



Legislation Text

File #: 2010-0378, **Version:** 1

Drafter

Bautista 06/22/2010

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

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

1. Over the past several years, King County has been looking for ways to revitalize our local and regional economy, especially in regards to the housing meltdown that is a key element of our local economic crisis.
2. On December 15, 2008, the Council adopted Motion 12901 to promote housing development, preserve and enhance the housing supply in King County, and ultimately create jobs and generate revenue for our jurisdiction.
3. On May 11, 2009, the Council adopted Ordinance 16515 to extend building permit approval periods because of poor economic conditions and difficulty in obtaining construction financing.
4. Poor economic conditions persist to this day and construction financing remains difficult to obtain.
5. A number of housing and building projects, which have been approved by King County, have continued to be delayed due to little movement of the existing housing inventory and are in a position of having

to restart the development process because their permit approval periods are nearing an end. Restarting these projects will add to the cost of housing units, thereby contributing to keeping the housing market depressed.

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

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

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

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

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

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

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

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

1. The applicant makes a written request to the building official for an extension of the building permit;
2. The applicant pays applicable permit extension fees; and
3. There are no substantial changes in the approved plans or specifications,
5. The staff of the department of development and environmental services may revise a

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

30 day notice

Newspaper: official paper

Seattle Times - publish: Wed. 8/25/10

Public hearing: Sept. 27, 2010