<sup>1,2</sup> For Single Family And Duplex Residences.** Table 1805.5(5) Foundation wall  
 1968 reinforcement requirements for Single Family and Duplex Residential Occupancies and  
 1969 Private Garage occupancies only<sup>8,9</sup>

| Minimum Wall Thickness | Maximum Wall Height (ft.) <sup>5</sup> | Maximum Unbalanced Backfill (ft.) <sup>1,2</sup> | Minimum Vertical Reinforcement <sup>3</sup> | Minimum Horizontal Reinforcement <sup>6</sup> |
|------------------------|--|--|---|---|
| 6"                     | 4' 6"                                  | 4'   | #4 @ 48" O.C.                               | ---   |
| 8"                     | 9'                                     | 5'   | #4 @ 48" O.C.                               | #4 @ 48" O.C.                                 |
| 8"                     | 9'                                     | 8'   | #4 @ 16" O.C. <sup>7</sup>                  | #4 @ 48" O.C.                                 |
| 8"                     | 9'                                     | 9'   | #4 @ 12" O.C. <sup>7</sup>                  | #4 @ 48" O.C.                                 |

1970 Footnotes:

1971 1. A design in accordance with accepted engineering practice shall be provided  
 1972 when any of the following exist:

- 1973 a. Walls are subject to hydrostatic pressure from groundwater.

1974                    b. Walls supporting more than 48" of unbalanced backfill that do not have  
1975 permanent lateral support at the top and bottom. Unbalanced backfill height is the  
1976 difference in height of the exterior and interior finish ground levels.

1977                    2. The floor diaphragm shall be completed before backfilling or the foundation  
1978 wall sufficiently braced to prevent damage by the backfill.

1979                    3. This table is not intended to prevent temperature and shrinkage cracks.  
1980 Reinforcing steel shall be placed on tension side of the wall and provided not less than  $\frac{3}{4}$   
1981 cover from the face of the wall. In concrete cast against earth reinforcing shall be placed  
1982 a minimum of 3 inches from the soil.

1983                    4. Mortar shall be type M or S and masonry shall be laid in running bond.

1984                    5. Wall height is measured as the vertical distance from the top of the wall to the  
1985 top of the footing.

1986                    6. All foundations shall include (2) #4 rebar at the top of the wall and (2) #4 in  
1987 the bottom of the footing, continuous horizontal reinforcing.

1988                    7. The distance from the face of the soil side of the wall to the center of vertical  
1989 reinforcement shall be at least 5 inches in an 8-inch wall.

1990                    8. When braced wall panels are supported directly on continuous foundations, the  
1991 wall sill plate shall be anchored to the foundation as follows: The wood sole plate and  
1992 wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum  
1993 of 6 feet on center where the height of the unbalanced fill does not exceed 5 feet. The  
1994 anchor bolts shall be spaced a maximum of 2 feet on center where the height of the  
1995 unbalanced backfill exceeds 5 feet. There shall be a minimum of two bolts per plate  
1996 section. Bolts shall be at least  $\frac{1}{2}$  inch in diameter and shall extend a minimum of 7

1997 inches into masonry or concrete. A nut and 3/16" x 2"x 2" washer shall be tightened on  
1998 each bolt to the plate (Section 2308.3 IBC; R403.1.6 International Residential Code.)

1999 9. The provisions of this table may be applied to Group R-3 and Group U  
2000 occupancies, and townhouses as defined in Section 202 International Residential Code.

2001 NEW SECTION. SECTION 168. There is hereby added to K.C.C. chapter 16.04  
2002 a new section to read as follows:

2003 **Damproofing and waterproofing – Under floor space - Flood hazard areas.**

2004 Section 1807.1.2.1 of the International Building Code is not adopted and the following is  
2005 substituted:

2006 **Flood hazard areas (IBC 1807.1.2.1).** For buildings and structures in flood  
2007 hazard areas as established in K.C.C. chapter 21A.24, the finished ground level of an  
2008 under-floor space such as a crawl space shall be equal to or higher than the outside  
2009 finished grade level.

2010 SECTION 169. Ordinance 14111, Section 61, and K.C.C. 16.04.050465 are each  
2011 hereby repealed.

2012 SECTION 170. Ordinance 12560, Section 51, as amended, and K.C.C.  
2013 16.04.05047 are each hereby repealed.

2014 SECTION 171. Ordinance 12560, Section 52, as amended, and K.C.C.  
2015 16.04.05048 are each hereby repealed.

2016 SECTION 172. Ordinance 12560, Section 53, as amended, and K.C.C.  
2017 16.04.05049 are each hereby repealed.

2018 SECTION 173. K.C.C. 16.04.05050, as amended by this ordinance, is hereby  
2019 recodified as a section in K.C.C. chapter 16.04.

2020            SECTION 174. Ordinance 12560, Section 54, as amended, and K.C.C.

2021            16.04.05050 are each hereby amended to read as follows:

2022            **Plumbing systems – Minimum plumbing facilities – Minimum ((N))number**  
2023            **of fixtures(~~–General~~)).** Section 2902.1 of the (~~Uniform~~) International Building  
2024            Code, as amended by chapter 51-50 WAC, is not adopted and the following is  
2025            substituted:

2026            **~~((General))~~ Minimum number of fixtures ~~((UBC))~~IBC 2902.1.** The number  
2027            of plumbing fixtures within a building shall not be less than set forth in Section 2902.  
2028            Fixtures located within unisex toilet and bathing rooms shall be included in determining  
2029            the number of fixtures provided in an occupancy. The director of public health is  
2030            authorized to enforce this section.

2031            SECTION 175. K.C.C. 16.04.05052, as amended by this ordinance, is hereby  
2032            recodified as a section in K.C.C. chapter 16.04.

2033            SECTION 176. Ordinance 12560, Section 56, as amended, and K.C.C.

2034            16.04.05052 are each hereby amended to read as follows:

2035            **~~((Appendix Chapter 4, Division I – ))~~ Swimming pool enclosures and safety**  
2036            **devices - General.** Section (~~419 of Appendix Chapter 4, Division I,~~) 3109.1 of the  
2037            (~~Uniform~~) International Building Code is not adopted and the following is substituted:

2038            **~~((Scope (UBC 419)))~~ General (IBC 3109.1).** (~~The provisions of this section~~  
2039            ~~apply to the design and construction of barriers for swimming pools located on the~~  
2040            ~~premises of detached one-family dwelling units only)) Swimming pools, spas and hot~~  
2041            ~~tubs installed in or on the lot of a one-family, two-family or for the use of an individual~~  
2042            ~~townhouse shall comply with the requirements of Appendix G of the International~~

2043 Residential Code as amended by K.C.C. 16.04.05053, as recodified by this ordinance,  
2044 and 16.70.035, as recodified by this ordinance. For other pools, protection shall comply  
2045 with the requirements of K.C.C. chapter 16.78.

2046 ~~((The))~~ For all other swimming pools the director of the Seattle-King County  
2047 department of public health shall enforce regulations for pools meeting the definition of a  
2048 "general use pool" or "limited use pool" as defined in chapter 246-260 WAC, and  
2049 "recreational water contact facility" or "RWCF" as defined in chapter 246-262, and  
2050 chapter 248-98 WAC which contains the design and construction of barriers for  
2051 swimming pools, spas, wading pools, spray pools, and other water recreation facilities  
2052 located in other occupancies.

2053 NEW SECTION. SECTION 177. There is hereby added to K.C.C. chapter 16.04  
2054 a new section to read as follows:

2055 **Swimming pool enclosures and safety devices.** Section 3109.3 through 3109.5  
2056 of the International Building Code is not adopted.

2057 NEW SECTION. SECTION 178. There is hereby added to K.C.C. chapter 16.04  
2058 a new section to read as follows:

2059 **Additions, alterations or repairs - Existing buildings or structures.** Section  
2060 3403.1 of the International Building Code is not adopted and the following is substituted:

2061 **Existing buildings or structures (IBC 3403.1).** Additions or alterations to any  
2062 building or structure shall conform with the requirements of the code for new  
2063 construction. Additions or alterations shall not be made to an existing building or  
2064 structure which will cause the existing building or structure to be in violation of any  
2065 provisions of this code. An existing building plus additions shall comply with the height

2066 and area provisions of Chapter 5. Portions of the structure not altered and not affected by  
2067 the alteration are not required to comply with the code requirements for a new structure.

2068 **EXCEPTION:** Repair of buildings and structures in flood hazard areas shall  
2069 comply with K.C.C. chapter 21A.24.

2070 NEW SECTION. SECTION 179. There is hereby added to K.C.C. chapter 16.04  
2071 a new section to read as follows:

2072 **Historic buildings - Flood hazard areas.** Section 3407.2 of the International  
2073 Building Code is not adopted and the following is substituted:

2074 **Flood hazard areas (IBC 3407.2).** Historic buildings within flood hazard areas  
2075 shall comply with K.C.C. chapter 21A.24.

2076 SECTION 180. Ordinance 14111, Section 69, and K.C.C. 16.04.050535 are each  
2077 hereby repealed.

2078 SECTION 181. Ordinance 14111, Section 70, and K.C.C. 16.04.050536 are each  
2079 hereby repealed.

2080 SECTION 182. Ordinance 14111, Section 71, and K.C.C. 16.04.050537 are each  
2081 hereby repealed.

2082 SECTION 183. Ordinance 12560, Section 66 (part), as amended, and K.C.C.  
2083 16.04.05062 are each hereby repealed.

2084 SECTION 184. Ordinance 12560, Section 66 (part), and K.C.C. 16.04.05063 are  
2085 each hereby repealed.

2086 NEW SECTION. SECTION 185. There is hereby added to K.C.C. chapter 16.04  
2087 a new section to read as follows:

2088           **Existing structures - Compliance alternatives - Applicability.** Section 3410.2  
2089 of the International Building Code is not adopted and the following is substituted:

2090           **Applicability (IBC 3410.2).** Structures existing prior to October 22, 1971, in  
2091 which there is work involving additions, alterations or changes of occupancy shall be  
2092 made to conform to the requirements of this section or Sections 3403 through 3407.  
2093 Sections 3410.2.1 through 3410.2.5 apply to existing occupancies that will continue to  
2094 be, or are proposed to be, in Groups A, B, F, M, R, S and U. These sections shall not  
2095 apply to buildings with occupancies in Group H or I.

2096           SECTION 186. K.C.C. 16.04.05064, as amended by this ordinance, is hereby  
2097 recodified as a section in K.C.C. chapter 16.04.

2098           SECTION 187. Ordinance 12560, Section 67, as amended, and K.C.C.  
2099 16.04.05064 are each hereby amended to read as follows:

2100           **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2101 **- Sea-Tac sound reduction standards - Purpose ((UBC 1210)).** The International  
2102 Building Code is supplemented by the following appendix:

2103           Purpose (IBC AK 101). The purpose of these sections is to safeguard life,  
2104 health, property and public welfare by establishing minimum requirements regulating the  
2105 design, construction, and/or setting on site of buildings for human occupancy in the  
2106 vicinity of Sea-Tac International Airport as identified on the maps referenced in the April  
2107 24, 1985 Federal Register, Volume 50, No. 79. These sections are not intended to  
2108 abridge any safety or health requirements required under any other applicable codes or  
2109 ordinances.



2110            SECTION 188. K.C.C. 16.04.05065, as amended by this ordinance, is hereby  
2111 recodified as a section in K.C.C. chapter 16.04.

2112            SECTION 189. Ordinance 12560, Section 68, as amended, and K.C.C.  
2113 16.04.05065 are each hereby amended to read as follows:

2114            **Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~transmission ~~((E))~~control**  
2115 **- Scope ~~((UBC 1211))~~.** The International Building Code is supplemented by the  
2116 following appendix:

2117            **Scope (IBC AK 102).** The provisions of this chapter shall apply to all buildings  
2118 or structures constructed or placed in use for human occupancy on sites within the  
2119 vicinity of Seattle-Tacoma International Airport which have been included within or  
2120 enclosed by the Port of Seattle Noise Remedy Program boundaries;

- 2121            1. Structures relocated shall comply with all requirements of this chapter and,  
2122            2. Mobile homes located in mobile home parks shall be exempt from these  
2123 requirements.

2124            This chapter is intended to supplement the provisions of the ~~((Uniform))~~  
2125 International Residential Code, the International Mechanical Code, the ~~((adopted))~~  
2126 Washington state Energy Code, and ~~((the remainder of))~~ the ~~((Uniform))~~ International  
2127 Building Code. In the case of conflict between the chapter and any other applicable  
2128 codes the more restrictive requirements shall be met.

2129            SECTION 190. K.C.C. 16.04.05066, as amended by this ordinance, is hereby  
2130 recodified as a section in K.C.C. chapter 16.04.

2131            SECTION 191. Ordinance 12560, Section 69, as amended, and K.C.C.  
2132 16.04.05066 are each hereby amended to read as follows:

2133            **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2134            **- Application to existing buildings ((UBC 1212))). The International Building Code is**  
2135            **supplemented by the following appendix:**

2136            **Application to existing buildings (IBC AK 103).** Additions may be made to  
2137            existing buildings or structures without making the entire building structure comply with  
2138            all the requirements of this chapter for new construction. Additions shall be made to  
2139            comply in the areas being added to the extent that it is deemed practical and effective by  
2140            the director of the department of development and environmental services in meeting the  
2141            intent of this chapter.

2142            Any change of use in the occupancy or use of a building previously unapproved  
2143            for human occupancy to human occupancy use or one previously unused for sleeping  
2144            purposes to sleeping use shall not be permitted unless the building, structure or portion of  
2145            the building complies with this chapter.

2146            **SECTION 192.** K.C.C. 16.04.05067, as amended by this ordinance, is hereby  
2147            recodified as a section in K.C.C. chapter 16.04.

2148            **SECTION 193.** Ordinance 12560, Section 70, as amended, and K.C.C.  
2149            16.04.05067 are each hereby amended to read as follows:

2150            **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2151            **- Details ((UBC 1213))). The International Building Code is supplemented by the**  
2152            **following appendix:**

2153            **Details (IBC AK 104).** The plans and specifications shall show in sufficient  
2154            detail all pertinent data and features of the building, equipment and systems, as herein  
2155            governed, including, but not limited to: exterior envelope component materials; STC

2156 rating of applicable component assemblies; R-values of applicable insulation materials;  
2157 size and type of apparatus and equipment; equipment and system controls and other  
2158 pertinent data to indicate conformance with the requirements herein.

2159 SECTION 194. K.C.C. 16.04.05068, as amended by this ordinance, is hereby  
2160 recodified as a section in K.C.C. chapter 16.04.

2161 SECTION 195. Ordinance 12560, Section 71, as amended, and K.C.C.  
2162 16.04.05068 are each hereby amended to read as follows:

2163 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2164 **- Fees ((UBC 1214)).** The International Building Code is supplemented by the  
2165 following appendix:

2166 **Fees (IBC AK 105).** The director, department of development and environmental  
2167 services, is authorized to collect fees for administration, plan checking and inspection.  
2168 This fee shall be known as the Sea-Tac Noise Fee. The fee shall be calculated as the sum  
2169 of the fees for special plan review and supplemental inspection.

2170 SECTION 196. K.C.C. 16.04.05069, as amended by this ordinance, is hereby  
2171 recodified as a section in K.C.C. chapter 16.04.

2172 SECTION 197. Ordinance 12560, Section 72, as amended, and K.C.C.  
2173 16.04.05069 are each hereby amended to read as follows:

2174 **Appendix ((Chapter 12 Division H)) K, Sound Transmission ((Control)) -**  
2175 **Definitions ((UBC 1215)).** The International Building Code is supplemented by the  
2176 following appendix:

2177 **Definitions (IBC AK 106).**

2178           **NOISE REDUCTION COEFFICIENT (NRC)** is the arithmetic average of the  
2179 sound absorption coefficients of a material at 250, 500, 1000, and 2000 Hz.

2180           **SOUND TRANSMISSION CLASS (STC)** is single-number rating for  
2181 describing sound transmission loss of a wall, roof, floor, window, door, partition or other  
2182 individual building components or assemblies.

2183           SECTION 198. K.C.C. 16.04.05070, as amended by this ordinance, is hereby  
2184 recodified as a section in K.C.C. chapter 16.04.

2185           SECTION 199. Ordinance 12560, Section 73, as amended, and K.C.C.  
2186 16.04.05070 are each hereby amended to read as follows:

2187           **Appendix ((Chapter 12 Division II) K, Sound ((F))transmission ((C))control**  
2188 **- Design requirements ((UBC 1216))**). The International Building Code is  
2189 supplemented by the following appendix:

2190           Design requirements (IBC AK 107). The criteria of these sections establish the  
2191 minimum requirements for acoustic design of the exterior envelope of buildings and for  
2192 HVAC systems and its parts. These requirements shall apply to all buildings for human  
2193 occupancy within the Sea-Tac Noise Program Areas.

2194           SECTION 200. K.C.C. 16.04.05071, as amended by this ordinance, is hereby  
2195 recodified as a section in K.C.C. chapter 16.04.

2196           SECTION 201. Ordinance 12560, Section 74, as amended, and K.C.C.  
2197 16.04.05071 are each hereby amended to read as follows:

2198           **Appendix ((Chapter 12 Division II) K, Sound ((F))transmission ((C))control**  
2199 **- Sea-Tac noise program area ((UBC 1217))**). The International Building Code is  
2200 supplemented by the following appendix:

2201            **Sea-Tac noise program area (IBC AK 108).** Noise determined construction  
2202 requirements detailed in this chapter shall be applied to new construction and additions of  
2203 all structures, except for not normally inhabited portions of warehouses, storage buildings  
2204 and similar structures as determined by the director, within the designated program areas  
2205 of the Port of Seattle's Noise Remedy Program. The applicable program areas are the  
2206 Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific  
2207 ~~((€))~~ construction requirements for these two areas are:

2208            (a) Neighborhood Reinforcement Area:

2209                    1) Bedrooms must comply with ~~((Section 1234))~~ AK 125 which is designed to  
2210 achieve a noise reduction of 35 db.

2211                    2) All other living and working areas must comply with ~~((Section 1226))~~ AK  
2212 117 which is designed to achieve a noise reduction level of 30 dB.

2213            (b) Cost Share Insulations Area:

2214                    1) Bedrooms must comply with Section ~~((Section 1226))~~ AK 117 which is  
2215 designed to achieve a noise reduction of 30 DB.

2216                    2) All other living and working areas must comply with ~~((Section 1219))~~ AK  
2217 110 which is designed to achieve a noise reduction level of 25 dB.

2218            SECTION 202. K.C.C. 16.04.05072, as amended by this ordinance, is hereby  
2219 recodified as a section in K.C.C. chapter 16.04.

2220            SECTION 203. Ordinance 12560, Section 75, as amended, and K.C.C.  
2221 16.04.05072 are each hereby amended to read as follows:

2222                    **Appendix (~~Chapter 12 Division II~~) K, Sound (~~(F)~~)transmission (~~(C)~~)control**  
2223                    **- Air leakage for all buildings (~~(UBC 1218)~~)**. The International Building Code is  
2224                    supplemented by the following appendix:

2225                    **Air leakage for all buildings (IBC AK 109).**

2226                    (a) The requirements of this section shall apply to the design of the exterior  
2227                    envelope of all buildings in the Sea-Tac Noise Program Area designed for human  
2228                    occupancy. The requirements of this section are not applicable to the separation of  
2229                    interior spaces from each other.

2230                    (b) The following limitations shall be sealed, caulked, gasketed, or weather-  
2231                    stripped to limit or eliminate air leakage:

2232                    1) Exterior joints around window and door frames between the window or door  
2233                    frame and the framing.

2234                    2) Openings between walls and foundations.

2235                    3) Between the wall sole plate and the rough flooring.

2236                    4) Opening at penetrations of utility services through walls, floor, and roofs.

2237                    5) Between wall panels at corners.

2238                    6) All other openings in the building envelope.

2239                    (c) Through the wall, floor, or roof/ceiling penetrations not specifically addressed  
2240                    in these sections shall be designed to limit sound transmission and shall have the same  
2241                    average laboratory sound transmission classification as required for doors.

2242                    SECTION 204. K.C.C. 16.04.05073, as amended by this ordinance, is hereby  
2243                    recodified as a section in K.C.C. chapter 16.04.

2244 SECTION 205. Ordinance 12560, Section 76, as amended, and K.C.C.

2245 16.04.05073 are each hereby amended to read as follows:

2246 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**

2247 **- Building requirements for a noise level reduction of 25dB compliance ((UBC**

2248 **1219))). The International Building Code is supplemented by the following appendix:**

2249 **Building requirements for a noise level reduction of 25dB compliance (IBC**

2250 **AK 110). Compliance with ((Section 1220)) AK 111 through ((Section 1225)) AK 116**

2251 **shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25**

2252 **decibels.**

2253 SECTION 206. K.C.C. 16.04.05074, as amended by this ordinance, is hereby

2254 recodified as a section in K.C.C. chapter 16.04.

2255 SECTION 207. Ordinance 12560, Section 77, as amended, and K.C.C.

2256 16.04.05074 are each hereby amended to read as follows:

2257 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**

2258 **- Exterior walls ((UBC 1220)) 25 dB compliance. The International Building Code is**

2259 **supplemented by the following appendix:**

2260 **Exterior walls 25 dB compliance(IBC AK 111).**

2261 (a) Exterior walls, other than as described in this section, shall have a laboratory  
2262 sound transmission class rating of at least STC-30; or

2263 (b) Masonry walls having a weight of at least 25 pounds per square feet do not  
2264 require a furred (stud) interior wall. At least one surface of concrete block walls shall be  
2265 plastered.

2266 (c) Stud walls shall be at least 4 inches in nominal depth and shall be finished on  
2267 the outside with solid sheathing under an approved exterior wall finish.

2268 1. Interior surface of the exterior walls shall be of gypsum board or plaster at  
2269 least 1/2 inch thick, installed on the studs.

2270 2. Continuous composition board, plywood or gypsum board sheathing at least  
2271 1/2 inch thick shall cover the exterior side of the wall studs.

2272 3. Sheathing panels shall be covered on the exterior with overlapping building  
2273 paper.

2274 4. Insulation material at least R-11 shall be installed continuously throughout  
2275 the cavity space behind the exterior sheathing and between wall studs. Insulations shall  
2276 be glass fiber or mineral wool.

2277 SECTION 208. K.C.C. 16.04.05075, as amended by this ordinance, is hereby  
2278 recodified as a section in K.C.C. chapter 16.04.

2279 SECTION 209. Ordinance 12560, Section 78, as amended, and K.C.C.  
2280 16.04.05075 are each hereby amended to read as follows:

2281 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2282 **- Exterior windows ((UBC 1221)) 25 dB compliance. The International Building**  
2283 **Code is supplemented by the following appendix:**

2284 **Exterior windows 25 dB compliance (IBC AK 112).**

2285 (a) Windows other than as described in this section shall have a laboratory sound  
2286 transmission class rating at least STC-28; or

2287 (b) Glass shall be at least 3/16" thick.



2288 (c) All windows that open shall be weather-stripped and airtight when closed so  
2289 as to conform to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of  
2290 crack length in accordance with ASTM E-283-65-T.

2291 (d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a  
2292 soft elastomer gasket or gasket tape.

2293 (e) The perimeter of window frames shall be sealed airtight to the exterior wall  
2294 construction with a sealant conforming to one of the following Federal specifications:  
2295 TT-S-00227, TT-S-00230 or TT-S-00153.

2296 SECTION 210. K.C.C. 16.04.05076, as amended by this ordinance, is hereby  
2297 recodified as a section in K.C.C. chapter 16.04.

