



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 28, 2010

Ordinance 16934

Proposed No. 2010-0378.1

Sponsors Hague

1 AN ORDINANCE relating to extending the period for
2 building permit approvals and amending Ordinance 12560,
3 Section 18, as amended, and K.C.C. 16.02.290.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Findings.

6 1. Over the past several years, King County has been looking for ways to
7 revitalize our local and regional economy, especially in regards to the housing meltdown
8 that is a key element of our local economic crisis.

9 2. On December 15, 2008, the Council adopted Motion 12901 to promote
10 housing development, preserve and enhance the housing supply in King County, and
11 ultimately create jobs and generate revenue for our jurisdiction.

12 3. On May 11, 2009, the Council adopted Ordinance 16515 to extend building
13 permit approval periods because of poor economic conditions and difficulty in obtaining
14 construction financing.

15 4. Poor economic conditions persist to this day and construction financing
16 remains difficult to obtain.

17

18 5. A number of housing and building projects, which have been approved by
19 King County, have continued to be delayed due to little movement of the existing
20 housing inventory and are in a position of having to restart the development process
21 because their permit approval periods are nearing an end. Restarting these projects will
22 add to the cost of housing units, thereby contributing to keeping the housing market
23 depressed.

24 SECTION 2. Ordinance 12560, Section 18, as amended, and K.C.C. 16.02.290
25 are each hereby amended to read as follows:

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

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

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

39 2. If construction of a building or structure has not substantially commenced, as
40 determined by the building official, within two years from the date of the first issued

41 permit and the building and the structure is no longer authorized by the zoning code or
42 other applicable law, then the permit shall not be extended.

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

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

51 **EXCEPTION:** Until December 31, ~~((2011))~~2012, the building official may grant
52 a third or fourth extension for building permits where substantial work has not
53 commenced, if:

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

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

57 3. There are no substantial changes in the approved plans or specifications,

58 5. The staff of the department of development and environmental services may
59 revise a

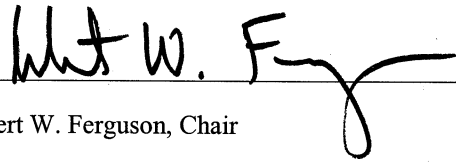
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61 permit at the permittee's request, but such a revision does not constitute a renewal or
62 otherwise extend the life of the permit.
63

Ordinance 16934 was introduced on 7/6/2010 and passed by the Metropolitan King County Council on 9/27/2010, by the following vote:

Yes: 9 - Ms. Drago, Mr. Phillips, Mr. von Reichbauer, Mr. Gossett,
Ms. Hague, Ms. Patterson, Ms. Lambert, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



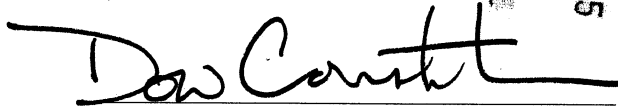
Robert W. Ferguson, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 7 day of October 2010.



Dow Constantine, County Executive

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KING COUNTY COUNCIL

Attachments: None