2298 SECTION 211. Ordinance 12560, Section 79, as amended, and K.C.C.  
2299 16.04.05076 are each hereby amended to read as follows:

2300 **Appendix (~~Chapter 12 Division H~~) K, Sound (~~(F)~~)transmission (~~(E)~~)control**  
2301 **- Exterior doors (~~((UBC-1222))~~) 25 dB compliance. The International Building Code is**  
2302 **supplemented by the following appendix:**

2303 **Exterior doors 25 dB compliance (IBC AK 113).**

2304 (a) Doors other than as described in this section shall have a laboratory sound  
2305 transmission class rating of at least STC-26; or

2306 (b) All exterior side-hinged doors shall be solid-core wood or insulated hollow  
2307 metal at least 1-3/4" thick and shall be fully weather-stripped.

2308 (c) Exterior sliding doors shall be weather-stripped with an efficient airtight  
2309 gasket system with performance (~~(as specified in Section 1221(e))~~) that conforms to an  
2310 air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in

2311 accordance with ASTM E-283-65-T. The glass in the sliding doors shall be at least 3/16"  
2312 thick.

2313 (d) Glass in doors, over two square feet in area, shall be sealed in an airtight  
2314 nonhardening sealant or in a soft elastomer gasket or glazing tape.

2315 (e) The perimeter of door frames shall be sealed airtight to the exterior wall  
2316 construction ~~((as described in Section 1221(e)))~~ with a sealant conforming to one of the  
2317 following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

2318 SECTION 212. K.C.C. 16.04.05077, as amended by this ordinance, is hereby  
2319 recodified as a section in K.C.C. chapter 16.04.

2320 SECTION 213. Ordinance 12560, Section 80, as amended, and K.C.C.  
2321 16.04.05077 are each hereby amended to read as follows:

2322 **Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~transmission ~~((E))~~control**  
2323 **~~– Roofs ~~((UBC 1223))~~ 25 dB compliance.~~ The International Building Code is**  
2324 **supplemented by the following appendix:**

2325 **Roofs 25 dB compliance (IBC AK 114)**

2326 (a) Combined roof and ceiling construction other than as described in this section  
2327 and ~~((Section 1224))~~ AK 115 shall have a laboratory sound transmission class rating of at  
2328 least STC-39; or

2329 (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the  
2330 roof shall consist of 1/2" composition board, plywood or gypsum board sheathing topped  
2331 by roofing as required.

2332 (c) Open beam roof construction shall follow the energy insulation standard  
2333 method for batt insulation.

2334 (d) Skylights shall conform to the window standard of ~~((Section 1221))~~ AK 112.

2335 SECTION 214. K.C.C. 16.04.05078, as amended by this ordinance, is hereby  
2336 recodified as a section in K.C.C. chapter 16.04.

2337 SECTION 215. Ordinance 12560, Section 81, as amended, and K.C.C.  
2338 16.04.05078 are each hereby amended to read as follows:

2339 **Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~transmission ~~((E))~~control**  
2340 **- Ceilings ~~((UBC 1224))~~ 25 dB compliance. The International Building Code is**  
2341 **supplemented by the following appendix:**

2342 **Ceilings 25 dB compliance (IBC AK 115).**

2343 (a) Gypsum board for plaster ceilings at least 1/2 inch thick shall be provided  
2344 where required by ~~((Section 1223))~~ AK 114(b), above. Ceilings shall be substantially  
2345 airtight with a minimum of penetrations.

2346 (b) Glass fiber or mineral wood insulation at least R-19 shall be provided above  
2347 the ceiling between joists.

2348 SECTION 216. K.C.C. 16.04.05079, as amended by this ordinance, is hereby  
2349 recodified as a section in K.C.C. chapter 16.04.

2350 SECTION 217. Ordinance 12560, Section 82, as amended, and K.C.C.  
2351 16.04.05079 are each hereby amended to read as follows:

2352 **Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~transmission ~~((E))~~control**  
2353 **- Ventilation ~~((UBC 1225))~~ 25 dB compliance. The International Building Code is**  
2354 **supplemented by the following appendix:**

2355 **Ventilation 25 dB compliance (IBC AK 116).**

2356 (a) Ventilation systems shall be installed that will provide the minimum air  
2357 circulation and fresh air supply requirements for various uses in occupied rooms without  
2358 the need to open any windows, doors or other openings to the exterior. The inlet and  
2359 discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge  
2360 steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet  
2361 long with a 90 degree bend.

2362 (b) Gravity vent openings in attics shall be as close to minimum code in number  
2363 and size as practical.

2364 (c) Bathroom, laundry and similar exhaust ducts connecting the interior space to  
2365 the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining.  
2366 Exhaust ducts less than 5 feet in length shall be fully lined and shall also meet the  
2367 provisions of (~~Section 1218~~) AK 109(c). Each duct shall be provided with a bend in the  
2368 duct such that there is no direct line-of-sight through the duct from the venting cross-  
2369 section to the room-opening cross-section. Duct lining shall be coated glass fiber duct  
2370 liner at least 1 inch thick. In areas (i.e. shower rooms) which produce moisture, duct  
2371 lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and  
2372 product conveying duct systems (Chapter 5 (~~U.M.C.~~) IMC) shall be exempt.

2373 (d) Fireplaces shall be provided with well fitted dampers.

2374 SECTION 218. K.C.C. 16.04.05080, as amended by this ordinance, is hereby  
2375 recodified as a section in K.C.C. chapter 16.04.

2376 SECTION 219. Ordinance 12560, Section 83, as amended, and K.C.C.  
2377 16.04.05080 are each hereby amended to read as follows:

2378                    **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((E))control**  
2379                    **- Building requirements for a noise level reduction of 30 dB compliance ((UBC**  
2380                    **1226))**. The International Building Code is supplemented by the following appendix:

2381                    **Building requirements for a noise level reduction of 30 dB compliance (IBC**  
2382                    **AK 117)**. Compliance with ((Section 1227)) AK 118 through ((Section 1233)) AK 124  
2383 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 30  
2384 decibels.

2385                    SECTION 220. K.C.C. 16.04.05081, as amended by this ordinance, is hereby  
2386 recodified as a section in K.C.C. chapter 16.04.

2387                    SECTION 221. Ordinance 12560, Section 84, as amended, and K.C.C.  
2388 16.04.05081 are each hereby amended to read as follows:

2389                    **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((E))control**  
2390                    **- Exterior walls ((UBC 1227)) 30 dB compliance**. The International Building Code is  
2391 supplemented by the following appendix:

2392                    **Exterior walls 30 dB compliance (IBC AK 118)**.

2393                    (a) Exterior walls, other than as described in this section, shall have a laboratory  
2394 sound transmission class rating of at least STC-35; or

2395                    (b) Masonry walls having a weight of at least 40 pounds per square foot do not  
2396 require a furred (stud) interior wall. At least one surface of concrete block walls shall be  
2397 plastered.

2398                    (c) Stud walls shall be at least 4" in nominal depth and shall be finished on the  
2399 outside with solid sheathing under an approved exterior wall finish.

2400 1. Interior surface of the exterior walls shall be of gypsum board or plaster at  
2401 least 1/2 inch thick, installed on the studs. The gypsum board or plaster may be fastened  
2402 rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding, the  
2403 interior gypsum board or plaster must be fastened resiliently to the studs.

2404 2. Continuous composition board, plywood, or gypsum board sheathing at least  
2405 3/4" thick shall cover the exterior side of the wall studs.

2406 3. Sheathing panels shall be covered on the exterior with overlapping building  
2407 paper.

2408 4. Insulation material at least R-11 shall be installed continuously throughout  
2409 the cavity space behind the exterior sheathing and between wall studs. Insulation shall be  
2410 glass fiber or mineral wool.

2411 SECTION 222. K.C.C. 16.04.05082, as amended by this ordinance, is hereby  
2412 recodified as a section in K.C.C. chapter 16.04.

2413 SECTION 223. Ordinance 12560, Section 85, as amended, and K.C.C.  
2414 16.04.05082 are each hereby amended to read as follows:

2415 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((E))control**  
2416 **- Exterior windows ((UBC 1228)) 30 dB compliance. The International Building**  
2417 **Code is supplemented by the following appendix:**

2418 **Exterior windows 30 dB compliance (IBC AK 119).**

2419 (a) Windows other than as described in this section shall have a laboratory sound  
2420 transmission class rating of at least STC-33; or

2421 (b) Windows shall be double glazed with panes at least 1/8" thick. Panes of glass  
2422 shall be separated by a minimum 1/2" airspace.

2423 (c) Double-glazed windows shall employ fixed sash or efficiently weather-  
2424 stripped, operable sash. The sash shall be rigid and weather-stripped with material that is  
2425 compressed airtight when the window is closed so as to conform to an air infiltration test  
2426 not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with  
2427 ASTM E-283-65-T.T.

2428 (d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a  
2429 soft elastomer gasket or gasket tape.

2430 (e) The perimeter of window frames shall be sealed airtight to the exterior wall  
2431 construction with a sealant conforming to one of the following Federal specifications:  
2432 TT-S-0027, TT-S-00230 or TT-S-00153.

2433 SECTION 224. K.C.C. 16.04.05083, as amended by this ordinance, is hereby  
2434 recodified as a section in K.C.C. chapter 16.04.

2435 SECTION 225. Ordinance 12560, Section 86, as amended, and K.C.C.  
2436 16.04.05083 are each hereby amended to read as follows:

2437 **Appendix (~~Chapter 12 Division H~~) K, Sound (~~(F)~~)transmission (~~(G)~~)control**  
2438 **- Exterior doors (~~(UBC 1229))~~ 30 dB compliance. The International Building Code is**  
2439 **supplemented by the following appendix:**

2440 **Exterior doors 30 dB compliance (IBC AK 120).**

2441 (a) Doors other than as described in this section shall have a laboratory sound  
2442 transmission class rating of at least STC-33; or

2443 (b) Double door construction is required for all door openings to the exterior.  
2444 Openings fitted with side-hinged doors shall have one solid core of wood or be an  
2445 insulated hollow metal door at least 1-3/4" thick separated by an airspace of at least 3"

2446 from another door, which can be a storm door. Both doors shall be tightly fitted and  
2447 weather-stripped.

2448 (c) The glass of double glazed sliding doors shall be separated by a minimum  
2449 1/2" airspace. Each sliding frame shall be provided with an efficiently airtight weather-  
2450 stripping material as ~~((specified in Section 1228(e)))~~ that conforms to an air infiltration  
2451 test not to exceed 0.2 cubic feet per minute per foot of crack length in accordance with  
2452 ASTM E-283-65-T.

2453 (d) Glass (over two square feet in area) of all doors shall be at least 3/16" thick.  
2454 Glass of double sliding doors shall not be equal in thickness.

2455 (e) The perimeter of door frames shall be sealed airtight to the exterior wall  
2456 construction (framing) ~~((as indicated in Section 1228 (e)))~~ with a sealant conforming to  
2457 one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

2458 (f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft  
2459 elastomer gasket or glazing tape.

2460 SECTION 226. K.C.C. 16.04.05084, as amended by this ordinance, is hereby  
2461 recodified as a section in K.C.C. chapter 16.04.

2462 SECTION 227. Ordinance 12560, Section 87, as amended, and K.C.C.

2463 16.04.05084 are each hereby amended to read as follows:

2464 **Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~ transmission ~~((C))~~ control  
2465 – Roofs ~~((UBC 1230))~~ 30 dB compliance. The International Building Code is  
2466 supplemented by the following appendix:**

2467 Roofs 30 dB compliance (IBC AK 121).



2468 (a) Combined roof and ceiling construction other than described in this section  
2469 and (~~Section 1231~~) AK 122 shall have a laboratory sound transmission class rating of at  
2470 least STC-44; or

2471 (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the  
2472 roof shall consist of 3/4" composition board, plywood or gypsum board sheathing topped  
2473 by roofing as required.

2474 (c) Open beam roof construction shall follow the energy insulation standard  
2475 method for batt insulation, except use 1" plywood decking with shakes or other suitable  
2476 roofing material.

2477 (d) Window or dome skylights shall have a laboratory sound transmission class  
2478 rating of at least STC-33.

2479 SECTION 228. K.C.C. 16.04.05085, as amended by this ordinance, is hereby  
2480 recodified as a section in K.C.C. chapter 16.04.

2481 SECTION 229. Ordinance 12560, Section 88, as amended, and K.C.C.  
2482 16.04.05085 are each hereby amended to read as follows:

2483 **Appendix (~~Chapter 12 Division H~~) K, Sound (~~F~~)transmission (~~E~~)control**  
2484 **– Ceilings (~~UBC 1231~~) 30 dB compliance. The International Building Code is**  
2485 **supplemented by the following appendix:**

2486 **Ceilings 30 dB compliance (IBC AK 122).**

2487 (a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where  
2488 required by (~~Section 1230~~) AK 121(b) above. Ceilings shall be substantially airtight  
2489 with a minimum of penetrations.

2490 (b) Glass fiber or mineral wool insulation of least R-19 shall be provided above  
2491 the ceiling between joists.

2492 SECTION 230. K.C.C. 16.04.05086, as amended by this ordinance, is hereby  
2493 recodified as a section in K.C.C. chapter 16.04.

2494 SECTION 231. Ordinance 12560, Section 89, as amended, and K.C.C.  
2495 16.04.05086 are each hereby amended to read as follows:

2496 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2497 **- Floors (((UBC 1232))) 30 dB compliance. The International Building Code is**  
2498 **supplemented by the following appendix:**

2499 **Floors 30 dB compliance (IBC AK 123).**

2500 The floor of the lowest occupied rooms shall be slab on fill, below grade, or over  
2501 a fully enclosed basement or crawl space. All door and window openings in the fully  
2502 enclosed basement shall be tightly fitted.

2503 SECTION 232. K.C.C. 16.04.05087, as amended by this ordinance, is hereby  
2504 recodified as a section in K.C.C. chapter 16.04.

2505 SECTION 233. Ordinance 12560, Section 90, as amended and K.C.C.  
2506 16.04.05087 are each hereby amended to read as follows:

2507 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2508 **- Ventilation (((UBC 1233))) 30 dB compliance. The International Building Code is**  
2509 **supplemented by the following appendix:**

2510 **Ventilation 30 dB compliance (IBC AK 124).**

2511 (a) A ventilation system shall be installed that would provide the minimum air  
2512 circulation and fresh air supply requirements for various uses in occupied rooms without

2513 the need to open any windows, doors or other openings to the exterior. The inlet and  
2514 discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge  
2515 steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long  
2516 with one 90 degree bend.

2517 (b) Gravity vent openings in attic shall be as close to minimum code in number  
2518 and size, as practical. The openings shall be fitted with transfer ducts at least 3 feet in  
2519 length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each  
2520 duct shall have a lined 90 degree bend in the duct such that there is no direct line-of-sight  
2521 from the exterior through the duct into the attic.

2522 (c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to  
2523 the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining.  
2524 Exhaust ducts less than 10 feet in length shall be fully lined and shall also be the  
2525 provisions of (~~Section 1218~~) AK 109(c). Each duct shall be provided with a lined 90  
2526 degree bend in the duct such that there is no direct line-of-sight through the duct from the  
2527 venting cross-section to the room opening cross-section. Duct lining shall be coated glass  
2528 fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture,  
2529 duct lining shall be made of non-absorbent material. Commercial kitchen exhaust  
2530 systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

2531 (d) Domestic range exhaust ducts connecting the interior space to the outdoors  
2532 shall contain a self-closing baffle plate across the exterior termination which allows  
2533 proper ventilation. The duct shall be provided with a 90 degree bend.

2534 SECTION 234. K.C.C. 16.04.05088, as amended by this ordinance, is hereby  
2535 recodified as a section in K.C.C. chapter 16.04.

2536            SECTION 235. Ordinance 12560, Section 91, as amended, and K.C.C.

2537            16.04.05088 are each hereby amended to read as follows:

2538            **Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control**  
2539            **- Building requirements for a noise level reduction of 35 dB compliance ((UBC**  
2540            **1234)). The International Building Code is supplemented by the following appendix:**

2541            **Building requirements for a noise level reduction of 35 dB compliance (IBC**  
2542            **AK 125).**

2543            Compliance with ((Section 1235)) AK 126 through ((Section 1241)) AK 132 shall  
2544            be deemed to meet requirements for a minimum noise level reduction (NLR) of 35  
2545            decibels.

2546            SECTION 236. K.C.C. 16.04.05089, as amended by this ordinance, is hereby  
2547            recodified as a section in K.C.C. chapter 16.04.

2548            SECTION 237. Ordinance 12560, Section 92, as amended, and K.C.C.  
2549            16.04.05089 are each hereby amended to read as follows:

2550            **Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control**  
2551            **- Exterior walls ((UBC 1235)) 35 dB compliance. The International Building Code is**  
2552            **supplemented by the following appendix:**

2553            **Exterior walls 35 dB compliance (IBC AK 126).**

2554            (a) Exterior walls, other than s described in this section shall have a laboratory  
2555            sound transmission class rating of at least STC-40; or

2556            (b) Masonry walls having a weight of at least 75 pounds per square feet do not  
2557            require a furred (stud) interior wall. At least one surface of concrete block walls shall be  
2558            plastered.

2559 (c) Stud walls shall be at least 4" in nominal depth and shall be finished on the  
2560 outside with solid sheathing under an approved exterior wall finish.

2561 1. Interior surface of the exterior walls shall be of gypsum board or plaster at  
2562 least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened  
2563 rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or  
2564 siding, the interior gypsum board or plaster must be fastened resiliently to the studs or  
2565 double thickness must be used.

2566 2. Continuous composition board, plywood, or gypsum board sheathing at least  
2567 1" thick shall cover the exterior side of the wall studs.

2568 3. Sheathing panels shall be butted tightly and covered on the exterior with  
2569 overlapping building paper.

2570 4. Insulation material at least R-19 shall be installed continuously throughout  
2571 the cavity space behind the exterior sheathing and between wall studs. Insulation shall be  
2572 glass fiber or mineral wool.

2573 SECTION 238. K.C.C. 16.04.05090, as amended by this ordinance, is hereby  
2574 recodified as a section in K.C.C. chapter 16.04.

2575 SECTION 239. Ordinance 12560, Section 93, as amended, and K.C.C.  
2576 16.04.05090 are each hereby amended to read as follows:

2577 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2578 **- Exterior windows ((UBC 1236)) 35 dB compliance. The International Building**  
2579 **Code is supplemented by the following appendix:**

2580 **Exterior windows 35 dB compliance (IBC AK 127).**

2581 (a) Windows other than as described in this section shall have a laboratory sound  
2582 transmission class rating of at least STC-38; or

2583 (b) Windows shall be double glazed with panes at least 3/16" thick. Panes of  
2584 glass shall be separated by a minimum 1/2" airspace and shall not be equal in thickness.

2585 (c) Double-glazed windows shall employ fixed sash or efficiently weather-  
2586 stripped, operable sash. The sash shall be rigid and weather-stripped with material that is  
2587 compressed airtight when the window is closed so as to conform to an air infiltration test  
2588 not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with  
2589 ASTM-E-283-65-T.

2590 (d) Glass shall be sealed in an airtight manner with a nonhardening sealant of soft  
2591 elastomer gasket or gasket tape.

2592 (e) The perimeter of window frames shall be sealed airtight to the exterior wall  
2593 construction with a sealant conforming to one of the following Federal specifications:  
2594 TT-S-00227, TT-S-00230 or TT-S-00153.

2595 SECTION 240. K.C.C. 16.04.05091, as amended by this ordinance, is hereby  
2596 recodified as a section in K.C.C. chapter 16.04.

2597 SECTION 241. Ordinance 12560, Section 94, as amended, and K.C.C.  
2598 16.04.05091 are each hereby amended to read as follows:

2599 **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2600 **- Exterior doors (((UBC 1237))) 35 dB compliance. The International Building Code is**  
2601 **supplemented by the following appendix:**

2602 **Exterior doors 35 dB compliance (IBC AK 128).**

2603 (a) Doors other than as described in this section shall have a laboratory sound  
2604 transmission class rating of a least STC 33; or

2605 (b) Double door construction is required for all door openings to the exterior.  
2606 The doors shall be side-hinged and shall be solid core wood or insulated hollow metal  
2607 door at least 1-3/4" thick, separated by a vestibule or enclosed porch at least 3 feet in  
2608 length. Both doors shall be tightly fitted and weather-stripped.

2609 (c) The glass or double glazed sliding doors shall be separated by a minimum  
2610 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight  
2611 weather-stripping material (~~((specified in Section 1236(e)))~~) that conforms to an air  
2612 infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in  
2613 accordance with ASTM E-283-65-T.

2614 (d) Glass of all doors shall be at least 3/16" thick. Glass of double sliding doors  
2615 shall not be equal in thickness.

2616 (e) The perimeter of door frames shall be sealed airtight to the exterior wall  
2617 construction (framing) (~~((as indicated in Section 1236(e)))~~) with a sealant conforming to  
2618 one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

2619 (f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft  
2620 elastomer gasket of glazing tape.

2621 SECTION 242. K.C.C. 16.04.05092, as amended by this ordinance, is hereby  
2622 recodified as a section in K.C.C. chapter 16.04.

2623 SECTION 243. Ordinance 12560, Section 95, as amended, and K.C.C.  
2624 16.04.05092 are each hereby amended to read as follows:

2625            **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2626   **- Roofs ((UBC 1238)) 35 dB compliance.** The International Building Code is  
2627 supplemented by the following appendix:

2628            **Roofs 35 dB compliance (IBC AK 129).**

2629            (a) Combined roof and ceiling construction other than as described in this section  
2630 and ((Section 1239)) AK 130 shall have a laboratory sound transmission class rating of at  
2631 least STC-49; or

2632            (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the  
2633 roof shall consist of 1" composition board, plywood or gypsum board sheathing topped  
2634 by roofing as required.

2635            (c) Open beam roof construction shall follow the energy insulation standard  
2636 method for batt insulation, except use 1" plywood decking with concrete or clay tiles as  
2637 roofing material.

2638            SECTION 244. K.C.C. 16.04.05093, as amended by this ordinance, is hereby  
2639 recodified as a section in K.C.C. chapter 16.04.

2640            SECTION 245. Ordinance 12560, Section 96, as amended, and K.C.C.  
2641 16.04.05093 are each hereby amended to read as follows:

2642            **Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control**  
2643 **- Ceiling ((UBC 1239)) 35 dB compliance.** The International Building Code is  
2644 supplemented by the following appendix:

2645            **Ceiling 35 dB compliance (IBC AK 130)**

2646            (a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required  
2647 by ((Section 1238)) AK 129, above. Ceiling shall be substantially airtight with a



2648 minimum of penetrations. The ceiling panels shall be mounted on resilient clips or  
2649 channels.

2650 (b) Glass fiber or mineral wool insulation at least R-30 shall be provided above  
2651 the ceiling between joists.

2652 SECTION 246. K.C.C. 16.04.05094, as amended by this ordinance, is hereby  
2653 recodified as a section in K.C.C. chapter 16.04.

2654 SECTION 247. Ordinance 12560, Section 97, as amended, and K.C.C.  
2655 16.04.05094 are each hereby amended to read as follows:

2656 **Appendix (~~Chapter 12 Division H~~) K, Sound (~~(F)~~)transmission (~~(E)~~)control**  
2657 **– Floors (~~(UBC 1240)~~) 35 dB compliance. The International Building Code is**  
2658 **supplemented by the following appendix:**

2659 **Floors 35 dB compliance (IBC AK 131).** The floor of the lowest occupied  
2660 rooms shall be slab on fill or below grade.

2661 SECTION 248. K.C.C. 16.04.05095, as amended by this ordinance, is hereby  
2662 recodified as a section in K.C.C. chapter 16.04.

2663 SECTION 249. Ordinance 12560, Section 98, as amended, and K.C.C.  
2664 16.04.05095 are each hereby amended to read as follows:

2665 **Appendix (~~Chapter 12 Division H~~) K, Sound (~~(F)~~)transmission (~~(E)~~)control**  
2666 **– Ventilation (~~(UBC 1241)~~) 35 dB compliance. The International Building Code is**  
2667 **supplemented by the following appendix:**

2668 **Ventilation 35 dB compliance (IBC AK 132).**

2669 (a) A ventilation system shall be installed that will provide the minimum air  
2670 circulation and fresh air supply requirements for various uses in occupied rooms without

2671 the need to open any windows, doors or other opening to the exterior. The inlet and  
2672 discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge  
2673 steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet  
2674 long with one 90 degree bend.

2675 (b) Gravity vent openings in attics shall be as close to minimum code in number  
2676 and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in  
2677 length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each  
2678 duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from  
2679 the exterior through the duct into the attic.

2680 (c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to  
2681 the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct  
2682 lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet  
2683 the provisions of (~~Section 1218~~) AK 109(c). Each duct shall be provided with a lined  
2684 90 degree bend in the duct such that there is no direct line-of-sight through the duct from  
2685 the venting cross-section to the room-opening cross-section. Duct lining shall be coated  
2686 glass fiber duct liner at least 1" thick. In areas such as shower rooms which produce  
2687 moisture, duct lining shall be made of non-absorbent material. Commercial kitchen  
2688 exhaust systems and product conveying duct systems (Chapter 51) shall be exempt.

2689 (d) Domestic range exhaust ducts connecting the interior space to the outdoors  
2690 shall contain a self-closing baffle plate across the exterior termination which allows  
2691 proper ventilation. The duct shall be provided with a 90 degree bend.

2692 SECTION 250. K.C.C. 16.04.05096 is hereby recodified as a section in K.C.C.  
2693 chapter 16.04.

2694            SECTION 251. K.C.C. 16.04.051 is hereby recodified as a section in K.C.C.  
2695 chapter 16.04.

2696            SECTION 252. K.C.C. 16.04.055 is hereby recodified as a section in K.C.C.  
2697 chapter 16.04.

2698            SECTION 253. K.C.C. 16.04.057, as amended by this ordinance, is hereby  
2699 recodified as a section in K.C.C. chapter 16.04.

2700            SECTION 254. Ordinance 11923, Section 3, and K.C.C. 16.04.057 are each  
2701 hereby amended to read as follows:

2702            **Conversion condominium warranty of repairs and escrow fund.**

2703            A. The repairs required to be made in K.C.C. 16.04.055, as recodified by this  
2704 ordinance, shall be warranted by the declarant against defects due to workmanship or  
2705 materials for a period of one year following the completion of such repairs.

2706            B. Prior to conveyance of any residential unit within a conversion condominium,  
2707 the declarant shall establish and maintain an account with a bank or other financial  
2708 institution of the declarant's choosing, containing a sum equal to ten percent of the actual  
2709 cost of making repairs required in K.C.C. 16.04.055, as recodified by this ordinance.

2710            During the one year warranty period, funds contained in the account shall be used  
2711 exclusively for paying the actual cost of making repairs required, or for otherwise  
2712 satisfying claims made under the warranty. The declarant shall by private action, in  
2713 writing, notify the owners' association of the location of the account and of any  
2714 disbursements therefrom. Following expiration of the warranty period, any funds  
2715 remaining in the account shall be disbursed to the declarant.

2716 C. Depletion of the funds contained in the account shall not relieve the declarant  
2717 of his or her obligations under this section.

2718 D. The enforcement of the escrow and warranty provision shall be by private  
2719 right of action and implementation and enforcement shall not be the responsibility of this  
2720 department or of any county agency.

2721 SECTION 255. K.C.C. 16.04.060 is hereby recodified as a section in K.C.C.  
2722 chapter 16.04.

2723 SECTION 256. K.C.C. 16.04.070 is hereby recodified as a section in K.C.C.  
2724 chapter 16.04.

2725 SECTION 257. Ordinance 7633 Section 3, and K.C.C. 16.04.085 are each hereby  
2726 repealed.

2727 SECTION 258. K.C.C. 16.04.090 is hereby recodified as a section in K.C.C.  
2728 chapter 16.04.

2729 SECTION 259. K.C.C. 16.04.091 is hereby recodified as a section in K.C.C.  
2730 chapter 16.04.

2731 SECTION 260. K.C.C. 16.04.092, as amended by this ordinance, is hereby  
2732 recodified as a section in K.C.C. chapter 16.04.

2733 SECTION 261. Ordinance 12380, Section 3, and K.C.C. 16.04.092 are each  
2734 hereby amended to read as follows:

2735 **Individual mobile homes - Standards.** All mobile homes shall comply with the  
2736 following requirements:

2737 A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall  
2738 have the appropriate insignia indicating such approval affixed to the unit, in accordance  
2739 with ~~((the provisions of RCW))~~ chapter 43.22 RCW.

2740 B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval  
2741 ~~((pursuant to))~~ in accordance with subsection A of this section are subject to the  
2742 following provisions:

2743 1. Mobile homes currently located within King County may remain in their  
2744 current location. However, prior to the relocation of such mobile home to another portion  
2745 of King County, the owner shall provide evidence that the mobile home was located  
2746 within King County before the January 21, 1980, effective date of Ordinance 4681. A  
2747 "noninsignia" mobile home currently located outside of King County may be relocated to  
2748 King County only when subject to forced relocation ~~((pursuant to RCW))~~ in accordance  
2749 with chapter 59.21.105 RCW.

2750 2. Prior to installing a noninsignia mobile home, the mobile home shall be  
2751 inspected and approved by the department of development and environmental services.  
2752 The inspection shall review consistency with the following livability standards, but shall  
2753 not be considered a warranty that the mobile home is safe or livable:

2754 a. ~~((F))~~ the unit must have safe, operable heating facilities.

2755 b. ~~((F))~~ the unit must be equipped with a water closet, lavatory, bathtub or  
2756 shower, and kitchen sink; be provided with hot and cold running water; and all facilities  
2757 shall be installed and maintained in a safe and sanitary condition.

2758 c. ~~((F))~~ the structure must be weather-protected so as to provide shelter for the  
2759 occupants against the elements and to exclude dampness.

2760 d. ~~((A))~~all openable windows and doors must be in operable condition to  
2761 provide for adequate natural ventilation and emergency exit.

2762 e. ~~((A))~~at least one operable smoke detector shall be installed within the unit.

2763 f. ~~((F))~~the unit shall be structurally sound with no apparent unsafe condition in  
2764 floors, walls, ceilings and roofs.

2765 g. ~~((F))~~the unit must be well maintained, free of debris and infestation of  
2766 insects, vermin or rodents.

2767 C. All mobile homes are subject to the following installation requirements:

2768 1. Support systems and stabilizing devices shall be designed and installed in  
2769 accordance with the provisions of WAC 296-150B-200.

2770 2. Electrical connections shall be inspected and approved by the Washington  
2771 State Department of Labor and Industries.

2772 3. Mobile homes supported on piers shall be fully skirted.

2773 4. Mobile homes located outside of a mobile home park shall be subject to the  
2774 setback and lot coverage provisions of the zone in which located.

2775 D. Accessory Structures.

2776 1. Accessory structures shall be subject to the provisions of the ~~((Uniform))~~  
2777 International Building Code or the International Residential Code, as applicable, as  
2778 adopted in King County and a building permit shall be required before construction or  
2779 installation.

2780 2. Separation between accessory structures and other structures shall be as set  
2781 forth in K.C.C. 21A.14.170 or 21A.14.180. However, if the accessory structure is a  
2782 carport constructed of combustible materials, the carport roof area shall not extend over

2783 or otherwise cover any bedroom windows and no other accessory structures other than  
2784 decks, porches, stairs or ramps shall be permitted under the carport roof area.

2785 SECTION 262. K.C.C. 16.04.093, as amended by this ordinance, is hereby  
2786 recodified as a section in K.C.C. chapter 16.04.

2787 SECTION 263. Ordinance 12380, Section 4, and K.C.C. 16.04.093 are each  
2788 hereby amended to read as follows:

2789 **Individual mobile homes - Required permits and application content.**

2790 A. Installation of a mobile home shall require the approval of a mobile home  
2791 permit by the department of development and environmental services pursuant to the  
2792 permit process and procedures for type 1 permits outlined in K.C.C. 20.20. The permit  
2793 shall expire one year after date of issuance. A permit may be renewed for a maximum of  
2794 one year upon request of the applicant, provided such requests are made within fifteen  
2795 days of the date of expiration of the original permit. Mobile homes shall not be  
2796 permanently occupied for more than forty-five days prior to issuance of a certificate of  
2797 occupancy by the department of development and environmental services.

2798 B. The following must be submitted with an application for a mobile home  
2799 permit, except that when the mobile home is to be located in an approved mobile home  
2800 park, subsection((s)) B. 1.d., 1.e., 1.h., 1.i.((7)) and 3 shall not apply:

2801 .1. Two copies of a site plan drawn to scale, showing:

2802 a. ~~((N))~~north arrow and scale,

2803 b. ~~((L))~~location and dimensions of all property lines or leased areas, and  
2804 easements,

2805 c. ~~((P))~~ proposed location of mobile home and/or accessory structure(s) on the  
2806 site or space,

2807 d. ~~((D))~~ distances from the mobile home and accessory structure(s) to property  
2808 lines,

2809 e. ~~((A))~~ approximate surface elevation at each corner of the site,

2810 f. ~~((L))~~ location of parking spaces,

2811 g. ~~((N))~~ name or number of street on which site or space is located,

2812 h. ~~((L))~~ location of septic tank and drainfield, if sewers are not available,

2813 i. ~~((L))~~ location of well or other water source, if public water supply is not  
2814 available;

2815 2. A description of the mobile home, including:

2816 a. ~~((M))~~ model number,

2817 b. Washington State and/or H.U.D. ID number,

2818 c. ~~((N))~~ name of manufacturer and year of manufacture;

2819 3. Two copies of plans showing proposed foundation system, if more than one-  
2820 fourth of the floor area of the mobile home, as measured from the bottom of the main  
2821 frame members, will be more than three feet above the existing ground level, or when  
2822 any supporting piers exceed sixty inches in height;

2823 4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy  
2824 of same and Certified Manufactured Home Installers number.

2825 C. An accessory structure in excess of ~~((120))~~ 200 square feet of floor ~~((or))~~ area  
2826 including roof ~~((area))~~ overhang shall require the approval of a building permit by the  
2827 department of development and environmental services pursuant to the permit process



2828 and procedures for type 1 permits outlined in K.C.C. chapter 20.20. An application for a  
2829 building permit for an accessory structure shall include site plans drawn consistent with  
2830 the provisions of subsection B.1. If an application for a building permit for an accessory  
2831 structure is submitted together with an application for a mobile home permit and if the  
2832 accessory structure is less than 600 square feet in area, the fee for the accessory structure  
2833 shall be waived.

2834 SECTION 264. K.C.C. 16.04.094, as amended by this ordinance, is hereby  
2835 recodified as a section in K.C.C. chapter 16.04.

2836 SECTION 265. Ordinance 12380, Section 5, and K.C.C. 16.04.094 are each  
2837 hereby amended to read as follows:

2838 **Factory-built commercial structures and coaches - Standards.**

2839 A. Factory-built commercial structures and coaches shall be located, installed and  
2840 used in the same manner as conventional commercial structures, except to the extent that  
2841 construction standards are regulated by the Washington State Department of Labor and  
2842 Industries or the U.S. Department of Housing and Urban Development.

2843 B. Factory-built commercial structures and commercial coaches shall be installed  
2844 subject to the following:

2845 1. A building permit must be obtained for any factory-built commercial  
2846 structure or commercial coach pursuant to the permit process and procedures for type 1  
2847 permits outlined in K.C.C. 20.20.

2848 2. The following criteria must be satisfied for the permanent installation of a  
2849 factory-built commercial structure or commercial coach before a building permit can be  
2850 issued:

2851 a. The appropriate insignia of the Washington State Department of Labor and  
2852 Industries of the U.S. Department of Housing and Urban Development must be affixed to  
2853 the unit. If the unit is lacking the appropriate insignia it must satisfy the structural,  
2854 mechanical, electrical and plumbing requirements of the ((Uniform)) International  
2855 Building, Mechanical and other applicable codes as adopted in King County for  
2856 conventional commercial structures.

2857 b. The foundation, entry/exit stairs or ramps, and all accessory structures shall  
2858 be designed and installed in accordance with the provisions of the ((Uniform))  
2859 International Building Code as adopted in King County.

2860 c. Occupancy of the structure shall not be permitted before inspection and  
2861 approval.

2862 3. The temporary installation of factory-built commercial structures and  
2863 commercial coaches may be permitted for a period not to exceed one year. The support  
2864 system recommended by the manufacturer, or designed by a professional structural  
2865 engineer registered by the state, may be substituted for a foundation designed in  
2866 accordance with the provisions of the ((Uniform)) International Building Code as adopted  
2867 in King County, subject to the approval of the department of development and  
2868 environmental services.

2869 SECTION 266. K.C.C. 16.04.098, as amended by this ordinance, is hereby  
2870 recodified as a section in K.C.C. chapter 16.04.

2871 SECTION 267. Ordinance 7853, as amended, and K.C.C. 16.04.098 are each  
2872 hereby amended to read as follows:

2873 **Inspection and enforcement.**

2874 A. Enforcement. The director is authorized to enforce the provisions of this  
2875 chapter and any rules and regulations promulgated thereunder, pursuant to the  
2876 enforcement and penalty provisions of K.C.C. Title 23 (~~(of the King County Code)~~).

2877 EXCEPTION: The director of the department of public health is authorized to  
2878 enforce (~~(Uniform)~~) International Building Code Section 2902.1 and Table 29-A  
2879 (~~((WAC)) chapter 51-((30))50 WAC~~).

2880 B. General. All construction or work for which a permit is required shall be  
2881 subject to inspection by the director.

2882 C. Authority. The director is authorized and directed to enforce this chapter. The  
2883 director is authorized to promulgate, adopt, and issue those rules and regulations  
2884 necessary to the effective and efficient administration of this chapter, such rules and  
2885 regulations to be adopted and maintained in accordance with the provisions for the rules  
2886 of county agencies, K.C.C. chapter 2.98.

2887 D. Plan Reviews and Inspections. All buildings constructed under the provisions  
2888 of this chapter are subject to a final inspection for compliance with this chapter. The  
2889 director has the authority to establish rules and procedures for accepting at his/her option  
2890 an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or  
2891 inspections.

2892 SECTION 268. Sections 269 through 278 of this ordinance, K.C.C. 16.04.05053,  
2893 as amended by this ordinance, K.C.C. 16.70.035, as amended by this ordinance and  
2894 K.C.C. 16.04.05071, as amended by this ordinance, should constitute a new chapter in  
2895 K.C.C. Title 16.

2896            NEW SECTION. SECTION 269. There is hereby added to K.C.C. chapter 16.xx  
2897 (created under section 268 of this ordinance) a new section to read as follows:

2898            **Adoption.** The International Residential Code for One- and Two-Family  
2899 Dwellings, as amended in chapter 51-52 WAC, effective July 1, 2004, as published by or  
2900 jointly with the International Code Council, Inc., together with appendices, amendments,  
2901 additions, deletions and exceptions hereinafter adopted by reference, together with the  
2902 Washington state building code and with King County modifications which shall be  
2903 adopted and codified in this chapter are adopted as the King County International  
2904 Residential Code for One- and Two-Family Dwellings code and hereinafter referred to as  
2905 the International Residential Code, "IRC." Chapter 11 and Chapters 25 through 40 are  
2906 not adopted.

2907            NEW SECTION. SECTION 270. There is hereby added to K.C.C. chapter 16.xx  
2908 (created under section 268 of this ordinance) a new section to read as follows:

2909            **Administration.** Chapter 1 of the International Residential Code is not adopted  
2910 and Chapter 1 of the International Building Code as amended in K.C.C. chapter 16.02 is  
2911 substituted.

2912            NEW SECTION. SECTION 271. There is hereby added to K.C.C. chapter 16.xx  
2913 (created under section 268 of this ordinance) a new section to read as follows:

2914            **Appendices not adopted.** Appendices A through F, I and J of the International  
2915 Residential Code are not adopted.

2916            NEW SECTION. SECTION 272. There is hereby added to K.C.C. chapter 16.xx  
2917 (created under section 268 of this ordinance) a new section to read as follows:

2918 **Building Planning – Design criteria - Climate and Geographical Design**

2919 **Criteria for King County.** Table R301.2(1) of the International Residential Code is not  
 2920 adopted and the following is substituted:

2921 **Table R301.2(1)**

2922 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR KING COUNTY**

| Ground<br>snow<br>load | Wind<br>speed<br>(mph) | Seismic<br>design<br>category | Subject to damage from |  |                   | Decay                | Winter<br>design<br>temp. | Ice-<br>shield<br>required | Flood<br>hazards    | Air<br>freezing<br>index | Mean<br>annual<br>temp. |
|------------------------|------------------------|-------------------------------|------------------------|--|-------------------|----------------------|---------------------------|----------------------------|---------------------|--------------------------|-------------------------|
|                        |                        |                               | Weathering             | Frost<br>line<br>depth                 | Termite           |                      |                           |                            |                     |                          |                         |
| Varies <sub>1</sub>    | 85                     | D1 or<br>D2 <sub>2</sub>      | Moderate               | 12" <<br>1,000ft<br>elev. <sub>3</sub> | Slight<br>to Mod. | Slight<br>to<br>Mod. | 25                        | No                         | Varies <sub>4</sub> | 100 to<br>250            | 50                      |

2923 1. The "Snow Load Analysis for Washington" Second Edition (1995), published  
 2924 by the Structural Engineers Association of Washington, shall be used in determining  
 2925 snow load except where the department determines by public rule that a different  
 2926 standard is necessary to protect the public health and safety. The minimum roof snow  
 2927 load shall be 25 pounds per square feet.

2928 2. Seismic design category shall be D1 for areas of unincorporated King County  
 2929 to the east of the Snoqualmie River as it traverses from the King County—Snohomish  
 2930 County line to the city limits of Snoqualmie, east of the town of Snoqualmie, east of the  
 2931 Snoqualmie Parkway and the Echo Lake-Snoqualmie Cut-off SE as they run from the  
 2932 city limits of the town of Snoqualmie to State Highway 18 and to the south or east of  
 2933 State Highway 18. All other portions of unincorporated King County shall be seismic  
 2934 design category D2.

2935           3. The frost line depth shall be considered to be 12 inches for sites up to an  
2936 elevation of 1000 feet above sea level. For sites over 1,000 feet above sea level a specific  
2937 site analysis may be required.

2938           4. Flood hazard within King County varies. See the flood hazard code provisions  
2939 of K.C.C. chapter 21A.24.

2940           NEW SECTION. SECTION 273. There is hereby added to K.C.C. chapter 16.xx  
2941 (created under section 268 of this ordinance) a new section to read as follows:

2942           **Building Planning – Design criteria - Disaster repair standards.** Section R301  
2943 of the International Residential Code is supplemented with the following:

2944           **Disaster repair standards (IRC R301.10).** Repairs for buildings damaged by  
2945 disasters shall comply with Sections 3411.2 through 3411.7 of the International Building  
2946 Code as amended by K.C.C. chapter 16.06.

2947           NEW SECTION. SECTION 274. There is hereby added to K.C.C. chapter 16.xx  
2948 (created under section 268 of this ordinance) a new section to read as follows:

2949           **Garages and carports – Flood hazard areas.** Section R309.5 of the  
2950 International Residential Code is not adopted and the following is substituted:

2951           **Flood hazard areas (IRC R309.5).** Garage floors in buildings located in flood  
2952 hazard areas shall comply with the flood hazard standards in K.C.C. 21A.24.

2953           NEW SECTION. SECTION 275. There is hereby added to K.C.C. chapter 16.xx  
2954 (created under section 268 of this ordinance) a new section to read as follows:

2955           **Building planning – Flood-resistant construction.** Section R323 of the  
2956 International Residential Code is not adopted and the following is substituted:

2957            **Building planning – Flood-resistant construction (IRC R323).** Flood-resistant  
2958 construction will comply with the flood hazard standards in K.C.C. 21A.24.

2959            NEW SECTION. SECTION 276. There is hereby added to K.C.C. chapter 16.xx  
2960 (created under section 268 of this ordinance) a new section to read as follows:

2961            **Building planning – Automatic fire sprinklers.** Chapter 3 of the International  
2962 Residential Code is supplemented with the following:

2963            **Automatic fire sprinklers (IRC R324).** Automatic fire sprinklers shall be  
2964 provided as required by Section 903.2.10.4 of the International Fire Code.

2965            NEW SECTION. SECTION 277. There is hereby added to K.C.C. chapter 16.xx  
2966 (created under section 268 of this ordinance) a new section to read as follows:

2967            **Foundation walls - Concrete foundation walls.** Section R404.1.2 of the  
2968 International Residential Code is not adopted and the following is substituted:

2969            **Concrete foundation walls (IRC R404.1.2).** Concrete foundation walls shall be  
2970 constructed in accordance with Tables R 404.1.1(1) through (4) and shall also comply  
2971 with section R404.2. In seismic design categories D1 and D2, concrete foundation walls  
2972 shall comply with section R404.1.4. Concrete foundation walls may comply with Table  
2973 1805.5(5) of the International Building Code as amended by K.C.C. chapter 16.04 as an  
2974 alternative to requiring a special design for every application.

2975            NEW SECTION. SECTION 278. There is hereby added to K.C.C. chapter 16.xx  
2976 (created under section 268 of this ordinance) a new section to read as follows:

2977            **Under floor space – Flood resistance.** Section R408.6 of the International  
2978 Residential Code is not adopted and the following is substituted:

2979           **Flood resistance (IRC R408.6).** Under floor spaces of buildings located in areas  
2980 prone to flooding shall comply with the flood hazard standards in K.C.C. 21A.24.

2981           SECTION 279. K.C.C. 16.04.05053, as amended by this ordinance is hereby  
2982 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this  
2983 ordinance).

2984           SECTION 280. Ordinance 12560, Section 57, as amended, and K.C.C.  
2985 16.04.05053 are each hereby amended to read as follows:

2986           **Appendix (~~(Chapter 4, Division I)~~) G – Swimming pools, Spas and Hot Tubs**  
2987 **– Barrier requirements - Outdoor swimming pool.** Section (~~(421.1)~~) AG105.2 of  
2988 Appendix (~~(Chapter 4, Division I)~~) G of the (~~(Uniform Building)~~) International  
2989 Residential Code is not adopted and the following is substituted:

2990           **Outdoor swimming pool (~~(UBC 421.1)~~) (IRC AG105.2).** An outdoor  
2991 swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa  
2992 shall be provided with a barrier that shall (~~(be installed, inspected and approved prior to~~  
2993 ~~plastering or filling with water. The barrier shall)~~) comply with the following:

- 2994           1. The top of the barrier shall be at least 60 inches (~~((1.524 m))~~) (1,524 mm)  
2995 above grade measured on the side of the barrier which faces away from the swimming  
2996 pool. The maximum vertical clearance between grade and the bottom of the barrier shall  
2997 be 2 inches (~~((.051 m))~~) (51 mm) measured on the side of the barrier which faces away  
2998 from the swimming pool. (~~(The maximum vertical clearance at the bottom of the barrier~~  
2999 ~~may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete~~  
3000 ~~deck, or when the barrier is mounted on the top of the aboveground pool structure. When~~  
3001 ~~barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the~~



3002 ~~horizontal members shall be placed on the pool side of the barrier. Any decorative design~~  
3003 ~~work on the side away from the swimming pool, such as protrusions, indentations or~~  
3004 ~~cutouts, which render the barrier easily climbable, is prohibited))~~ Where the top of the  
3005 pool structure is above grade, such as an above-ground pool, the barrier may be at ground  
3006 level, such as the pool structure, or mounted on top of the pool structure. Where the  
3007 barrier is mounted on top of the pool structure, the maximum vertical clearance between  
3008 the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

3009 2. Openings in the barrier shall not allow passage of a ~~((1-3/4))~~ 4-inch-diameter  
3010 ~~((.044 m))~~ (102 mm) sphere.

3011 ~~((EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches~~  
3012 ~~(1.143 m) or more, the opening size may be increased such that the passage of a 4 inch-~~  
3013 ~~diameter (.102 m) sphere is not allowed.~~

3014 ~~2. For fencing))~~ 3. Solid barriers which do not have openings, such as a masonry  
3015 or stone wall, shall not contain indentations or protrusions except for normal construction  
3016 tolerances and tooled masonry joints.

3017 4. Where the barrier is composed of vertical and horizontal members~~((the~~  
3018 ~~spacing between vertical members may be increased up to 4 inches (.102 m) when))~~ and  
3019 the distance between the tops of horizontal members is less than 45 inches~~((1.143 m) or~~  
3020 ~~more))~~ (1,143 mm), the horizontal members shall be located on the swimming pool side  
3021 of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in  
3022 width. Where there are decorative cutouts within vertical members, spacing within the  
3023 cutouts shall not exceed 1.75 inches (44 mm) in width.

3024 ~~((3. Chain))~~ 5. Where the barrier is composed of horizontal and vertical  
3025 members and the distance between the tops of the horizontal members is 45 inches (1,143  
3026 mm) or more, spacing between vertical members shall not exceed 4 inches (101 mm).  
3027 Where there are decorative cutouts within vertical members, spacing within the cutouts  
3028 shall not exceed 1.75 inches (44 mm) in width.

3029 6. Maximum mesh size for chain link fences ((used as the barrier)) shall ((not))  
3030 be ((less than 11 gage)) a 2.25 inch (57 mm) square unless the fence is provided with  
3031 slats fastened at the top or the bottom which reduce the openings to not more than 1.75  
3032 inches (44 mm).

3033 ~~((4.))~~ 7. Where the barrier is composed of diagonal members, such as a lattice  
3034 fence, the maximum opening formed by the diagonal members shall not be more than  
3035 1.75 inches (44 mm).

3036 8. Access gates shall comply with the requirements of Section AG105.2, Items 1  
3037 through ((3)) 7, and shall be equipped to accommodate a locking device. Pedestrian  
3038 access gates shall open outward away from the pool and shall be self-closing and have a  
3039 self-latching device. Gates other than pedestrian access gates shall have a self-latching  
3040 device. Where the release mechanism of the self-latching device is located less than 54  
3041 inches (((1.372 m))) (1,372 mm) from the bottom of the gate, the release mechanism and  
3042 openings shall comply with the following:

3043 ~~((1.))~~ 8.1. ((t))The release mechanism shall be located on the pool side of the  
3044 barrier at least 3 inches (((.076 m))) (76 mm) below the top of the gate, and

3045 ~~((2.))~~ 8.2. ((t))The gate and barrier shall have no opening greater than 1/2 inch  
3046 (((.013 m))) (12.7 mm) within 18 inches (((.457 m))) (457 mm) of the release mechanism.

3047 ((Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates  
3048 shall be equipped with lockable hardware or padlocks and shall remain locked at all times  
3049 when not in use.))

3050 ((~~(5.)~~) 9. Where a wall of a building serves as part of the barrier ((and contains  
3051 door openings between the building and the outdoor swimming pool, which provide  
3052 direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4  
3053 of Section 421.1 shall be provided.

3054 **EXCEPTIONS:** When approved by the building official,) one of the following  
3055 ((may be used)) conditions shall be met:

3056 ((1. Self-closing and self-latching devices installed on all doors with direct access  
3057 to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above  
3058 the floor.

3059 ~~2. An alarm installed on~~) 9.1. The pool shall be equipped with a powered safety  
3060 cover in compliance with ASTM F1346; or

3061 9.2. ((a))All doors with direct access to the pool through that wall shall be  
3062 equipped with an alarm which produces an audible warning when the door and its screen,  
3063 if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds  
3064 immediately after the door ((and its screen, if present, are)) is opened((;)) and be capable  
3065 of ((providing a sound pressure level of not less than 85 dBA when measured indoors at  
3066 10 feet (3.048 m))) being heard throughout the house during normal house-hold activities.  
3067 The alarm shall automatically reset under all conditions. The alarm system shall be  
3068 equipped with a manual means, such as a touchpad or switch, to temporarily deactivate  
3069 the alarm for a single opening. Such deactivation shall last ((no longer)) not more than

3070 15 seconds. The deactivation switch or switches shall be located at least 54 inches  
3071 ~~((1.372 m))~~ (1,372 mm) above the threshold of the door~~(-)~~; or

3072 ~~((3-))~~ 9.3. Other means of protection ~~((may))~~, such as self-closing doors with  
3073 self-latching devices, which are approved by the building official, shall be acceptable so  
3074 long as the degree of protection afforded is not less than ~~((that))~~ the protection afforded  
3075 by ~~((any of the devices))~~ item 9.1 or 9.2 described above.

3076 ~~((6.))~~ 10. Where an aboveground pool structure is used as a barrier or where the  
3077 barrier is mounted on top of the pool structure, and the means of access is a ladder or  
3078 steps, then:

3079 ~~((1-the))~~ 10.1. ~~((t))~~ The ladder or steps shall be capable of being secured,  
3080 locked or removed to prevent access ;or

3081 ~~((2-the))~~ 10.2. The ladder or steps shall be surrounded by a barrier which  
3082 meets the requirements section AG105.2, of Items 1 through ~~((5))~~ 9. When the ladder or  
3083 steps are secured, locked or removed, any opening created shall ~~((be protected by a~~  
3084 ~~barrier complying with Items 1 through 5))~~ not allow the passage of a 4-inch diameter  
3085 (102 mm) sphere.

3086 ~~((EXCEPTIONS: When approved by the building official, one of the following~~  
3087 ~~may be used:~~

3088 ~~1. The pool may be equipped with a power or manual safety cover which~~  
3089 ~~complies with standards set forth in American Society for Testing and Materials (ASTM)~~  
3090 ~~F1346-1991; or~~

3091 ~~2. Other means of protection may be acceptable so long as the degree of~~  
3092 ~~protection afforded is not less than that afforded by any of the means described in this~~  
3093 ~~section.))~~

3094 SECTION 281. K.C.C. 16.70.035, as amended by this ordinance is hereby  
3095 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this  
3096 ordinance).

3097 SECTION 282. Ordinance 11797, Section 1, and K.C.C. 16.70.035 are each  
3098 hereby amended to read as follows:

3099 **Appendix G – Swimming pools, Spas and Hot Tubs – Barrier requirements -**  
3100 **Prefabricated pools.** Appendix G of the International Residential Code is supplemented  
3101 with the following:

3102 **Prefabricated pools (IRC AG105.6).**

3103 A. For an above ground, prefabricated pool greater than two feet in depth, the  
3104 owner or possessor of real property ~~((as described in K.C.C. 16.70.020))~~ shall:

3105 1. ~~((Erect a solid structure or fence which meets the requirements of K.C.C.~~  
3106 ~~16.70.020)) Comply with the barrier requirements of AG 105.2; ~~((or))~~~~

3107 2. ~~((Erect a fence or barrier of substantial construction on top of the pool structure~~  
3108 ~~in such a manner as to render the total height of such fence, including the pool wall, at least~~  
3109 ~~five feet; or~~

3110 3.)) Equip the pool with a power or manual safety cover which complies with  
3111 standards set forth in American Society for Testing and Materials (ASTM) F1346 - 1991;  
3112 or

3113            ~~((4.))~~ 3. Use other means of protection, as approved by the building official, if such  
3114 means are not less protective than that afforded by any of the means listed in this section.

3115            SECTION 283. K.C.C. 16.04.05071, as amended by this ordinance is hereby  
3116 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this  
3117 ordinance).

3118            SECTION 284. Ordinance 12560, Section 74, as amended, and K.C.C.  
3119 16.04.05071 are each hereby amended to read as follows:

3120            ~~Appendix ((Chapter 12 Division II,))~~ **K - Sound ((F))transmission ((Control))**  
3121 ~~- Sea-Tac noise program area (((UBC 1217)))~~. Appendix K of the International  
3122 Residential Code is supplemented with the following:

3123            **Appendix K Sound transmission - Sea-Tac noise program area. (IRC**  
3124 **AK101.1).** ~~((Noise determined construction requirements detailed in this chapter shall be~~  
3125 ~~applied to new construction and additions of all structures, except for not normally~~  
3126 ~~inhabited portions of warehouses, storage buildings and similar structures as determined~~  
3127 ~~by the director,)) All buildings or structures constructed or placed in use for human~~  
3128 ~~occupancy on sites within the ((designated program areas of the))~~ vicinity of Seattle-  
3129 Tacoma International Airport which have been included within or enclosed by the Port of  
3130 Seattle's Noise Remedy Program boundaries shall comply with the provisions in the  
3131 International Building Code Appendix K. ~~((The applicable program areas are the~~  
3132 ~~Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific~~  
3133 ~~Construction requirements for these two areas are:~~

3134            (a) ~~Neighborhood Reinforcement Area:~~

3135           1) ~~Bedrooms must comply with Section 1234 which is designed to achieve a~~  
3136 ~~noise reduction of 35 db.~~

3137           2) ~~All other living and working areas must comply with Section 1226 which is~~  
3138 ~~designed to achieve a noise reduction level of 30 dB.~~

3139           (b) ~~Cost Share Insulations Area:~~

3140           1) ~~Bedrooms must comply with Section 1226 which is designed to achieve a~~  
3141 ~~noise reduction of 30 dB.~~

3142           2) ~~All other living and working areas must comply with Section 1219 which is~~  
3143 ~~designed to achieve a noise reduction level of 25 dB.))~~

3144           SECTION 285. Ordinance 14238, Section 18, and K.C.C. 16.06.010 are each  
3145 hereby amended to read as follows:

3146           **Disaster damage - purpose (((UBC 3419))).** Chapter 34 Existing Structures of  
3147 the International Building Code is supplemented with the following:

3148           **Purpose (IBC 3411.1).** The purpose of K.C.C. 16.06.020 through 16.06.080 is to  
3149 provide a defined level of repair for buildings and structures damaged by a disaster  
3150 resulting in a declared emergency as defined in K.C.C. 16.20.080. ~~((The provisions of))~~  
3151 K.C.C. 16.06.020 through 16.06.080 are not intended to modify requirements that would  
3152 otherwise apply under the Washington state energy code, chapter 19.27A RCW or  
3153 provisions in buildings for aged and handicapped persons, chapter 70.92 RCW.

3154           SECTION 286. Ordinance 14238, Section 19, and K.C.C. 16.06.020 are each  
3155 hereby amended to read as follows:

3156           **Disaster damage - critical structures (((UBC 3420))).** Chapter 34 Existing  
3157 Structures of the International Building Code is supplemented with the following:

3158            **Critical structures (IBC 3411.2).** For the purpose of the ~~((UBC))~~ International  
3159 Building Code, a "critical structure" means a structure that may require a higher level of  
3160 repair after a disaster because of its construction, use, height in stories, occupant load or  
3161 location and is one or more of the following:

3162            1. A masonry structure constructed without structural reinforcement or reinforced  
3163 only with joint reinforcement;

3164            2. A structure ~~((with either a Group A, E or I occupancy classification, as defined~~  
3165 ~~by the UBC 303.1.1, 305.1 or 308.1, and an occupant load over three hundred)) classified~~  
3166 as Category III or IV for importance factor as defined by Table 1604.5 IBC;

3167            3. A structure that is four or more stories in height;

3168            4. A structure ~~((that has been identified as an essential facility occupancy~~  
3169 ~~category in UBC Table 16-K)) with a Group LC occupancy, as defined by WAC 51-50-~~  
3170 0313, having more than ten clients, or having more than five clients total having an  
3171 evacuation capability classified as II or III, as defined by WAC 51-50-0419;

3172            5. A structure that contains a Group H occupancy, as defined in ~~((UBC 307.1~~  
3173 ~~with the exception of Division 4 (repair garages) occupancy)) IBC 307; or~~

3174            6. A structure that is located in a seismic or landslide hazard area, as designated  
3175 in the King County Sensitive Areas Map Folio.

3176            SECTION 287. Ordinance 14238, Section 20, and K.C.C. 16.06.030 are each  
3177 hereby amended to read as follows:

3178            **Disaster damage - structural repairs ((UBC 3421)).** Chapter 34 Existing  
3179 Structures of the International Building Code is supplemented with the following:



3180           **Structural repairs (IBC 3411.3).** Required structural repair levels shall be based  
3181 on the ratio of the estimated cost of repairs required to restore the structural members to  
3182 their pre-event condition to the estimated replacement cost of the structure.

3183           ~~((1. Required structural repair level for a damage ratio of ten percent or less  
3184 (UBC 3421.1). When the damage ratio is ten percent or less, structures, except critical  
3185 structures, as defined in K.C.C. 16.06.020, must be restore, as a minimum, to their pre-  
3186 event condition.~~

3187           ~~**EXCEPTIONS:** 1. Replacement of structural masonry shall always be provided  
3188 with reinforcement. 2. Structural masonry repairs shall be based on the recommendation  
3189 of the engineer of record.~~

3190           ~~2. Required structural repair level for a damage ratio greater than ten percent but  
3191 no more than fifty percent (UBC 3421.2).~~

3192           ~~2.1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have  
3193 the damaged structural members, including all critical ties and connections associated  
3194 with the damaged structural members, all structural members supported by the damaged  
3195 member, and all structural members supporting the damaged members repaired, replaced  
3196 or strengthened to bring them into compliance with the connection requirements and  
3197 seventy five percent of the force levels of the Uniform Building Code.~~

3198           ~~**EXCEPTION:** For structures with rigid diaphragms where the above required  
3199 repair and strengthening increases the rigidity of the resisting members, the entire lateral-  
3200 force resisting system of the structure shall be investigated. When, in the opinion of the  
3201 building official, an unsafe or adverse condition has been created as a result of the  
3202 increase in rigidity, the condition shall be corrected.~~

3203           ~~2.2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020,~~  
3204           ~~conventional stud framed structures, which contain detached one or two family~~  
3205           ~~dwellings, or detached occupancies classified as Group R, Division 3 or Group U,~~  
3206           ~~Division 1 or accessory sheds or one-story buildings not greater than two thousand square~~  
3207           ~~feet, which are accessory to Group R, Division 3 occupancies, may alternatively comply~~  
3208           ~~with K.C.C. 16.06.050, with the approval of the building official.~~

3209           **EXCEPTIONS:** ~~1. Structures containing occupancies classified as Group R,~~  
3210           ~~Division 3 which are located in a seismic or landslide hazard area, as designated on the~~  
3211           ~~King County sensitive area folio maps. 2. Structures with foundation or ground failures.~~

3212           ~~3. Required structural repair level for a damage ratio greater than fifty percent~~  
3213           ~~(UBC 3421.3). When the damage ratio is greater than fifty percent, all structures shall~~  
3214           ~~have the entire structure strengthened to comply with the force levels and connection~~  
3215           ~~requirements of the UBC.~~

3216           ~~4. Required structural repair level for critical structures (UBC 3421.4). When the~~  
3217           ~~damage ratio for critical structures, except for structures identified as essential facilities,~~  
3218           ~~as defined in UBC Table 16 K, is ten percent or less, the critical structures may be~~  
3219           ~~restored to the pre-event condition, except as noted in this section. When the damage~~  
3220           ~~ratio for critical structures is greater than ten percent but no greater than thirty percent,~~  
3221           ~~and for essential facilities when the damage ratio is greater than five percent but no~~  
3222           ~~greater than thirty percent, structures shall have the damaged structural members,~~  
3223           ~~including all critical ties and connections associated with the damaged structural~~  
3224           ~~members, all structural members supported by the damaged member, and all structural~~  
3225           ~~members supporting the damaged members repaired, replaced or strengthened to bring~~

3226 them into compliance with the connection requirements and seventy-five percent of the  
3227 force levels of the UBC. When the damage ratio for critical structures and essential  
3228 facilities is greater than thirty percent, the entire structure shall be strengthened to comply  
3229 with the force levels and connection requirements of the UBC.

3230 **EXCEPTION:** ~~The top two floors of a four or more story structure may meet a~~  
3231 ~~lesser criteria than having those levels strengthened to comply with the force levels and~~  
3232 ~~connection requirements of the UBC, provided that the criteria is not less than that which~~  
3233 ~~these floors would be subject to if they were in a two-story structure, based on the~~  
3234 ~~damage they incurred.~~

3235 5. ~~Exception to the required structural repair level for Group H occupancies~~  
3236 ~~(UBC 3421.5). When the structure owner can demonstrate that Group H occupancies are~~  
3237 ~~of a minor or accessory nature, the building official may designate the structure as other~~  
3238 ~~than a critical structure for structural repair design criteria purposes.~~

3239 6. ~~Disaster damage repair evaluations required (UBC 3421.6). For all structures~~  
3240 ~~listed in subsections 1, 2 and 3 of this section, UBC 3421.1, UBC 3421.2 and UBC 3421.,~~  
3241 ~~proposed repair or alteration of structures shall include an evaluation of the effects of~~  
3242 ~~such work to the building in its entirety. This evaluation shall include, but not be limited~~  
3243 ~~to, an investigation of the effects of any induced eccentricity and changes in the~~  
3244 ~~foundation and in story stiffness, as a result of the proposed improvements. When, in the~~  
3245 ~~opinion of the building official, an unsafe or adverse condition has been created as a~~  
3246 ~~result of such effects, the condition shall be corrected.~~

3247 7. ~~Disaster damage repair alternatives (UBC 3421.7). The building official may~~  
3248 ~~approve an alternative design criteria if the owner's engineer or architect can demonstrate,~~

3249 to the satisfaction of the building official, that the structure, after repair or alteration, will  
3250 provide that level of safety as required by the intent of the UBC.

3251 ~~8. Appeals (UBC 3421.8), Decisions of the building official relating to the~~  
3252 ~~required structural repair level may be appealed to the Building Code Advisory Board in~~  
3253 ~~accordance with K.C.C. 16.04.05004.))~~

3254 NEW SECTION. SECTION 288. There is hereby added to K.C.C. chapter 16.06  
3255 a new section to read as follows:

3256 **Disaster damage - Structural repairs - Required structural repair level for a**  
3257 **damage ratio of ten percent or less.** Chapter 34 Existing Structures of the International  
3258 Building Code is supplemented with the following:

3259 **Required structural repair level for a damage ratio of ten percent or less.**  
3260 **(IBC 3411.3.1).** When the damage ratio is ten percent or less, structures, except critical  
3261 structures, as defined in K.C.C. 16.06.020, must be restored, as a minimum, to their pre-  
3262 event condition.

3263 **EXCEPTIONS:**

3264 1. Replacement of structural masonry shall always be provided with  
3265 reinforcement.

3266 2. Structural masonry repairs shall be based on the recommendation of the  
3267 engineer of record.

3268 NEW SECTION. SECTION 289. There is hereby added to K.C.C. chapter 16.06  
3269 a new section to read as follows:

3270 **Disaster damage - Structural repairs - Required structural repair level for a**  
3271 **damage ratio greater than ten percent but no more than fifty percent.** Chapter 34

3272 Existing Structures of the International Building Code is supplemented with the  
3273 following:

3274           **Required structural repair level for a damage ratio greater than ten percent**  
3275 **but no more than fifty percent (IBC 3411.3.2).**

3276           1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have  
3277 the damaged structural members, including all critical ties and connections associated  
3278 with the damaged structural members, all structural members supported by the damaged  
3279 member, and all structural members supporting the damaged members repaired, replaced  
3280 or strengthened to bring them into compliance with the connection requirements and  
3281 eighty percent of the force levels of the International Building Code.

3282           **EXCEPTION:** For structures with rigid diaphragms where the above-required  
3283 repair and strengthening increases the rigidity of the resisting members, the entire lateral-  
3284 force-resisting system of the structure shall be investigated. When, in the opinion of the  
3285 building official, an unsafe or adverse condition has been created as a result of the  
3286 increase in rigidity, the condition shall be corrected.

3287           2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020,  
3288 conventional stud framed structures, which contain detached one or two family  
3289 dwellings, or detached occupancies classified as Group R, Division 3 or Group U, or  
3290 accessory sheds or one story buildings not greater than two thousand square feet, which  
3291 are accessory to detached one or two family dwellings, or are accessory to Group R,  
3292 Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the  
3293 approval of the building official.

3294           **EXCEPTIONS:**

3295 2.1. Structures which are located in a seismic or landslide hazard area, as  
3296 designated on the King County sensitive area folio maps.

3297 2.2. Structures with foundation or ground failures.

3298 NEW SECTION. SECTION 290. There is hereby added to K.C.C. chapter 16.06  
3299 a new section to read as follows:

3300 **Disaster damage - Structural repairs - Required structural repair level for a**  
3301 **damage ratio greater than fifty percent.** Chapter 34 Existing Structures of the  
3302 International Building Code is supplemented with the following:

3303 **Required structural repair level for a damage ratio greater than fifty**  
3304 **percent. (IBC 3411.3.3).** When the damage ratio is greater than fifty percent, all  
3305 structures shall have the entire structure strengthened to comply with the force levels and  
3306 connection requirements of the International Building Code.

3307 NEW SECTION. SECTION 291. There is hereby added to K.C.C. chapter 16.06  
3308 a new section to read as follows:

3309 **Disaster damage - Structural repairs - Required structural repair level for**  
3310 **critical structures.** Chapter 34 Existing Structures of the International Building Code is  
3311 supplemented with the following:

3312 **Required structural repair level for critical structures. (IBC 3411.3.4).** When  
3313 the damage ratio for critical structures, except for structures identified as essential  
3314 facilities in seismic use Group IV, as listed in IBC Table 1604.5, is ten percent or less,  
3315 the critical structures may be restored to the pre-event condition, except as noted in this  
3316 section. When the damage ratio for critical structures is greater than ten percent but no  
3317 greater than thirty percent, and for essential facilities when the damage ratio is greater

3318 than five percent but no greater than thirty percent, structures shall have the damaged  
3319 structural members, including all critical ties and connections associated with the  
3320 damaged structural members, all structural members supported by the damaged member,  
3321 and all structural members supporting the damaged members repaired, replaced or  
3322 strengthened to bring them into compliance with the connection requirements and eighty  
3323 percent of the force levels of the International Building Code. When the damage ratio for  
3324 critical structures and essential facilities as listed in seismic use Group IV IBC Table  
3325 1604.5, is greater than thirty percent, the entire structure shall be strengthened to comply  
3326 with the force levels and connection requirements of the International Building Code.

3327       **EXCEPTION:** The top two levels of a four or more level structure may meet a  
3328 lesser criteria than having those levels strengthened to comply with the force levels and  
3329 connection requirements of the International Building Code, provided that the criteria is  
3330 not less than that which those levels would be subject to if they were in a two level  
3331 structure, based on the damage they incurred.

3332       NEW SECTION. SECTION 292. There is hereby added to K.C.C. chapter 16.06  
3333 a new section to read as follows:

3334       **Disaster damage - Structural repairs - Exception to the required structural**  
3335 **repair level for Group H occupancies.** Chapter 34 Existing Structures of the  
3336 International Building Code is supplemented with the following:

3337       **Exception to the required structural repair level for Group H occupancies.**  
3338 **(IBC 3411.3.5).** When the structure owner can demonstrate that Group H occupancies  
3339 are of a minor or accessory nature, the building official may designate the structure as  
3340 other than a critical structure for structural repair design criteria purposes.

3341            NEW SECTION. SECTION 293. There is hereby added to K.C.C. chapter 16.06  
3342 a new section to read as follows:

3343            **Disaster damage - Structural repairs - evaluations required.** Chapter 34  
3344 Existing Structures of the International Building Code is supplemented with the  
3345 following:

3346            **Evaluations required (IBC 3411.3.6).** For all structures having at least a ten  
3347 percent damage ration, but are not required to have the entire structure strengthened to  
3348 comply with the force levels and connection requirements of the International Building  
3349 Code, proposed repair or alteration of structures shall include an evaluation of the effects  
3350 of such work to the building in its entirety. This evaluation shall include, but not be  
3351 limited to, an investigation of the effects of any induced eccentricity and changes in the  
3352 foundation and in story stiffness, as a result of the proposed improvements. When, in the  
3353 opinion of the building official, an unsafe or adverse condition has been created as a  
3354 result of such effects, the condition shall be corrected.

3355            NEW SECTION. SECTION 294. There is hereby added to K.C.C. chapter 16.06  
3356 a new section to read as follows:

3357            **Disaster damage - Structural repairs - alternatives.** Chapter 34 Existing  
3358 Structures of the International Building Code is supplemented with the following:

3359            **Alternatives (IBC 3411.3.7).** The building official may approve an alternative  
3360 design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of  
3361 the building official, that the structure, after repair or alteration, will provide that level of  
3362 safety as required by the intent of the International Building Code.



3363            NEW SECTION. SECTION 295. There is hereby added to K.C.C. chapter 16.06  
3364 a new section to read as follows:

3365            **Disaster damage - Structural repairs - Appeals.** Chapter 34 Existing Structures  
3366 of the International Building Code is supplemented with the following:

3367            **Appeals (IBC 3411.3.8).** Decisions of the building official relating to the  
3368 required structural repair level may be appealed to the Building Code Advisory Board in  
3369 accordance with K.C.C. 16.04.05004 as recodified by this ordinance.

3370            SECTION 296. Ordinance 14238, Section 21, and K.C.C. 16.06.040 are each  
3371 hereby amended to read as follows:

3372            **Disaster damage repair - special provisions ((~~UBC 3422~~)).** Chapter 34  
3373 Existing Structures of the International Building Code is supplemented with the  
3374 following:

3375            **Special provisions (IBC 3411.4).** The following special provision shall apply  
3376 when the damage ratio is greater than ten percent:

3377            1. A structure containing an occupancy classified as Group R or any townhouse  
3378 structure, which contains five or more dwelling units and which contains parking shall  
3379 have any level containing parking and the connections of any parking level to adjacent  
3380 levels strengthened to comply with the force levels and connection requirements of the  
3381 ~~((UBC))~~ International Building Code.

3382            **EXCEPTION:** A wood-frame structure of one or two stories or one story and a  
3383 basement, provided that no dwelling units are located above parking areas.

3384           2. A structure having concrete tilt-up or masonry bearing walls shall be provided  
3385 with a positive connection between the walls and roof diaphragm sized in accordance  
3386 with the ~~((UBC))~~ International Building Code.

3387           3. A masonry structure, constructed without structural reinforcement or  
3388 reinforced only with joint reinforcement, which has not been identified as an essential  
3389 facility ~~((occupancy category in UBC Table 16-K,))~~ classified as Category IV for  
3390 importance factor as listed in Table 1604.5 IBC and does not contain Group H  
3391 occupancies~~((, other than Division 4, repair garages,))~~ shall comply with the ~~((Uniform))~~  
3392 International Existing Building Code ~~((for Building Conservation))~~, Appendix Chapter  
3393 A1. These structures, which are ~~((used as an))~~ identified as essential ~~((facility,))~~ facilities  
3394 and listed in Category IV for importance factor as defined by Table 1604.5 IBC or  
3395 contain Group H occupancies~~((, other than Division 4, repair garages,))~~ shall have the  
3396 entire structure strengthened to comply with the force levels and connection requirements  
3397 of the ~~((UBC))~~ International Building Code.

3398           4. For repairs to structures located in a seismic hazard area, as identified on the  
3399 King County sensitive areas map folio, consideration shall be given to potential  
3400 consequences of any liquefaction and soil strength loss, including estimation of  
3401 differential settlement, lateral movement or reduction in foundation soil bearing capacity  
3402 in accordance with a foundation investigation as required by ~~((UBC Section 1804.2))~~ IBC  
3403 1802.

3404           5. For repairs to structures located in a landslide hazard area, as identified on the  
3405 King County sensitive areas map folio, an evaluation of the risks shall be made by a  
3406 geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is

3407 prohibited, when the ratio of the estimated value of the repairs required to restore the  
3408 structural members to their pre-event condition to the estimated replacement value of the  
3409 structure exceeds thirty percent. Repair proposals and construction shall be in  
3410 conformance with recommendations of the geotechnical engineer of record.

3411 SECTION 297. Ordinance 14238, Section 22, and K.C.C. 16.06.050 are each  
3412 hereby amended to read as follows:

3413 **Disaster damage repairs - alternative residential provisions (~~UBC 3423~~)).**

3414 Chapter 34 Existing Structures of the International Building Code is supplemented with  
3415 the following:

3416 Alternative residential provisions (IBC 3411.5). When the structure is not a  
3417 critical structure and the damage ratio is greater than ten percent, but less than fifty  
3418 percent, conventional stud framed structures which contain detached one or two family  
3419 dwellings, or occupancies classified as Group R, Division 3 or Group U(~~Division 4~~) or  
3420 accessory sheds or one story buildings not greater than two thousand square feet, which  
3421 are accessory to detached one and two family dwellings, or are accessory to Group R,  
3422 Division 3 occupancies, shall, at a minimum, be restored to their pre-event condition. If  
3423 restored to their pre-event condition, the following provisions also apply:

- 3424 1. Damaged required braced panels shall be repaired or replaced.
- 3425 2. The wood frame shall be attached to the foundation with not less than the  
3426 following, or its equivalent: one-half inch anchor bolt at six feet on center where one  
3427 floor is supported on the foundation; or one-half inch anchor bolt at four feet on center  
3428 where two or three stories are supported on the foundation. Each foundation bolt newly

3429 installed for compliance with this section shall be provided with plate washers a  
3430 minimum of two inch by two inch by three-sixteenths inch thick.

3431 3. At each level, in each direction, minimum bracing shall be provided as  
3432 follows:

3433 3.1. Braced wall panels shall be in a quantity such that the total amount of  
3434 braced wall panels shall be not be less than eighteen percent of the building width at first  
3435 story of two stories, or second story of three stories.

3436 3.2. The total amount of braced wall panels shall be not less than thirty percent  
3437 of the building width at the first story of three stories.

3438 3.3. Construction of braced wall panels shall be one of ~~((the))~~ methods listed as  
3439 methods 2 through 8 in ((UBC 2320.11.3)) IBC 2308.9.3, Bracing, or ((may fully comply  
3440 with K.C.C. 16.04.05049, UBC 2320.11.4)) be an approved shear panel. On an approved  
3441 shear panel, all elements must comply with the provisions of the listing.

3442 3.4. Braced wall panels shall be installed so that there is no unbraced section  
3443 along the wall exceeding thirty-two feet, except that braced wall panels shall be installed  
3444 so there is no unbraced section along the wall exceeding twenty-five feet at the first story  
3445 of three stories.

3446 3.5. No braced wall panel less than two feet shall be considered to satisfy a  
3447 portion of the overall length requirement, unless fully complying with ~~((K.C.C.~~  
3448 ~~16.04.05049, UBC 2320.11.4))~~ all the provisions of the listing of an approved shear  
3449 panel.

3450 3.6. Braced wall panels shall be provided with ties to the wall below or to the  
3451 foundation to resist overturning where the braced wall panel is less than three feet at the  
3452 first and second story of three stories and first of two stories.

3453 ~~((3.7. Alternative braced wall panels shall comply with K.C.C. 16.04.05049,~~  
3454 ~~UBC 2320.11.4.))~~

3455 SECTION 298. Ordinance 14238, Section 23, and K.C.C. 16.06.060 are each  
3456 hereby amended to read as follows:

3457 **Disaster damage - nonstructural repairs to light fixtures and suspended**  
3458 **ceilings ~~((UBC 3424))~~.** Chapter 34 Existing Structures of the International Building  
3459 Code is supplemented with the following:

3460 **Nonstructural repairs to light fixtures and suspended ceilings (IBC 3411.6).**

3461 Regardless of the damage ratio, when light fixtures and the suspension system of  
3462 suspended ceilings are damaged, the damaged light fixtures and suspension systems shall  
3463 be required to fully comply with the requirements of this code, ASTM C 635 and ~~((UBC~~  
3464 ~~Standard 25-2))~~ ASTM C 636. Undamaged light fixtures and suspension systems shall  
3465 have the additional support and bracing, provided that is required in ~~((UBC Standard 25-2))~~  
3466 ASTM C 635 and ASTM C 636.

3467 SECTION 299. Ordinance 14238, Section 24, and K.C.C. 16.06.070 are each  
3468 hereby amended to read as follows:

3469 **Disaster damage - repair criteria for masonry chimneys ~~((UBC 3425))~~.**  
3470 Chapter 34 Existing Structures of the International Building Code is supplemented with  
3471 the following:

3472 **Repair criteria for masonry chimneys (IBC 3411.7).**

3473 1. All damaged masonry chimneys must be repaired or reconstructed to comply  
3474 with the requirements of ((~~UBC Chapter 31~~)) IBC 2113, repaired or reconstructed with  
3475 pre-manufactured chimneys or they shall be removed. When only a portion of the  
3476 masonry chimney requires repair, damaged portions of chimneys shall be removed and  
3477 repaired in accordance with the following criteria:

3478 1.1. When the damaged portion of the chimney is located between the roof line  
3479 and the top of the chimney, the damaged portion shall be removed to the roof line  
3480 provided the roof and ceiling anchorage are in sound condition. The reconstructed  
3481 portion of the chimney shall be braced to the roof structure.

3482 1.2. For a single story structure in which the damaged portion of the chimney is  
3483 below the roofline or the damaged portion extends from above the roofline to below the  
3484 roofline, the chimney shall be removed to the top of the fireplace.

3485 1.3. For a multistory structure, the damaged portion of the chimney shall be  
3486 removed from the top to a floor line where sound anchorage is found.

3487 1.4. In any structure where the firebox has been damaged, the entire chimney  
3488 and firebox shall be removed to the foundation. If the fireplace foundation is in sound  
3489 condition, the firebox and chimney may be reconstructed using the existing foundation.  
3490 If the fireplace foundation has been damaged, the fireplace foundation shall be removed  
3491 and replaced.

3492 2. Where existing conditions preclude the installation of all anchorage required  
3493 by ((~~UBC Chapter 31~~)) IBC 2113, alternate systems may be used in accordance with the  
3494 alternate methods and materials provisions of the current code when approved by the

3495 building official. Such alternate systems shall be designed and detailed by a structural  
3496 engineer, civil engineer or architect.

3497 3. When the portion of the chimney extending above the roof line exceeds three  
3498 times the least dimension of the chimney, that portion above the roof line shall be braced  
3499 to the roof structure.

3500 SECTION 300. Ordinance 14238, Section 25, and K.C.C. 16.06.080 are each  
3501 hereby amended to read as follows:

3502 **Disaster damage - certified compliance program for nonstructural and**  
3503 **"stand-alone" structural repairs (~~((UBC 3426)))~~.** Chapter 34 Existing Structures of the  
3504 International Building Code is supplemented with the following:

3505 **Certified compliance program for nonstructural and "stand-alone"**  
3506 **structural repairs (IBC 3411.8).** The building official may establish a certified  
3507 compliance program by public rule in accordance with K.C.C. chapter 2.98. This program  
3508 will allow certain repairs to disaster damaged structures through an issued building permit  
3509 without requiring an engineered repair design and without submitting plans for review by  
3510 King County.

3511 1. Repairs authorized under this program will be where the damage is limited to  
3512 nonstructural components, such as chimneys and stand-alone structural systems, such as  
3513 masonry or concrete masonry walls.

3514 2. The program would require that nonstructural and stand-alone structural repairs  
3515 be performed only by registered contractors who can demonstrate competence in standards  
3516 set forth in the public rule.

3517           3. The program may waive the requirement for inspection of the nonstructural and  
3518 stand alone structural repairs, provided the registered contractor provides certification that  
3519 the repairs have been completed in accordance with the approved permit and the repair  
3520 criteria.

3521           4. Repair criteria and required standards for registered contractors shall be set forth  
3522 in the public rule.

3523           SECTION 301. Ordinance 14111, Section 73, and K.C.C. 16.10.010 are each  
3524 hereby amended to read as follows:

3525           ~~((Adoption))~~ **Purpose.** ~~The ((Uniform Building Security Code, 1997 Edition, as~~  
3526 ~~published by or jointly with the International Conference of Building Officials, together~~  
3527 ~~with amendments, additions and deletions hereinafter adopted by reference, together with~~  
3528 ~~amendments, additions and deletions hereinafter adopted by reference, together with the~~  
3529 ~~state building code and with King County modifications which shall be adopted and~~  
3530 ~~codified in)) purpose of this chapter ((are adopted)) is to establish minimum standards to~~  
3531 ~~make dwelling units resistant to unlawful entry. This chapter shall be known~~ as the King  
3532 County building security code and hereinafter referred to as security code or "((U))BSC."

3533           SECTION 302. Ordinance 12560, Section 58, as amended, and K.C.C. 16.10.020  
3534 are each hereby amended to read as follows:

3535           **Scope.** ~~((Section 1025 of the Uniform Building Security Code is not adopted and~~  
3536 ~~the following is substituted:~~

3537           **Scope (UBSC 1025:))**

3538           1. The provisions of this chapter shall apply to openings into all new and existing  
3539 dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or



3540 leased Group R, Division 3 Occupancies; one and two family dwellings and townhouses  
3541 and to openings between attached garages and dwelling units. Except for vehicular  
3542 access, door openings in enclosed attached garages shall be in accordance with the  
3543 provisions of this chapter.

3544           2. Upon the conversion from an owner occupied dwelling to a rented or leased  
3545 dwelling, the provisions shall take effect immediately.

3546           3. The provisions of this code shall be applied to non-conforming structures  
3547 during the course of applying for the appropriate permits and complying with  
3548 development requirements through construction inspection prior to the issuance of a final  
3549 certificate of occupancy.

3550           4. The provisions of this code shall be applied to non-conforming structures  
3551 through subsequent building permit applications and a public information campaign.

3552           **EXCEPTIONS:**

3553           1. An opening in an exterior wall when all portions of such openings are more  
3554 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible  
3555 surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio,  
3556 planter, porch or similar area.

3557           2. An opening in an exterior wall when all portions of such openings are more  
3558 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any  
3559 adjoining roof, balcony, landing, stair tread, platform or similar structure or when any  
3560 portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3561           3. Any opening in a roof when all portions of such roof are more than 12 feet  
3562 (3.658 m) above an accessible surface.

3563 4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided  
3564 that the closest edge of the opening is at least 36 inches (.914 m) from the locking device  
3565 of the door or window assembly.

3566 5. Openings protected by required fire door assemblies having a fire-endurance  
3567 rating of not less than 45 minutes.

3568 SECTION 303. Ordinance 12560, Section 59, as amended, and K.C.C. 16.10.030  
3569 are each hereby amended to read as follows:

3570 **UBSC - Entry vision.** (~~Section 1028 of the Uniform Building Security Code is~~  
3571 ~~not adopted and the following is substituted:~~

3572 ~~Entry vision (UBSC 1028).)~~ Every exit and entry door from a leased or rented  
3573 dwelling unit shall be arranged so that the occupant has a view of the area immediately  
3574 outside the door without opening the door. (~~Except as provided in Section 1005.8 of the~~  
3575 ~~Uniform Building Code, such)) The view may be provided by a door viewer having a  
3576 field of view of not less than 180 degrees through windows or through view ports. View  
3577 ports installed in accordance with this section in existing 20 minute and 45 minute rated  
3578 fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its  
3579 listing. Exit doors from a dwelling unit which have windows or are otherwise transparent  
3580 and offer at least a 180 degree view of the area immediately outside the door shall be  
3581 exempt from the requirements of this section.~~

3582 SECTION 304. Ordinance 12560, Section 60, as amended, and K.C.C. 16.10.040  
3583 are each hereby amended to read as follows:

3584 **Strike plate installation.** (~~Section 1029.2 of the Uniform Building Security~~  
3585 ~~Code is not adopted and the following is substituted:~~

3586 ~~Strike plate installation (UBSC 1029.2.))~~

3587 1. In wood-frame construction, an open space between trimmers and wood  
3588 doorjambs shall be solid shimmed by a single piece extending not less than 12 inches  
3589 (.305 m) above and below the strike plate.

3590 2. Strike plates shall be attached to the door frame with not less than two No. 8  
3591 by two and one-half (2-1/2) inch screws.

3592 3. All strike plates of doors in pairs shall be installed as tested.

3593 SECTION 305. Ordinance 12560, Section 61, as amended, and K.C.C. 16.10.050  
3594 are each hereby amended to read as follows:

3595 **Locking hardware.** ~~((Section 1029.4 of the Uniform Building Security Code is~~  
3596 ~~not adopted and the following is substituted:~~

3597 **Locking hardware (UBSC 1029.4.))** Manually operated edge- or surface-  
3598 mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall  
3599 be constructed so that the dead bolt lock shall be opened from the inside without the use  
3600 of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

3601 SECTION 306. Ordinance 12560, Section 62, as amended, and K.C.C. 16.10.060  
3602 are each hereby amended to read as follows:

3603 **Sliding doors.** ~~((Section 1030 of the Uniform Building Security Code is not~~  
3604 ~~adopted and the following is substituted:~~

3605 **Sliding doors (UBSC 1030.))** Every exterior sliding door from a dwelling unit  
3606 shall be equipped from the interior with a patio door bar lock or patio pin type locking  
3607 device. ~~((Sliding door assemblies regulated by this chapter shall comply with U.B.C.~~  
3608 ~~Standard No. 10-5, Part II.))~~

3609            SECTION 307. Ordinance 12560, Section 63, as amended, and K.C.C. 16.10.070  
3610 are each hereby amended to read as follows:

3611            **Windows.** (~~Section 1031 of the Uniform Building Security Code is not adopted~~  
3612 ~~and the following is substituted:~~

3613            ~~**Windows (UBSC 1031.)**~~ All window assemblies which open and which are  
3614 regulated by this code shall (~~comply with U.B.C. Standard No. 10-6 and shall~~) be  
3615 equipped with latching devices which operate from the interior, unless such windows are  
3616 protected by approved metal bars, screens or grilles. Louvered windows regulated by this  
3617 chapter shall be protected by approved metals bars, screens or grilles. (~~See also Uniform~~  
3618 ~~Building Code Section 309.4.)~~)

3619            SECTION 308. Ordinance 12560, Section 64, as amended, and K.C.C. 16.10.080  
3620 are each hereby amended to read as follows:

3621            **Alternate materials and methods.** (~~Section 1032 of the Uniform Building~~  
3622 ~~Security Code is not adopted and the following is substituted:~~

3623            ~~**Alternative materials or methods (UBSC 1032.)**~~ The provisions of this  
3624 chapter are not intended to prevent the use of any material, device, hardware or method  
3625 not specifically prescribed in this chapter. The building official, may approve a  
3626 substitution of an alternative security device if the device is equally capable of resisting  
3627 illegal entry and the installation of the device does not conflict with the requirements of  
3628 this code or the requirements of other ordinances regulating safe exits.

3629            SECTION 309. Ordinance 12560, Section 65, as amended, and K.C.C. 16.10.090  
3630 are each hereby repealed.

3631            SECTION 310. Ordinance 14111, Section 118, and K.C.C. 16.12.010 are each  
3632 hereby amended to read as follows:

3633            **Adoption.** The ~~((Uniform))~~ International Mechanical Code, with ~~((Appendices~~  
3634 ~~and with the Uniform Mechanical Code Standards))~~ Appendix A, as amended in chapter  
3635 51-~~((42))~~52 WAC effective July 1, ~~((1998))~~ 2004, as published by or jointly with the  
3636 ~~((conference of Building Officials))~~ International Code Council, Inc, together with  
3637 amendments, additions and deletions hereinafter adopted by reference, together with the  
3638 state building code and with King ~~((e))~~County modifications which shall be adopted and  
3639 codified in this chapter are adopted as the King County mechanical code and hereinafter  
3640 referred to as "~~((UMC))~~IMC."

3641            NEW SECTION. SECTION 311. There is hereby added to K.C.C. chapter 16.12  
3642 a new section to read to read as follows:

3643            **Department of Mechanical Inspection.** Section 103 of the International  
3644 Mechanical Code is not adopted.

3645            SECTION 312. Ordinance 12560, Section 100, as amended, and K.C.C.  
3646 16.12.020 are each hereby amended as follows:

3647            ~~((Powers and d))~~Duties and powers of the building official - General. Section  
3648 ~~((108.1))~~ 104.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the  
3649 following is substituted:

3650            **General** ~~((UMC 108.1))~~ IMC 104.1. ~~((1-))~~ The building official is hereby  
3651 authorized and directed to enforce all the provisions of this code, except the fuel gas  
3652 piping requirements contained in ~~((Chapter 22 of Appendix B))~~ the International Fuel  
3653 Gas Code. Fuel-gas piping shall be enforced by the director of public health. For such

3654 purposes the building official and public health director shall have the powers of a law  
3655 enforcement officer with right to entry and serving of notice and orders.

3656 ~~((2. The building official shall have the power to render interpretations of this  
3657 code and to adopt and enforce rules and regulations supplemental to this code as may be  
3658 deemed necessary in order to clarify the application of the provisions of this code. Such  
3659 interpretations, rules and regulations shall be in conformity with the intent and purpose of  
3660 this code.))~~

3661 NEW SECTION. SECTION 313. There is hereby added to K.C.C. chapter 16.12  
3662 a new section to read as follows:

3663 **Duties and powers of the building official – Rule-making authority.** Section  
3664 104.2 of the International Mechanical Code is not adopted and the following is  
3665 substituted:

3666 **Rule-making authority (IMC 104.2).** The building official shall have the power  
3667 to render interpretations of this code and to adopt and enforce rules and regulations  
3668 supplemental to this code as may be deemed necessary in order to clarify the application  
3669 of the provisions of this code. Such interpretations, rules and regulations shall be in  
3670 conformity with the intent and purpose of this code.

3671 SECTION 314. Ordinance 12560, Section 101, as amended, and K.C.C.  
3672 16.12.030 are each hereby amended to read as follows:

3673 ~~((Powers and d))~~**Duties and powers of the building official - Right of entry.**  
3674 Section ~~((108.3))~~ 104.5 of the ~~((Uniform))~~ International Mechanical Code is not adopted  
3675 and the following is substituted:

3676 **Duties and powers of the building official - Right of entry ((UMC 108.3))**

3677 **IMC 104.5.** The right of entry shall be in accordance with the procedures specified in  
3678 K.C.C. Title 23.

3679 NEW SECTION. SECTION 315. There is hereby added to K.C.C. chapter 16.12  
3680 a new section to read as follows:

3681 **Duties and powers of the building official - Notices and orders.** Section 104.7  
3682 of the International Mechanical Code is not adopted.

3683 SECTION 316. Ordinance 12560, Section 105, as amended, and K.C.C.  
3684 16.12.070 are each hereby amended as follows:

3685 ~~((UMC administration))~~ **Permits - Application.** Section ~~((113.1))~~ 106.3 of the  
3686 ~~((Uniform))~~ International Mechanical Code is not adopted and the following is  
3687 substituted:

3688 **Application ~~((UMC 113.1))~~ IMC 106.3.** To obtain a permit, the applicant shall  
3689 first file an application therefor in writing on a form furnished by the ~~((code enforcement~~  
3690 ~~agency))~~ department for that purpose. Every such application shall:

3691 1. Identify and describe the work to be covered by the permit for which the  
3692 application is made.

3693 2. Describe the land on which the proposed work is to be done by legal  
3694 description, street address or similar description that will readily identify and definitely  
3695 locate the proposed building or work.

3696 3. Indicate the use or occupancy for which the proposed work is intended.

3697 4. Be accompanied by plans, diagrams, computations and specifications and other  
3698 data as required in Section ~~((113.2))~~ 106.3.1.

3699 5. Be signed by the applicant or an authorized agent of the applicant.

3700 6. Designate who the applicant is, on a form prescribed by the department. If this  
3701 form is not provided at the time of complete application and if the applicant is a public  
3702 agency or a public or private utility, the applicant shall include in the complete  
3703 application an affidavit declaring that notice of the pending application has been given to  
3704 all owners of property to which the application applies, on a form provided by the  
3705 department.

3706 7. Give such other data and information as may be required by the building  
3707 official.

3708 NEW SECTION. SECTION 317. There is hereby added to K.C.C. chapter 16.12  
3709 a new section to read as follows:

3710 **Permits – Permit issuance - Approved construction documents.** Section  
3711 106.4.1 of the International Mechanical Code is not adopted and the following is  
3712 substituted:

3713 **Approved construction documents (IMC 106.4.1).** When the building official  
3714 issues the permit where construction documents are required, the construction documents  
3715 shall be approved, in writing or by stamp, as "Reviewed for Cope Compliance." Such  
3716 approved construction documents shall not be changed, modified or altered without  
3717 authorization from the building official. Work shall be done in accordance with the  
3718 approved construction documents.

3719 The building official shall have the authority to issue a permit for the construction  
3720 of part of a mechanical system before the construction documents for the entire system  
3721 have been submitted or approved, provided adequate information and detailed statements



3722 have been filed complying with all pertinent requirements of this code. The holder of such  
3723 permit shall proceed at his or her own risk without assurance that the permit for the entire  
3724 mechanical system will be granted.

3725 SECTION 318. Ordinance 12560, Section 106, as amended, and K.C.C.  
3726 16.12.080 are each hereby amended to read as follows:

3727 ~~((Application for p))~~Permits – Permit issuance - Expiration of application.

3728 Section 106.4.3 of the International Mechanical Code is not adopted and the following is  
3729 substituted:

3730 Expiration of application (IMC 106.4.3). Plan applications for which a permit  
3731 is not issued shall be deemed canceled by the permittee if:

3732 1. No action is taken by the applicant for 60 days after notice of additional  
3733 information required is mailed to the applicant, or by a date set by the building official; or

3734 2. No permit is issued within 60 days after notice that the permit is ready has  
3735 been mailed to the applicant, or by a date set by the building official.

3736 SECTION 319. Ordinance 12560, Section 107, as amended, and K.C.C.  
3737 16.12.090 are each hereby amended to read as follows:

3738 Permits - Permit issuance – Expiration of permit. Section ~~((114.4.1))~~ 106.4.4  
3739 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is  
3740 substituted:

3741 Expiration ~~((UMC 114.4.1))~~ of permit (IMC 106.4.4). Every permit issued by  
3742 the ~~((King County))~~ department ~~((of development and environmental services))~~, under  
3743 the provisions of this code shall expire by limitations and become null and void one year

3744 from date of issue. Issued permits may be extended for one year periods subject to the  
3745 following conditions:

3746 1. An application for a permit extension together with the applicable fee is  
3747 submitted to the department (~~(of development and environmental services)~~) at least seven  
3748 (7), but no more than sixty (60), calendar days prior to the date the original permit  
3749 becomes null and void. Once the permit extension application is submitted, work may  
3750 continue past the expiration date of the original permit, provided that the extension  
3751 application is not denied. If the extension application is denied, all work must stop until a  
3752 valid permit is obtained.

3753 2. If construction of mechanical system has not substantially commenced, as  
3754 determined by the building official, within two years from the date of the first issued  
3755 permit and the building and the structure is no longer authorized by the zoning code or  
3756 other applicable law, then the permit shall not be extended.

3757 3. An applicant may request a total of two permit extensions provided there are  
3758 no substantial changes in the approved plans and specifications.

3759 4. The building official may extend a mechanical system permit beyond the  
3760 second extension only to allow completion of a mechanical system authorized by the  
3761 original permit and substantially constructed. If substantial work, as determined by the  
3762 building official, has not commenced on a mechanical system authorized in the original  
3763 permit, then a new permit will be required for construction to proceed.

3764 5. The (~~(staff of the)~~) department (~~(of development and environmental services)~~)  
3765 may revise a permit at the permittee's request but such a revision does not constitute a  
3766 renewal or otherwise extend the life of the permit.

3767            SECTION 320. Ordinance 12560, Section 108, as amended, and K.C.C.  
 3768 16.12.100 are each hereby amended as follows:  
 3769            **Permits – Permit issuance - Fees.** Section ~~((415))~~ 106.5 of the ~~((Uniform))~~  
 3770 International Mechanical Code is not adopted and the following is substituted ((by the));  
 3771            **Fees (IMC 106.5).** Fees shall be assessed according to K.C.C. Title 27. For the  
 3772 purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as  
 3773 published by ICBO in the 1997 Uniform Building Code and is reprinted here:

| <u>TOTAL VALUATION</u>             | <u>FEE</u>   |
|------------------------------------|--|
| <u>\$1.00 to \$500.00</u>          | <u>\$23.50</u>   |
| <u>\$501.00 to \$2,000.00</u>      | <u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>         |
| <u>\$2,001.00 to \$25,000.00</u>   | <u>\$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</u>   |
| <u>\$25,001.00 to \$50,000.00</u>  | <u>\$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</u> |
| <u>\$50,001.00 to \$100,000.00</u> | <u>\$993.75 for the first \$50,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</u> |

|   |   |
|---|---|
| <u>\$100,001.00 to</u><br><u>\$500,000.00</u>   | <u>\$1,093.13 for the first \$100,000.00 plus \$6.16 for</u><br><u>each additional \$1,000.00, or fraction thereof, to and</u><br><u>including \$500,000.00</u>   |
| <u>\$500,001.00 to</u><br><u>\$1,000,000.00</u> | <u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for</u><br><u>each additional \$1,000.00, or fraction thereof, to and</u><br><u>including \$1,000,000.00</u> |
| <u>\$1,000,001.00 and up</u>                    | <u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for</u><br><u>each additional \$1,000.00, or fraction</u>  |

3774 NEW SECTION. SECTION 321. There is hereby added to K.C.C. chapter 16.12  
 3775 a new section to read to read as follows:

3776 **Inspections and testing - Reinspections.** Section 107.2.3 of the International  
 3777 Mechanical Code is not adopted and the following is substituted:

3778 **Reinspections (IMC 107.2.3).** A reinspection fee may be assessed for each  
 3779 inspection or reinspection when such portion of work for which inspection is called is not  
 3780 complete or when corrections called for are not made.

3781 This subsection is not to be interpreted as requiring reinspeciton fees the first time  
 3782 a job is rejected for failure to comply with the requirements of this code, but as  
 3783 controlling the practice of calling for inspections before the job is ready for such  
 3784 inspection or reinspection.

3785 Reinspection fees may be assessed when the inspection record card is not posted  
 3786 or otherwise available on the work site, the approved plans are not readily available to the

3787 inspector, for failure to provide access on the date for which inspection is requested, or  
3788 fro deviating from plans requiring the approval of the building official.

3789 To obtain a reinspection, the applicant must request a reinspection and pay the  
3790 reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

3791 In instances where reinspection fees have been assessed, no additional inspection  
3792 of the work will be preformed until the required fees have been paid.

3793 SECTION 322. K.C.C. 16.12.060, as amended by this ordinance, is hereby  
3794 recodified as a new section in K.C.C. chapter 16.12.

3795 SECTION 323. Ordinance 12560, Section 104, as amended, and K.C.C.  
3796 16.12.060 are each hereby amended to read as follows:

3797 ~~((UMC v))~~**Violations - General.** Section ~~((111.1))~~ 108.1 of the ~~((Uniform))~~  
3798 International Mechanical Code is not adopted and the following is substituted:

3799 **General** ~~((-UMC 111.1))~~ IMC 108.1.

3800 1. It shall be unlawful for a person, firm or corporation to erect, construct,  
3801 enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or  
3802 maintain mechanical systems or equipment in the County, or cause or permit the same to  
3803 be done contrary to or in violation of this code.

3804 2. Enforcement of this section shall be in accordance with the procedures  
3805 specified in K.C.C. Title 23.

3806 NEW SECTION. SECTION 324. There is hereby added to K.C.C. chapter 16.12  
3807 a new section to read as follows:

3808 **Violations – Sections not adopted.** Sections 108.2, 108.3, 108.4, 108.6, 108.7.1,  
3809 108.7.2 and 108.7.3 of the International Mechanical Code are not adopted.

3810            SECTION 325. K.C.C. 16.12.040, as amended by this ordinance, is hereby  
3811 recodified as a new section in K.C.C. chapter 16.12.

3812            SECTION 326. Ordinance 12560, Section 102, as amended, and K.C.C.  
3813 16.12.040 are each hereby amended to read as follows:

3814            ~~((Powers and duties of building official--))~~ Violations - Stop orders and  
3815 correction notices. Section ~~((108.4))~~ IMC 108.5 of the ~~((Uniform))~~ International  
3816 Mechanical Code is not adopted and the following is substituted:

3817            **Stop orders and correction notices ~~((UMC 108.4))~~ IMC 108.5.**

3818            1. When any work is being done contrary to the provisions of this code, the  
3819 building official may order the work stopped by notice in writing served on any person  
3820 engaged in the doing or causing such work to be done, or by posting such notice on the  
3821 premises where the work is being done, and such persons shall forthwith stop work until  
3822 authorized by the building official to proceed with the work.

3823            2. Whenever any work is being done contrary to the provisions of this code, the  
3824 building official may order the violations corrected without ordering all work stopped by  
3825 issuing a correction notice which identifies the violation. The correction notice may  
3826 require reinspection prior to further construction or at the time of the next required  
3827 inspection. The correction notice shall be served or posted in the same manner as a stop  
3828 work order.

3829            SECTION 327. K.C.C. 16.12.050, as amended by this ordinance, is hereby  
3830 recodified as a new section in K.C.C. chapter 16.12.

3831            SECTION 328. Ordinance 12560, Section 103, as amended, and K.C.C.  
3832 16.12.050 are each hereby amended to read as follows:

3833            ~~((UMC))~~ **IMC board of appeals - General.** Section ~~((110.1))~~ 109.1 of the  
3834            ~~((Uniform))~~ International Mechanical Code is not adopted and the following is  
3835            substituted:

3836            **General** ~~((UMC 110.1))~~ **(IMC 109.1).** In order to hear and decide appeals of  
3837            orders, decisions or determinations made by the building official relative to the  
3838            application and interpretations of this code, there shall be and is hereby created a  
3839            ~~((mechanical))~~ building code board of appeals consisting of ~~((thirteen))~~ nine members  
3840            who are qualified by experience and training to pass upon matters pertaining to  
3841            mechanical design and building construction. The building official shall be an ex-officio  
3842            member and shall act as secretary to said board. The board of appeals shall be appointed  
3843            by the county executive and confirmed by the county council, and shall serve for a four-  
3844            year term or until their successors are appointed and qualified. The board shall adopt  
3845            rules of procedure for conducting its business and shall render all decisions and findings  
3846            in writing to the appellant with a duplicate copy to the building official, which shall be  
3847            advisory unless otherwise specified in this code. The board may also recommend to the  
3848            Council new legislation regarding the subject matter of this code.

3849            NEW SECTION. SECTION 329. There is hereby added to K.C.C. chapter 16.12  
3850            a new section to read as follows:

3851            **IMC board of appeals - Administration.** Sections 109.2 through 109.7 and all of  
3852            the subsections thereto of the International Mechanical Code are not adopted.

3853            SECTION 330. K.C.C. 16.16.010, as amended by this ordinance, K.C.C.  
3854            16.20.030, as amended by this ordinance, K.C.C. 16.20.020, as amended by this ordinance,  
3855            sections 337 through 341 of this ordinance, K.C.C. 16.16.020, as amended by this

3856 ordinance, K.C.C. 16.16.060, as amended by this ordinance, K.C.C. 16.16.040, as amended  
3857 by this ordinance, K.C.C. 16.16.140, as amended by this ordinance, K.C.C. 16.16.160, as  
3858 amended by this ordinance, sections 352 through 355 of this ordinance, K.C.C. 16.16.170,  
3859 as amended by this ordinance, sections 358 through 360 of this ordinance, K.C.C.  
3860 16.16.180, as amended by this ordinance, K.C.C. 16.20.170, as amended by this ordinance,  
3861 K.C.C. 16.20.180, as amended by this ordinance, sections 367 through 371 of this  
3862 ordinance, K.C.C. 16.21.010, as amended by this ordinance, K.C.C. 16.21.020, as amended  
3863 by this ordinance, K.C.C. 16.21.030, as amended by this ordinance, K.C.C. 16.21.040, as  
3864 amended by this ordinance, K.C.C. 16.21.050, as amended by this ordinance, K.C.C.  
3865 16.21.060, as amended by this ordinance, K.C.C. 16.21.070, as amended by this ordinance,  
3866 K.C.C. 16.21.080, as amended by this ordinance, K.C.C. 16.21.090, as amended by this  
3867 ordinance, K.C.C. 16.21.100, as amended by this ordinance, K.C.C. 16.21.110, as amended  
3868 by this ordinance, K.C.C. 16.16.220, as amended by this ordinance, section 396 of this  
3869 ordinance, K.C.C. 16.16.190, as amended by this ordinance, section 399 of this ordinance,  
3870 K.C.C. 16.16.030, as amended by this ordinance, K.C.C. 16.16.130, as amended by this  
3871 ordinance, sections 406 through 410 of this ordinance, K.C.C. 16.16.090, as amended by  
3872 this ordinance, section 413 of this ordinance, K.C.C. 16.16.100, as amended by this  
3873 ordinance, sections 416 and 417 of this ordinance and sections 421 through 423 of this  
3874 ordinance should constitute a new chapter in K.C.C. Title 16.

3875           SECTION 331. K.C.C. 16.16.010, as amended by this ordinance, is hereby  
3876 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
3877 ordinance).



3878            SECTION 332. Ordinance 14111, Section 129, and K.C.C. 16.16.010 are each  
3879 hereby amended to read as follows:

3880            **Adoption.** The ~~((Uniform Housing))~~ International Property Maintenance Code,  
3881 ~~((1997))~~ 2003 Edition, as published by ~~((or jointly with))~~ the International ~~((Conference~~  
3882 ~~of Building Officials))~~ Code Council, together with amendments, additions and deletions  
3883 hereinafter adopted by reference, together with ~~((the state building code and with))~~ King  
3884 County modifications which shall be adopted and codified in this chapter are adopted as  
3885 the King County ~~((housing))~~ property maintenance code and hereinafter referred to as  
3886 ~~(("UHC."))~~ "IPMC." Chapter 8, Referenced Standards, is not adopted.

3887            SECTION 333. K.C.C. 16.20.030, as amended by this ordinance, is hereby  
3888 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
3889 ordinance).

3890            SECTION 334. Ordinance 12560, Section 127, as amended, and K.C.C.  
3891 16.20.030 are each hereby amended to read as follows:

3892            **General - Scope** ~~((UCADB Section 102.2))~~. Section ~~((402.2))~~ 101.2 of the  
3893 ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous~~  
3894 ~~Buildings))~~ is not adopted and the following is substituted:

3895            **Scope** ~~((UCADB 102.2))~~ **(IPMC 101.2).** The provisions of this code shall  
3896 apply to all existing residential and nonresidential structures, all existing premises,  
3897 dangerous buildings or nuisances~~((, as herein defined,))~~ which are now in existence or  
3898 which may hereafter become dangerous in the county and constitute minimum  
3899 requirements and standards for premises, structures, equipment and facilities for light,  
3900 ventilation , space, heating, sanitation, protection from the elements, life safety, safety

3901 from fire and other hazards, and for safe and sanitary maintenance; the responsibility of  
3902 owners, operators and occupants; the occupancy of existing structures and premises, and  
3903 for administration, enforcement and penalties.

3904 SECTION 335. K.C.C. 16.20.020, as amended by this ordinance, is hereby  
3905 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
3906 ordinance).

3907 SECTION 336. Ordinance 12560, Section 126, as amended, and K.C.C.  
3908 16.20.020 are each hereby amended to read as follows:

3909 ~~((Purpose—UCADB Section 102.1))~~ General - Intent. Section ~~((102.1))~~ 101.3  
3910 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~  
3911 ~~Dangerous Buildings))~~ is not adopted and the following is substituted:

3912 ~~((Purpose (UCADB 102.1)))~~ Intent (IPMC 101.3). ~~((It is the purpose of this~~  
3913 ~~code to provide a just, equitable, and practicable method, to be cumulative with and in~~  
3914 ~~addition to any other remedy provided by the Uniform Building Code, 1997 Edition,~~  
3915 ~~Uniform Housing Code, 1997 Edition, as adopted by King County, or otherwise available~~  
3916 ~~by law, whereby buildings, structures or nuisances which from any cause endanger the~~  
3917 ~~life, limb, health, morals, property, safety or welfare of the general public or their~~  
3918 ~~occupants may be required to be repaired, vacated or demolished.))~~ This code shall be  
3919 construed to secure its expressed intent, which is to ensure public health, safety and  
3920 welfare insofar as they are affected by the continued occupancy and maintenance of  
3921 structures and premises. Existing structures and premises that do not comply with these  
3922 provisions shall be altered or repaired to provide a minimum level of health and safety as  
3923 required herein. Repairs, alterations, additions to and change of occupancy in existing

3924 buildings may comply with the International Existing Building Code, the International  
3925 Building Code or the International Residential Code.

3926 This code also provides an alternative method and process whereby buildings and  
3927 other structures damaged by a disaster resulting in a declared emergency may be  
3928 expeditiously evaluated and abated.

3929 The purpose of this code is not to create or otherwise establish or designate any  
3930 particular class or group of persons who will or should be especially protected or  
3931 benefited by the terms of this code.

3932 NEW SECTION. SECTION 337. There is hereby added to K.C.C. chapter 16.xx  
3933 (created under section 330 of this ordinance) a new section to read as follows:

3934 **Applicability - Application of other codes.** Section 102.3 of the International  
3935 Property Maintenance Code is not adopted and the following is substituted:

3936 **Application of other codes (IPMC 102.3).** Repairs, additions or alterations to a  
3937 structure, or changes of occupancy, may be done in accordance with the procedures and  
3938 provisions of the International Existing Building Code.

3939 NEW SECTION. SECTION 338. There is hereby added to K.C.C. chapter 16.xx  
3940 (created under section 330 of this ordinance) a new section to read as follows:

3941 **Applicability - Referenced codes and standards.** Section 102.7 of the  
3942 International Property Maintenance Code is not adopted.

3943 NEW SECTION. SECTION 339. There is hereby added to K.C.C. chapter 16.xx  
3944 (created under section 330 of this ordinance) a new section to read as follows:

3945 **Department of property maintenance inspection.** Section 103 of the  
3946 International Property Maintenance Code is not adopted.

3947            NEW SECTION. SECTION 340. There is hereby added to K.C.C. chapter 16.xx  
3948 (created under section 330 of this ordinance) a new section to read as follows:

3949            **Duties and powers of the code official - General.** Section 104.1 of the  
3950 International Property Maintenance Code is not adopted and the following is substituted:

3951            **General (IPMC 104.1).** The director or designee is authorized to enforce the  
3952 provisions of this chapter, the ordinances codified in it, and any rules and regulations  
3953 promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C.  
3954 Title 23.

3955            NEW SECTION. SECTION 341. There is hereby added to K.C.C. chapter 16.xx  
3956 (created under section 330 of this ordinance) a new section to read as follows:

3957            **Duties and powers of the code official - Rule-making authority.** Section 104.2  
3958 of the International Property Maintenance Code is not adopted and the following is  
3959 substituted:

3960            **Rule-making authority (IPMC 104.2).** The code official shall have authority as  
3961 necessary in the interest of public health, safety and general welfare, to adopt and  
3962 promulgate rules and procedures; to interpret and implement the provisions of this code;  
3963 to secure the intent thereof; and to designate requirements applicable because of local  
3964 climatic or other conditions. Such rules shall not have the effect of waiving structural or  
3965 fire performance requirements specifically provided for in this code, or of violating  
3966 accepted engineering methods involving public safety.

3967            SECTION 342. K.C.C. 16.16.020, as amended by this ordinance, is hereby  
3968 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
3969 ordinance).

3970            SECTION 343. Ordinance 12560, Section 109, as amended, and K.C.C.

3971 16.16.020 are each hereby amended to read as follows:

3972            ~~((Enforcement))~~ **Duties and powers of the code official - Right of entry.**

3973 Section ~~((201.2))~~ 104.4 of the ~~((Uniform Housing))~~ International Property Maintenance

3974 Code is not adopted and the following is substituted:

3975            **Right of entry ((UHC 201.2)) (IPMC 104.4).** The right of entry shall be in

3976 accordance with the procedures specified in K.C.C. Title 23.

3977            SECTION 344. K.C.C. 16.16.060, as amended by this ordinance, is hereby

3978 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this

3979 ordinance).

3980            SECTION 345. Ordinance 12560, Section 112, as amended, and K.C.C.

3981 16.16.060 are each hereby amended to read as follows:

3982            ~~((Enforcement--))~~ **Violations – Unlawful acts.** Section ~~((204))~~ 106.1 of the

3983 ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the

3984 following is substituted:

3985            ~~((Violations (UHC 204)))~~ **Unlawful acts (IPMC 106.1).** It shall be unlawful for

3986 any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect,

3987 construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use,

3988 occupy or maintain any building or structure or cause or permit the same to be done,

3989 contrary to or in violation of this code or any order issued by the ~~((building))~~ code official

3990 hereunder. This section shall be enforced in accordance with the procedures specified in

3991 K.C.C. Title 23.

3992            SECTION 346. K.C.C. 16.16.040, as amended by this ordinance, is hereby  
3993 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
3994 ordinance).

3995            SECTION 347. Ordinance 12560, Section 110, as amended and K.C.C. 16.16.040  
3996 are each hereby amended to read as follows:

3997            ~~((Enforcement))~~ **Violations - Substandard buildings.** Section ~~((202))~~ 106.2 of  
3998 the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the  
3999 following is substituted:

4000            **Substandard buildings** ~~((UHC 202))~~ **(IMPC 106.2).** All buildings, ~~((or))~~  
4001 portions thereof or premises which are determined by the code official not to be  
4002 ~~((substandard as defined))~~ in compliance with this Code are hereby declared to be a  
4003 public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in  
4004 accordance with the procedures specified in K.C.C. Title 23.

4005            SECTION 348. K.C.C. 16.16.140, as amended by this ordinance, is hereby  
4006 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4007 ordinance).

4008            SECTION 349. Ordinance 12560, Section 116, as amended, and K.C.C.  
4009 16.16.140 are each hereby amended to read as follows:

4010            **Notices and orders** ~~((of the building official))~~ - **Commencement of**  
4011 **proceedings.** Section ~~((1101.1))~~ 107.1 of the ~~((Uniform Housing))~~ International Property  
4012 Maintenance is not adopted and the following is substituted:

4013            **Commencement of proceedings** ~~((UHC 1101.1))~~ **(IPMC 107.1).** When the  
4014 ~~((building))~~ code official has inspected or caused to be inspected a building or premises

4015 and has found and determined that or otherwise has reasonable grounds to believe that  
4016 such building is a substandard building, premises are not in compliance or that such  
4017 building or premises are in a dangerous condition, the ~~((building))~~ code official may  
4018 commence proceedings to cause the repair, vacation, or demolition of the buildings or  
4019 premises and issue a notice and order pursuant to the procedures specified in K.C.C.  
4020 Title 23.

4021 SECTION 350. K.C.C. 16.16.160, as amended by this ordinance, is hereby  
4022 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4023 ordinance).

4024 SECTION 351. Ordinance 12560, Section 118, as amended, and K.C.C.  
4025 16.16.160 are each hereby amended to read as follows:

4026 **Notices and orders ~~((of the building official))~~ - Repair, vacation and**  
4027 **demolition.** Section ~~((1103))~~ 107.2 of the ~~((Uniform Housing))~~ International Property  
4028 Maintenance Code is not adopted and the following is substituted:

4029 **Repair, vacation and demolition ~~((UHC 1103))~~ (IPMC 107.2).** The following  
4030 standards shall be followed by the ~~((building))~~ code official (and by the hearing examiner  
4031 if an appeal is taken) in ordering the repair, vacation, abatement or demolition of any  
4032 substandard building structure or any dangerous structure or nuisance:

4033 1. If any building is declared a substandard building under this ordinance, it shall  
4034 either be repaired in accordance with the current Building Code or shall be demolished at  
4035 the option of the building owner.

4036           2. If the building or structure is in such condition as to make it immediately  
4037 dangerous to the life, limb, property or safety of the public or the occupants, it shall be  
4038 ordered to be vacated and secured from entry.

4039           3. A building declared a dangerous building under this code shall either be  
4040 repaired in accordance with the current building code, except structures damaged as a  
4041 result of a disaster when the executive has declared an emergency, which shall comply  
4042 with K.C.C. chapter 16.06, 17.04.0816, as recodified and 17.04.083, as recodified; or  
4043 shall be demolished at the option of the building owner.

4044           4. If the nuisance located on the premises is in such condition as to make it  
4045 immediately dangerous to the life, limb, property or safety of the public, or its occupants,  
4046 it shall be ordered to be removed, abated or vacated and secured from entry.

4047           NEW SECTION. SECTION 352. There is hereby added to K.C.C. chapter 16.xx  
4048 (created under section 330 of this ordinance) a new section to read as follows:

4049           **Unsafe structures, premises and equipment - General.** Section 108.1 of the  
4050 International Property Maintenance Code is not adopted and the following is substituted:

4051           **General (IPMC 108.1).** When a structure, equipment or premises are found by  
4052 the code official to be unsafe, or when a structure is found unfit for human occupancy, or  
4053 is found unlawful, such structure, equipment or premises shall be condemned pursuant to  
4054 the provisions of this code.

4055           NEW SECTION. SECTION 353. There is hereby added to K.C.C. chapter 16.xx  
4056 (created under section 330 of this ordinance) a new section to read as follows:



4057                    **Unsafe structures, premises and equipment - Unsafe structures and premises.**

4058                    Section 108.1.1 of the International Property Maintenance Code is not adopted and the  
4059                    following is substituted:

4060                    **Unsafe structures and premises (IPMC 108.1.1).** An unsafe structure or  
4061                    premise is one that is found to be dangerous to the life, health, property or safety of the  
4062                    public or the occupants of the structure by not providing minimum safeguards to protect  
4063                    or warn occupants in the event of fire, or because such structure or premises contain  
4064                    unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such  
4065                    faulty construction or unstable foundation, that partial or complete collapse is possible.

4066                    NEW SECTION. SECTION 354. There is hereby added to K.C.C. chapter 16.xx  
4067                    (created under section 330 of this ordinance) a new section to read as follows:

4068                    **Unsafe structures, premises and equipment - Unsafe equipment.** Section  
4069                    108.1.2 of the International Property Maintenance Code is not adopted and the following  
4070                    is substituted:

4071                    **Unsafe equipment (IPMC 108.1.2).** Unsafe equipment includes any boiler,  
4072                    heating equipment, elevator, moving stairway, electrical wiring or device, flammable  
4073                    liquid containers or other equipment on the premises or within the structure which is in  
4074                    such disrepair or condition that such equipment is a hazard to life, health, property or  
4075                    safety of the public or occupants of the premises or structure.

4076                    NEW SECTION. SECTION 355. There is hereby added to K.C.C. chapter 16.xx  
4077                    (created under section 330 of this ordinance) a new section to read as follows:

4078           **Unsafe structures, premises and equipment - Structure unfit for human**  
4079 **occupancy.** Section 108.1.3 of the International Property Maintenance Code is not  
4080 adopted and the following is substituted:

4081           **Structure unfit for human occupancy (IPMC 108.1.3).** A structure is unfit for  
4082 human occupancy whenever the code official finds that such structure is unsafe, unlawful  
4083 or, because of the degree to which the structure is in disrepair or lacks maintenance, is  
4084 unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation,  
4085 illumination, sanitary or heating facilities or other essential equipment required by this  
4086 code, or because the location of the structure constitutes a hazard to the occupants of the  
4087 structure or to the public.

4088           SECTION 356. K.C.C. 16.16.170, as amended by this ordinance, is hereby  
4089 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4090 ordinance).

4091           SECTION 357. Ordinance 12560, Section 119, as amended, and K.C.C.  
4092 16.16.170 are each hereby amended to read as follows:

4093           ~~((Notice to vacate—Posting))~~ **Unsafe structures, premises and equipment -**  
4094 **Structure unfit for human occupancy - Placarding.** Section ~~((1104.1))~~ 108.1.3 of the  
4095 ~~((Uniform Housing))~~ International Property Maintenance Code is ~~((not adopted and))~~  
4096 supplemented with the following ~~((is substituted))~~:

4097           ~~((Posting (UHC 1104.1)))~~ **Placarding (IPMC 108.1.3.1).** In addition to being  
4098 served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be  
4099 posted at or upon each exit of the building or upon the premises where the exits exist in  
4100 substantially the following form:

4101 KING COUNTY (~~(BUILDING SERVICES DIVISION)~~) DEPARTMENT OF  
4102 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4103 900 OAKESDALE AVENUE SOUTHWEST  
4104 RENTON, WASHINGTON 98055-1219

4105 **NOTICE IS HEREBY GIVEN THAT THIS BUILDING**  
4106 **MUST NOT BE OCCUPIED**  
4107 **UNTIL INSPECTION AND APPROVAL**

4108 For Further Information: By: \_\_\_\_\_

4109 Inspector/Officer

4110 Telephone: \_\_\_\_\_ Date: \_\_\_\_\_

4111 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a  
4112 misdemeanor.

4113 NEW SECTION. SECTION 358. There is hereby added to K.C.C. chapter 16.xx  
4114 (created under section 330 of this ordinance) a new section to read as follows:

4115 **Unsafe structures, premises and equipment - Unlawful structure.** Section  
4116 108.1.4 of the International Property Maintenance Code is not adopted and the following  
4117 is substituted:

4118 **Unlawful structures (IPMC 108.1.4).** An unlawful structure is one found in  
4119 whole or in part to be occupied by more persons than permitted under this code, or was  
4120 erected, altered or occupied contrary to law.

4121 NEW SECTION. SECTION 359. There is hereby added to K.C.C. chapter 16.xx  
4122 (created under section 330 of this ordinance) a new section to read as follows:

4123           **Unsafe structures, premises and equipment – Closing of vacant structures.**

4124           Section 108.2 of the International Property Maintenance Code is not adopted and the  
4125           following is substituted:

4126           **Closing of vacant structures (IPMC 108.2).** If the structure is vacant and unfit  
4127           for human habitation and occupancy, and is not in danger of structural collapse, the code  
4128           official is authorized to post a placard of condemnation on the premises and order the  
4129           structure closed up so as not to be an attractive nuisance. Upon failure of the owner to  
4130           close up the premises within the time specified enforcement action may be taken using  
4131           the procedures of K.C.C. Title 23.

4132           NEW SECTION. SECTION 360. There is hereby added to K.C.C. chapter 16.xx  
4133           (created under section 330 of this ordinance) a new section to read as follows:

4134           **Unsafe structures, premises and equipment – Notice.** Section 108.3 of the  
4135           International Property Maintenance Code is not adopted and the following is substituted:

4136           **Notice (IPMC 108.3).** Whenever the director has determined a structure,  
4137           premises or equipment are unsafe under the provisions of this section, notice shall be  
4138           provided in the procures contained in K.C.C. Title 23.

4139           SECTION 361. K.C.C. 16.16.180, as amended by this ordinance, is hereby  
4140           recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4141           ordinance).

4142           SECTION 362. Ordinance 12560, Section 120, as amended, and K.C.C.  
4143           16.16.180 are each hereby amended to read as follows:

4144            ~~((Notice)) Unsafe structures, premises and equipment – Placard to vacate ((-~~  
4145 ~~Compliance))~~. Section ~~((1104.2))~~ 108.4 of the ~~((Uniform Housing))~~ International  
4146 Property Maintenance Code is not adopted and the following is substituted:

4147            ~~((Compliance (UHC 1104.2)))~~ Placard to vacate (IPMC 108.4). Whenever  
4148 such notice is posted, the ~~((building))~~ code official shall include a notification thereof in  
4149 the notice and order issued by him under K.C.C. Title 23, reciting the emergency and  
4150 specifying the conditions which necessitate the posting. No person shall remain in or  
4151 enter any building which has been so posted, except that entry may be made to repair,  
4152 demolish or remove such building under permit. No person shall remove or deface any  
4153 such notice after it is posted until the required repairs, demolition, or removal have been  
4154 completed and a certificate of occupancy is issued pursuant to the provisions of the  
4155 Building Code. Any person violating this section shall be guilty of a misdemeanor.

4156            SECTION 363. K.C.C. 16.20.170, as amended by this ordinance, is hereby  
4157 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4158 ordinance).

4159            SECTION 364. Ordinance 12560, Section 136, as amended, and K.C.C.  
4160 16.20.170 are each hereby amended to read as follows:

4161            ~~((Notice to vacate – Posting))~~ Unsafe structures, premises and equipment –  
4162 Placarding of unsafe structures, premises and equipment. Section ~~((404.1))~~ 108.4.1  
4163 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~  
4164 ~~Dangerous Buildings))~~ is not adopted and the following substituted:

4165            ~~((Posting (UCADB 404.1)))~~ Placarding of unsafe structures, premises and  
4166 equipment (IPMC 108.4.1). In addition to being served as provided in K.C.C. Title 23,

4167 a notice to vacate or abate as nuisance may be posted at or upon each exit of the building  
4168 or upon the premises where the exits exist in substantially the following form:

4169 KING COUNTY (~~(BUILDING SERVICES DIVISION)~~) DEPARTMENT OF  
4170 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4171 900 OAKESDALE AVENUE SOUTHWEST  
4172 RENTON, WASHINGTON 98055-1219

4173 **NOTICE**

4174 **DO NOT ENTER**

4175 These premises have been found to be unsafe.

4176 This notice is to remain on the premises until  
4177 the violations have been corrected.

4178 For further information: . . . By: \_\_\_\_\_

4179 Inspector/Officer

4180 Telephone: 296-\_\_\_\_\_ Date: \_\_\_\_\_

4181 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a  
4182 misdemeanor.

4183 SECTION 365. K.C.C. 16.20.180, as amended by this ordinance, is hereby  
4184 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4185 ordinance).

4186 SECTION 366. Ordinance 12560, Section 137, as amended, and K.C.C.  
4187 16.20.180 are each hereby amended to read as follows:

4188 ~~((Notice to vacate--))~~ Unsafe structures, premises and equipment –

4189 **Compliance.** Section ~~((404.2))~~ 108.4 of the ~~((Uniform))~~ International Property

4190 Maintenance Code (~~(for the Abatement of Dangerous Buildings)~~) is (~~(not adopted and)~~)  
4191 supplemented with the following (~~(is substituted)~~):

4192 **Compliance** (~~((UCADB-404.2))~~) **(IPMC 108.4.2)**. Whenever such notice is  
4193 posted, the (~~(building)~~) code official shall include a notification thereof in the notice and  
4194 order issued by him/her under K.C.C. Title 23, reciting the emergency and specifying the  
4195 conditions which necessitate the posting. No person shall remain in or enter any building  
4196 or any premises which has been so posted, except that entry may be made to repair, abate,  
4197 demolish or remove such nuisance or building under permit. No person shall remove or  
4198 deface any such notice after it is posted until the required repairs, abatement, demolition  
4199 or removal has been completed and, if required, a certificate of occupancy issued  
4200 pursuant to the provisions of the building code. Any person violating this section shall be  
4201 guilty of a misdemeanor.

4202 NEW SECTION. SECTION 367. There is hereby added to K.C.C. chapter 16.xx  
4203 (created under section 330 of this ordinance) a new section to read as follows:

4204 **Emergency measures – Imminent danger.** Section 109.1 of the International  
4205 Property Maintenance Code is not adopted and the following is substituted:

4206 **Imminent danger (IPMC 109.1).** When, in the opinion of the code official,  
4207 there is imminent danger of failure or collapse of a building or structure which endangers  
4208 life, or when any structure or part of a structure has fallen and life is endangered by the  
4209 occupation of the structure, or when there is actual or potential danger to the building  
4210 occupants or those in the proximity of any structure because of explosives, explosive  
4211 fumes or vapors or the presence of toxic fumes, gases or materials, or operation of  
4212 defective or dangerous equipment, the code official is hereby authorized and empowered

4213 to order and require the occupants to vacate the premises forthwith. The code official  
4214 shall cause to be posted at each entrance to such structure or premises a notice as  
4215 provided in Section 108.4. It shall be unlawful for any person to enter such structure  
4216 except for the purpose of securing the structure or premises, making the required repairs,  
4217 removing the hazardous condition or of demolishing the same.

4218 NEW SECTION. SECTION 368. There is hereby added to K.C.C. chapter 16.xx  
4219 (created under section 330 of this ordinance) a new section to read as follows:

4220 **Emergency measures – Temporary safeguards.** Section 109.2 of the  
4221 International Property Maintenance Code is not adopted and the following is substituted:

4222 **Temporary safeguards (IPMC 109.2).** Notwithstanding other provisions of this  
4223 code, whenever, in the opinion of the code official, there is imminent danger due to an  
4224 unsafe condition, the code official shall order the necessary work to be done, including  
4225 the boarding up of openings, to render such structure temporarily safe whether or not the  
4226 legal procedure herein described has been instituted; and shall cause such other action to  
4227 be taken as the director deems necessary to meet such emergency.

4228 NEW SECTION. SECTION 369. There is hereby added to K.C.C. chapter 16.xx  
4229 (created under section 330 of this ordinance) a new section to read as follows:

4230 **Emergency measures – Closing streets.** Section 109.3 of the International  
4231 Property Maintenance Code is not adopted and the following is substituted:

4232 **Closing streets (IPMC 109.3)** When necessary for public safety, the code  
4233 official shall temporarily close structures and close, or order the authority having  
4234 jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe  
4235 structures, and prohibit the same from being utilized.



4236            NEW SECTION. SECTION 370. There is hereby added to K.C.C. chapter 16.xx  
4237 (created under section 330 of this ordinance) a new section to read as follows:

4238            **Emergency measures – Emergency repairs.** Section 109.4 of the International  
4239 Property Maintenance Code is not adopted and the following is substituted:

4240            **Emergency repairs (IPMC 109.4)** For the purposes of this section, the code  
4241 official shall employ the necessary labor and materials to perform the required work as  
4242 expeditiously as possible as authorized in K.C.C. Title 23.

4243            NEW SECTION. SECTION 371. There is hereby added to K.C.C. chapter 16.xx  
4244 (created under section 330 of this ordinance) a new section to read as follows:

4245            **Emergency measures.** Sections 109.5 and 109.6 of the International Property  
4246 Maintenance Code are not adopted.

4247            SECTION 372. K.C.C. 16.21.010, as amended by this ordinance, is hereby  
4248 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4249 ordinance).

4250            SECTION 373. Ordinance 14238, Section 5, and K.C.C. 16.21.010 are each  
4251 hereby amended to read as follows:

4252            **Emergency measures – Rapid abatement - purpose ((UCADB 206.1))**.

4253            Section 109 of the International Property Maintenance Code is supplemented with the  
4254 following:

4255            **Rapid abatement – purpose (IPMC 109.7).** The purpose of establishing  
4256 procedures for the rapid abatement of structures damaged by a disaster resulting in a  
4257 declared emergency, as defined in ((K.C.C. 16.20.080)) section 103 of this ordinance, is to  
4258 protect the public health and safety by assuring that structures damaged as a result of a

4259 disaster are abated in a timely manner and to assure that the public right of-way is  
4260 accessible for emergency vehicles in the event of a disaster.

4261 SECTION 374. K.C.C. 16.21.020, as amended by this ordinance, is hereby  
4262 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4263 ordinance).

4264 SECTION 375. Ordinance 14238, Section 6, and K.C.C. 16.21.020 are each  
4265 hereby amended to read as follows:

4266 **Emergency measures – Rapid abatement - authority ((UCADB 206.2))**.

4267 Section 109 of the International Property Maintenance Code is supplemented with the  
4268 following:

4269 **Rapid abatement - authority (IPMC 109.8).** The ((building)) code official,  
4270 subject to the express provisions of this code, shall have the authority to order the rapid  
4271 abatement of any structure, or a portion thereof, that has been damaged as a result of a  
4272 disaster resulting in a declared emergency, which represents an imminent hazard to public  
4273 health and safety or poses an imminent threat to the public right-of-way.

4274 SECTION 376. K.C.C. 16.21.030, as amended by this ordinance, is hereby  
4275 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4276 ordinance).

4277 SECTION 377. Ordinance 14238, Section 7, and K.C.C. 16.21.030 are each  
4278 hereby amended to read as follows:

4279 **Emergency measures – Rapid abatement plan - applicability ((UCADB**

4280 **206.3))**. Section 109 of the International Property Maintenance Code is supplemented

4281 with the following:

4282           **Rapid abatement plan – applicability (IPMC 109.9).** A rapid abatement plan  
4283 must be prepared for structures determined by the ((building)) code official to be an  
4284 immediately hazardous and dangerous structure, which is an imminent hazard to public  
4285 health and safety or an imminent threat to the public right-of-way.

4286           **SECTION 378.** K.C.C. 16.21.040, as amended by this ordinance, is hereby  
4287 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4288 ordinance).

4289           **SECTION 379.** Ordinance 14238, Section 8, and K.C.C. 16.21.040 are each  
4290 hereby amended to read as follows:

4291           **Emergency measures – Rapid abatement - compliance ((UCADB 206.4)).**

4292           Section 109 of the International Property Maintenance Code is supplemented with the  
4293 following:

4294           **Rapid abatement - compliance (IPMC 109.10).** It shall be unlawful for any  
4295 person to repair or demolish and remove any disaster-damaged structure, or a portion  
4296 thereof, without following the applicable procedures set forth in this code and obtaining all  
4297 required permits. It shall be unlawful for any owner, or owner's agent, to fail or neglect to  
4298 comply with any valid order of abatement made by the ((building)) code official pursuant  
4299 to this code.

4300           **SECTION 380.** K.C.C. 16.21.050, as amended by this ordinance, is hereby  
4301 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4302 ordinance).

4303           **SECTION 381.** Ordinance 14238, Section 9, and K.C.C. 16.21.050 are each  
4304 hereby amended to read as follows:

4305                    **Emergency measures – Rapid abatement - assessment of immediacy and**  
4306 **notification ((UCADB 206.5))**. Section 109 of the International Property Maintenance  
4307 Code is supplemented with the following:

4308                    **Rapid abatement - assessment of immediacy and notification (IPMC 109.11).**

4309                    1. The ((building)) code official shall be responsible for determining whether a  
4310 structure, or a portion thereof, damaged by a disaster, is an immediately hazardous and  
4311 dangerous structure, as defined in K.C.C. ((K.C.C. 16.20.080)) section 110 of this  
4312 ordinance, and represents an imminent hazard to public health and safety or poses an  
4313 imminent threat to the public right-of-way.

4314                    2. Unless extenuating circumstances exist, a disaster-damaged structure surrounded  
4315 by securely fenced yard for a distance equal to one and one-half times the height of the  
4316 structure will not be considered to represent an imminent hazard to public health and safety  
4317 or pose an imminent threat to the public right-of-way.

4318                    3. When the ((building)) code official identifies a structure to be an immediately  
4319 hazardous and dangerous structure, which is an imminent hazard to public health and safety  
4320 or an imminent threat to the public right-of-way, the structure shall be posted with a placard  
4321 which identifies it as an immediately hazardous and dangerous structure, requires that a  
4322 rapid abatement plan be submitted and identifies the time frame for when it must be  
4323 submitted.

4324                    4. The owner shall be notified within twenty-four hours of posting by telephone,  
4325 fax, mailing or any other method determined by the director, that the structure has been  
4326 determined to be an immediately hazardous and dangerous structure, which is an imminent  
4327 hazard to public health and safety or an imminent threat to the public right-of-way, that a

4328 rapid abatement plan is required and the time frame for when it must be submitted. Failure  
4329 to successfully notify the owner under this section shall not invalidate the requirement for a  
4330 rapid abatement plan or change the time frame.

4331 5. The ((building)) code official shall notify the King County office of historic  
4332 preservation if any historic structure, as identified in K.C.C. ((K.C.C. 16.20.080)) 109 of  
4333 this ordinance, has been determined to be an immediately hazardous and dangerous  
4334 structure, which is an imminent hazard to public health and safety or an imminent threat to  
4335 the public right-of-way, and requiring rapid abatement. The abatement, by repair,  
4336 alteration, restoration, rehabilitation or demolition and removal, of disaster-damaged  
4337 historic structures shall comply with the provisions of this code.

4338 SECTION 382. K.C.C. 16.21.060, as amended by this ordinance, is hereby  
4339 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4340 ordinance).

4341 SECTION 383. Ordinance 14238, Section 10, and K.C.C. 16.21.060 are each  
4342 hereby amended to read as follows:

4343 Emergency measures – Rapid abatement plan - contents ((UCADB 206.6)).  
4344 Section 109 of the International Property Maintenance Code is supplemented with the  
4345 following:

4346 Rapid abatement plan - contents (IPMC 109.12). The rapid abatement plan shall  
4347 consist of:

- 4348 1. The names of all owners of the structure;  
4349 2. The address of the structure;

4350           3. An engineering evaluation, as defined in ((K.C.C. 16.20.080)) section 107 of  
4351 this ordinance. The engineering evaluation shall include an evaluation of life safety issues  
4352 related to the safety of the occupants or individuals in the vicinity of the structure. The  
4353 engineering evaluation also contain a detailed evaluation of the structural and nonstructural  
4354 damage incurred to the building or structure;

4355           4. Recommendations for temporary repair, or, in lieu of recommendation for  
4356 temporary repair, a recommendation for demolition; and

4357           5. Schematic recommendations for permanent repair, or, in lieu of schematic  
4358 recommendations for permanent repair, a recommendation for demolition.

4359           Temporary repair may be comprised of bracing, shoring or other repairs necessary  
4360 to minimize excessive immediate risk and to restore the structure to a safe condition  
4361 suitable for continued repair.

4362           SECTION 384. K.C.C. 16.21.070, as amended by this ordinance, is hereby  
4363 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4364 ordinance).

4365           SECTION 385. Ordinance 14238, Section 11, and K.C.C. 16.21.070 are each  
4366 hereby amended to read as follows:

4367           **Emergency measures – Rapid abatement plan - time frame for submittal**  
4368 **((UCADB 206.7))**. Section 109 of the International Property Maintenance Code is  
4369 supplemented with the following:

4370           **Rapid abatement plan - time frame for submittal (IPMC 109.13)**. The  
4371 following time frames are established for the submittal of a rapid abatement plan. A  
4372 maximum of two extensions, of forty-eight hours each, may be added to the initial time

4373 frame established for submittal of the rapid abatement. The time frames are measured from  
4374 the time of posting the placard on the structure. Immediate demolition or abatement can  
4375 occur prior to submittal of the rapid abatement plan, when indicated. The street groups are  
4376 classified in K.C.C. 16.21.080.

4377 1. When a structure has more than a minimal potential for immediate collapse, the  
4378 following time frames apply:

4379 1.1. When a structure represents an imminent threat to public health and safety, the  
4380 owner is required to immediately abate the structure and submit an abatement plan within  
4381 seventy-two hours of abatement.

4382 1.2. When a structure does not represent an imminent threat to public health and  
4383 safety, but threatens a Group I street or road and an alternative route is available, the  
4384 owners is required to submit an abatement plan within seventy-two hours. When no  
4385 alternative route is available, the owner is required to immediately abate the structure and  
4386 submit an abatement plan within seventy-two hours of abatement.

4387 1.3. When a structure does not represent an imminent threat to public health and  
4388 safety, but threatens a Group II street or road and an alternative route is available, the  
4389 owner is required to submit an abatement plan within seventy-two hours. When no  
4390 alternative route is available, the owner is required to submit an abatement plan within  
4391 forty-eight hours.

4392 1.4. When a structure does not represent an imminent threat to public health and  
4393 safety, but threatens a Group III street or road and an alternative route is available, the  
4394 owner is required to ~~((submit))~~ submit an abatement plan within five days. When no

4395 alternative route is available, the owner is required to submit an abatement plan within  
4396 seventy-two hours.

4397 2. When a structure is damaged, but threat of collapse is not great and the  
4398 structure creates only minor or no risk to life or property and no street or road is threatened,  
4399 rapid abatement procedures do not apply.

4400 SECTION 386. K.C.C. 16.21.080, as amended by this ordinance, is hereby  
4401 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4402 ordinance).

4403 SECTION 387. Ordinance 14238, Section 12, and K.C.C. 16.21.080 are each  
4404 hereby amended to read as follows:

4405 Emergency measures – Rapid abatement plan - street and road groups  
4406 ~~((UCADB 206.8))~~. Section 109 of the International Property Maintenance Code is  
4407 supplemented with the following:

4408 Rapid abatement plan - street and road groups (IPMC 109.14). The following  
4409 street and road groups apply to the time frames established by K.C.C. 16.21.070 as  
4410 recodified by this ordinance. These classifications are based on the King County Road  
4411 Standards.

4412 1. Group I streets and roads are principal arterial, minor arterial, collector arterial  
4413 or "collector" and neighborhood collectors.

4414 2. Group II streets and roads are subcollectors and business access streets.

4415 3. Group III streets and roads are subaccess streets, minor access streets  
4416 (Residential), multiple dwelling access streets, industrial access streets and minor access  
4417 streets (Commercial).



4418            SECTION 388. K.C.C. 16.21.090, as amended by this ordinance, is hereby  
4419 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4420 ordinance).

4421            SECTION 389. Ordinance 14238, Section 13, and K.C.C. 16.21.090 are each  
4422 hereby amended to read as follows:

4423            **Emergency measures – Rapid abatement plan - time frame for completion of**  
4424 **abatement ((UCADB-206.9)).** Section 109 of the International Property Maintenance  
4425 Code is supplemented with the following:

4426            **Rapid abatement plan - time frame for completion of abatement (IPMC**  
4427 **109.15).** Approval by the ((building)) code official of the rapid abatement plan constitutes  
4428 authority to proceed with abatement. If the ((building)) code official approves the rapid  
4429 abatement plan, the owner, or owner's agent, shall complete abatement in accordance with  
4430 the plan within forty-eight hours of obtaining approval of the plan. Within twenty-four  
4431 hours of completion of the abatement work, the owner, or owner's agent, shall provide the  
4432 ((building)) code official with a written signed verification that the abatement has been  
4433 completed in conformance with the approved rapid abatement plan. When the abatement  
4434 includes structural repairs, the verification shall include a written, signed and stamped  
4435 report from the owner's architect or structural or civil engineer attesting that the engineer  
4436 has visited the site and that repairs have been completed in general conformance with the  
4437 approved rapid abatement plan. This written signed and stamped report from the owner's  
4438 architect or structural or civil engineer and the written and signed verification by the owner  
4439 or owner's agent may be made by completing and signing and standard form provided by  
4440 the department of development and environmental services.

4441            SECTION 390. K.C.C. 16.21.100, as amended by this ordinance, is hereby  
4442 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4443 ordinance).

4444            SECTION 391. Ordinance 14238, Section 14, and K.C.C. 16.21.100 are each  
4445 hereby amended to read as follows:

4446            **Emergency measures – Rapid abatement plan - disapproval by the**  
4447 **((building)) code official ((UCADB-206.10))**. Section 109 of the International  
4448 Property Maintenance Code is supplemented with the following:

4449            **Rapid abatement plan - disapproval by the code official (IPMC 109.16)**. In  
4450 each case where a rapid abatement plan is disapproved, the ((building)) code official shall  
4451 state the reasons for disapproval to the owner, or the owner's agent. Notice of disapproval  
4452 can be either by direct conversation, a telephone conversation, fax, a written notice of  
4453 disapproval mailed to the owner, or owner's agent, or any other method determined by the  
4454 ((building)) code official. Regardless of the method used for notice of disapproval, the  
4455 owner, the owner's agent, must submit a revised rapid abatement plan addressing the  
4456 deficiencies noted by the ((building)) code official in the notice of disapproval within  
4457 seventy-two hours.

4458            SECTION 392. K.C.C. 16.21.110, as amended by this ordinance, is hereby  
4459 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4460 ordinance).

4461            SECTION 393. Ordinance 14238, Section 15, and K.C.C. 16.21.110 are each  
4462 hereby amended to read as follows:

4463 Emergency measures – Rapid abatement by the ((building)) code official  
4464 ((UCADB 206.H)). Section 109 of the International Property Maintenance Code is  
4465 supplemented with the following:

4466 Rapid abatement by the code official (IPMC 109.17). The ((building)) code  
4467 official is authorized to abate a structure which is identified to be an immediately  
4468 hazardous and dangerous structure, which is an imminent hazard to public health and safety  
4469 or an imminent threat to the public right-of-way, in the following cases:

- 4470 1. If the owner fails to respond to the notice of abatement, responds untimely, or  
4471 responds timely but fails to complete abatement within the required time frame; or  
4472 2. If the owner cannot be located within the established time frame; or  
4473 3. When the ((building)) code official determines the structures is an imminent  
4474 hazard to public health and safety or an imminent threat to the public right-of-way, which  
4475 must be abated immediately.

4476 SECTION 394. K.C.C. 16.16.220, as amended by this ordinance, is hereby  
4477 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4478 ordinance).

4479 SECTION 395. Ordinance 12560, Section 124, as amended, and K.C.C.  
4480 16.16.220 are each hereby amended to read as follows:

4481 ~~((Performance of work of repair or d))~~Demolition ((–UHC Chapter 15)) :-  
4482 General. ~~((Chapter 15, Performance of Work of Repair or Demolition,))~~ Section 110.1  
4483 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and  
4484 is substituted with the ~~((procedures as specified in))~~ following:

4485 General (IPMC 110.1). Demolition shall be in accordance with K.C.C. Title 23.

---

4486            NEW SECTION. SECTION 396. There is hereby added to K.C.C. chapter 16.xx  
4487 (created under section 330 of this ordinance) a new section to read as follows:

4488            **Demolition – Notice and orders.** Section 110.2 of the International Property  
4489 Maintenance Code is not adopted.

4490            SECTION 397. K.C.C. 16.16.190, as amended by this ordinance, is hereby  
4491 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4492 ordinance).

4493            SECTION 398. Ordinance 12560, Section 121, as amended, and K.C.C.  
4494 16.16.190 are each hereby amended to read as follows:

4495            **Means of ((A))appeal ((–UHC Chapter 12)) – Application for appeal.**  
4496 ~~((Chapter 12, Appeal,))~~ Section 111.1 of the ~~((Uniform Housing))~~ International Property  
4497 Maintenance Code is not adopted and is substituted with the following:

4498            **Application for appeal. (IPMC 111.1).** ~~((a))~~ Appeals ~~((procedures as specified~~  
4499 ~~in))~~ shall be in accordance with K.C.C. Titles 20 and 23.

4500            NEW SECTION. SECTION 399. There is hereby added to K.C.C. chapter 16.xx  
4501 (created under section 330 of this ordinance) a new section to read as follows:

4502            **Means of appeal.** Sections 111.2 through 111.8 of the International Property  
4503 Maintenance Code are not adopted.

4504            SECTION 400. K.C.C. 16.16.030, as amended by this ordinance, is hereby  
4505 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4506 ordinance).

4507            SECTION 401. Ordinance 14111, Section 131, and K.C.C. 16.16.030 are each  
4508 hereby amended to read as follows:

4509            **General - Responsibilities defined.** Section ((201.3)) 301.2 of the ((Uniform  
4510 Housing)) International Property Maintenance Code is not adopted and the following is  
4511 substituted:

4512            **Responsibilities defined ((UHC 201.3)) (IPMC 301.2).** Owners remain liable  
4513 for violations of duties imposed by this code even though an obligation is also imposed  
4514 on the occupants of the building, and even though the owner has, by agreement, imposed  
4515 on the occupant the duty of furnishing required equipment or of complying with this  
4516 code.

4517            Buildings and structures and parts thereof shall be maintained in a safe and  
4518 sanitary condition. The owner or the owner's designated agent shall be responsible for  
4519 such maintenance. To determine compliance with this subsection, the building may be  
4520 reinspected.

4521            Owners, in addition to being responsible for maintaining buildings in a sound  
4522 structural condition, shall be responsible for keeping that part of the building or premises  
4523 which the owner occupies or controls in a clean, sanitary and safe condition, including  
4524 the shared or public areas in a building containing two or more dwelling units.

4525            Owners shall, when required by this code or the ((building)) code official or the  
4526 health ordinance or the health officer, furnish and maintain such approved sanitary  
4527 facilities as required, and shall furnish and maintain approved devices, equipment or  
4528 facilities for the prevention of insect and rodent infestation, and when infestation has  
4529 taken place, shall be responsible for the extermination of any insects, rodents or other  
4530 pests when such extermination is not specifically made the responsibility of the occupant  
4531 by law or ruling.

4532 Occupants of a dwelling unit, in addition to being responsible for keeping in a  
4533 clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises  
4534 which they occupy and control, shall dispose of their rubbish, garbage and other organic  
4535 waste in a manner required by the health ordinance and approved by the health officer or  
4536 the ((building)) code official.

4537 Occupants shall, when required by this code, the health ordinance or the health  
4538 officer, furnish and maintain approved devices, equipment or facilities necessary to keep  
4539 their premises safe and sanitary.

4540 SECTION 402. Ordinance 12560, Section 111, as amended, and K.C.C.  
4541 16.16.050 are each hereby repealed.

4542 SECTION 403. Ordinance 12560, Section 113, as amended, and K.C.C.  
4543 16.16.080 are each hereby repealed.

4544 SECTION 404. K.C.C. 16.16.130, as amended by this ordinance, is hereby  
4545 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4546 ordinance)..

4547 SECTION 405. Ordinance 14111 Section 141, and K.C.C. 16.16.130 are each  
4548 hereby amended to read as follows:

4549 Exterior property areas - Fire hazard. Section ((1001.9)) 302.4 of the  
4550 ((Uniform Housing)) International Property Maintenance Code is not adopted and the  
4551 following is substituted:

4552 **Fire hazard ((UHC 1001.9)) (IPMC 302.4).** Any building or portion thereof,  
4553 device, apparatus, equipment, combustible waste, or vegetation that, in the opinion Fire  
4554 Marshal or the ((Building)) Code Official, is in such a condition as to cause a fire or

4555 explosion or provide a ready fuel to augment the spread and intensity of fire or explosion  
4556 arising from any cause shall be considered substandard. Upon failure of the owner or  
4557 agent having charge of a property to cut and destroy weeds after service of a notice  
4558 violation, they shall be subject to prosecution in accordance with provisions of K.C.C.

4559 Title 23

4560 NEW SECTION. SECTION 406. There is hereby added to K.C.C. chapter 16.xx  
4561 (created under section 330 of this ordinance) a new section to read as follows:

4562 **Exterior property areas - Motor vehicles.** Section 302.8 of the International  
4563 Property Maintenance Code is not adopted.

4564 NEW SECTION. SECTION 407. There is hereby added to K.C.C. chapter 16.xx  
4565 (created under section 330 of this ordinance) a new section to read as follows:

4566 **Swimming pools, spas and hot tubs - Enclosures.** Section 303.2 of the  
4567 International Property Maintenance Code is not adopted and the following is substituted:

4568 **Enclosures (IPMC 303.2).** Private swimming pools, hot tubs and spas,  
4569 containing water more than twenty-four inches (610 mm) in depth shall be completely  
4570 surrounded by a fence or barrier at least sixty inches (1,524 mm) in height above the  
4571 finished ground level measured on the side of the barrier away from the pool. Gates and  
4572 doors in such areas shall be self-closing and self-latching . Where the self-latching  
4573 devices is less than fifty-four inches (1,372 mm) above the bottom of the gate, the release  
4574 mechanism shall be located on the pool side of the gate. Self-closing and self-latching  
4575 gates shall be maintained such that the gate will positively close and latch when released  
4576 from an open position of six inches (152 mm) from the gatepost. No existing g pool

4577 enclosure shall be removed, replaced or changed in a manner that reduces its  
4578 effectiveness as a safety barrier.

4579 NEW SECTION. SECTION 408. There is hereby added to K.C.C. chapter 16.xx  
4580 (created under section 330 of this ordinance) a new section to read as follows:

4581 **Exterior structure - Premises identification.** Section 304.3 of the International  
4582 Property Maintenance Code is not adopted and the following is substituted:

4583 **Premises identification. (IPMC 304.3).** Approved numbers or addresses shall  
4584 be provided for all new buildings in such a position as to be plainly visible and legible  
4585 from the street or road fronting the property as specified by the department.

4586 NEW SECTION. SECTION 409. There is hereby added to K.C.C. chapter 16.xx  
4587 (created under section 330 of this ordinance) a new section to read as follows:

4588 **Exterior structure - Insect screens.** Section 304.14 of the International Property  
4589 Maintenance Code is not adopted.

4590 NEW SECTION. SECTION 410. There is hereby added to K.C.C. chapter 16.xx  
4591 (created under section 330 of this ordinance) a new section to read as follows:

4592 **Exterior structure - Building security.** Section 304.18 and all of the  
4593 subsections thereto of the International Property Maintenance Code are not adopted.

4594 SECTION 411. K.C.C. 16.16.090, as amended by this ordinance, is hereby  
4595 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4596 ordinance).

4597 SECTION 412. Ordinance 12560, Section 114, as amended, and K.C.C.  
4598 16.16.090 are each hereby amended to read as follows:



4599            ~~((Sanitation—Installation and maintenance))~~ **Water system - General.**

4600            Section ~~((505.7))~~ 505.1 of the ~~((Uniform Housing))~~ International Property Maintenance  
4601            Code is not adopted and the following is substituted:

4602            ~~((Installation and maintenance (UHC 505.7))~~ **General (IPMC 505.1).** ~~((All~~  
4603            ~~sanitary facilities shall be installed and maintained in a safe and sanitary condition and))~~  
4604            Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other  
4605            plumbing fixture shall be properly connected to either a public water system or to an  
4606            approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs  
4607            and showers shall be supplied with hot or tempered and cold running water in accordance  
4608            with ~~((all applicable laws))~~ K.C.C. chapter 16.32.

4609            NEW SECTION. SECTION 413. There is hereby added to K.C.C. chapter 16.xx  
4610            (created under section 330 of this ordinance) a new section to read as follows:

4611            **Heating facilities – Residential occupancies.** Section 602.2 of the International  
4612            Property Maintenance Code is not adopted.

4613            SECTION 414. K.C.C. 16.16.100, as amended by this ordinance, is hereby  
4614            recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this  
4615            ordinance).

4616            SECTION 415. Ordinance 12560, Section 115, as amended, and K.C.C. 16.16.100  
4617            are each hereby amended to read as follows:

4618            ~~((Mechanical requirements— ))~~ **Heating facilities – Heat supply.** Section  
4619            ~~((701.1))~~ 602.3 of the ~~((Uniform Housing))~~ International Property Maintenance Code is  
4620            not adopted and the following is substituted:

4621            ~~((Heating (UHC 701.1)))~~ Heat supply (IPMC 602.3) Dwellings units ((;)) and  
4622            guest rooms ~~((and eongregate residences))~~ shall be provided with heating facilities  
4623            capable of maintaining a room temperature of 70° F. (21.1° C) ~~((at a point 3 feet (.914 m)~~  
4624            ~~above the floor))~~ in all habitable rooms ~~((when the outside temperature is as set forth in~~  
4625            ~~WAC 51-11, the Washington State Energy Code (second edition), effective June 30,~~  
4626            ~~1995. Such facilities shall be installed and maintained in a safe condition and in~~  
4627            ~~accordance with Section 3102 of the Building Code, the Mechanical Code, and all other~~  
4628            ~~applicable laws. Unvented fuel burning heaters shall not be permitted. All heating~~  
4629            ~~devices or appliances shall be of an approved type)),~~ bathrooms and toilet rooms.  
4630            Cooking appliances shall not be used to provide space heating to meet the requirements  
4631            of this section.

4632            NEW SECTION. SECTION 416. There is hereby added to K.C.C. chapter 16.xx  
4633            (created under section 330 of this ordinance) a new section to read as follows:

4634            **Heating facilities – Occupiable work spaces.** Section 602.4 of the International  
4635            Property Maintenance Code is not adopted.

4636            NEW SECTION. SECTION 417. There is hereby added to K.C.C. chapter 16.xx  
4637            (created under section 330 of this ordinance) a new section to read as follows:

4638            **Heating facilities – Room temperature measurement.** Section 602.5 of the  
4639            International Property Maintenance Code is not adopted and the following is substituted:

4640            **Room temperature measurement (IPMC 602.5).** The required room  
4641            temperatures shall be measured three feet (.914 m) above the floor near the center of the  
4642            room and two feet (610 mm) inward from the center of each exterior wall.

4643            NEW SECTION. SECTION 418. There is hereby added to K.C.C. chapter 16.xx

4644 (created under section 330 of this ordinance) a new section to read as follows:

4645            **Electrical facilities - Service.** Section 604.2 of the International Property

4646 Maintenance Code is not adopted.

4647            NEW SECTION. SECTION 419. There is hereby added to K.C.C. chapter 16.xx

4648 (created under section 330 of this ordinance) a new section to read as follows:

4649            **Electrical equipment - Receptacles.** Section 605.2 of the International Property

4650 Maintenance Code is not adopted.

4651            NEW SECTION. SECTION 420. There is hereby added to K.C.C. chapter 16.xx

4652 (created under section 330 of this ordinance) a new section to read as follows:

4653            **Elevators, escalators and dumbwaiters.** Section 606 of the International

4654 Property Maintenance Code is not adopted.

4655            SECTION 421. Ordinance 14111, Section 139, and K.C.C. 16.16.110 are each

4656 hereby repealed.

4657            SECTION 422. Ordinance 14111, Section 140, and K.C.C. 16.16.120 are each

4658 hereby repealed.

4659            SECTION 423. Ordinance 12560, Section 117, as amended, and K.C.C. 16.16.150

4660 are each hereby repealed.

4661            SECTION 424. Ordinance 12560, Section 122, as amended, and K.C.C.

4662 16.16.200 are each hereby repealed.

4663            SECTION 425. Ordinance 12560, Section 123, as amended, and K.C.C.

4664 16.16.210 are each hereby repealed.

4665            SECTION 426. Ordinance 12560, Section 125, as amended, and K.C.C.

4666            16.16.230 are each hereby repealed.

4667            SECTION 427. Ordinance 14111, Section 153, and K.C.C. 16.20.010 are each

4668            hereby repealed.

4669            SECTION 428. Ordinance 14238, Section 2, and K.C.C. 16.20.035 are each

4670            hereby repealed.

4671            SECTION 429. Ordinance 12560, Section 128, as amended, and K.C.C.

4672            16.20.040 are each hereby repealed.

4673            SECTION 430. Ordinance 12560, Section 129, as amended, and K.C.C.

4674            16.20.050 are each hereby repealed.

4675            SECTION 431. Ordinance 12560, Section 130, as amended, and K.C.C.

4676            16.20.060 are each hereby repealed.

4677            SECTION 432. Ordinance 12560, Section 131, as amended, and K.C.C.

4678            16.20.070 are each hereby repealed.

4679            SECTION 433. Ordinance 14111, Section 161, and K.C.C. 16.20.090 are each

4680            hereby repealed.

4681            SECTION 434. Ordinance 12560, Section 133, as amended, and K.C.C.

4682            16.20.100 are each hereby repealed.

4683            SECTION 435. Ordinance 14111, Section 163, and K.C.C. 16.20.110 are each

4684            hereby repealed.

4685            SECTION 436. Ordinance 14111, Section 164, and K.C.C. 16.20.120 are each

4686            hereby repealed.

4687            SECTION 437. Ordinance 14111, Section 165, and K.C.C. 16.20.130 are each  
4688 hereby repealed.

4689            SECTION 438. Ordinance 14111, Section 166, and K.C.C. 16.20.140 are each  
4690 hereby repealed.

4691            SECTION 439. Ordinance 12560, Section 134, as amended, and K.C.C.  
4692 16.20.150 are each hereby repealed.

4693            SECTION 440. Ordinance 12560, Section 135, as amended, and K.C.C.  
4694 16.20.160 are each hereby repealed.

4695            SECTION 441. Ordinance 12560, Section 138, as amended, and K.C.C.  
4696 16.20.190 are each hereby repealed.

4697            SECTION 442. Ordinance 12560, Section 139, as amended, and K.C.C.  
4698 16.20.200 are each hereby repealed.

4699            SECTION 443. Ordinance 12560, Section 140, as amended, and K.C.C.  
4700 16.20.210 are each hereby repealed.

4701            SECTION 444. Ordinance 12560, Section 141, as amended, and K.C.C.  
4702 16.20.220 are each hereby repealed.

4703            SECTION 445. Ordinance 12560, Section 142, as amended, and K.C.C.  
4704 16.20.230 are each hereby repealed.

4705            SECTION 446. **Severability.** If any provision of this ordinance or its application  
4706 to any person or circumstance is held invalid the remainder of the ordinance or the

4707 application of the provision to other persons or circumstances is not affected.

4708 SECTION 447. Effective date. This ordinance takes effect July 1, 2004.

4709

Ordinance 14914 was introduced on 4/12/2004 and passed as amended by the Metropolitan King County Council on 5/24/2004, by the following vote:

Yes: 10 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. McKenna, Mr. Ferguson, Mr. Hammond, Ms. Hague and Mr. Irons  
No: 0  
Excused: 3 - Mr. Gossett, Ms. Patterson and Mr. Constantine

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Larry Phillips, Chair

ATTEST:

  
\_\_\_\_\_

Anne Noris, Clerk of the Council

APPROVED this 3 day of June, 2004.

  
Ron Sims, County Executive

Attachments None

RECEIVED  
2004 JUN -4 PM 3:50  
CLERK  
KING COUNTY COUNCIL