



Legislation Text

File #: 2004-0201, **Version:** 3

Clerk 05/24/2004

AN ORDINANCE relating to building and construction in King County;
adopting, amending and supplementing the International Building Code,
International Residential Code, International Mechanical Code, and International
Property Maintenance Code; amending Ordinance 14114, Section 3, and K.C.C.
16.04.005, Ordinance 14114, Section 4, and K.C.C. 16.04.011, Ordinance 10608,
Section 3, as amended, and K.C.C. 16.04.050, Ordinance 12560, Section 55, as
amended, and K.C.C. 16.04.05051, Ordinance 12560, Section 6, as amended, and
K.C.C. 16.04.05001, Ordinance 12560, Section 7, as amended, and K.C.C.
16.04.05002, Ordinance 12560, Section 10, as amended, and K.C.C.
16.04.05005, Ordinance 11622, Section 3, as amended, and K.C.C. 16.04.05006,
Ordinance 12560, Section 23, as amended, and K.C.C. 16.04.05018, Ordinance
12560, Section 17, as amended, and K.C.C. 16.04.05012, Ordinance 12560,
Section 18, as amended, and K.C.C. 16.04.05013, Ordinance 12560, Section 15,
as amended, and K.C.C. 16.04.05010, Ordinance 12560, Section 12, as amended,
and K.C.C. 16.04.05007, Ordinance 12560, Section 20, as amended, and K.C.C.
16.04.05015, Ordinance 12560, Section 21, as amended, and K.C.C.
16.04.05016, Ordinance 12560, Section 22, as amended, and K.C.C.
16.04.05017, Ordinance 12560, Section 13, as amended, and K.C.C.
16.04.05008, Ordinance 12560, Section 14, as amended, and K.C.C.

16.04.05009, Ordinance 12560 Section 25, as amended, and K.C.C. 16.04.05020, Ordinance 12560, Section 26, as amended, and K.C.C. 16.04.05021, Ordinance 12560, Section 28, as amended, and K.C.C. 16.04.05024, Ordinance 12560, Section 29, as amended, and K.C.C. 16.04.05025, Ordinance 12560, Section 30, as amended, and K.C.C. 16.04.05026, Ordinance 12560, Section 31, as amended, and K.C.C. 16.04.05027, Ordinance 12560, Section 32, as amended, and K.C.C. 16.04.05028, Ordinance 12560, Section 33, as amended, and K.C.C. 16.04.05029, Ordinance 12560, Section 34, as amended, and K.C.C. 16.04.05030, Ordinance 12560, Section 35, as amended, and K.C.C. 16.04.05031, Ordinance 12560, Section 37, as amended, and K.C.C. 16.04.05033, Ordinance 12560, Section 36, as amended, and K.C.C. 16.04.05032, Ordinance 12560, Section 9, as amended, and K.C.C. 16.04.05004, Ordinance 12560, Section 8, as amended, and K.C.C. 16.04.05003, Ordinance 14111, Section 135, and K.C.C. 16.16.070, Ordinance 3647, Section 3, as amended, and K.C.C. 16.04.020, Ordinance 12560, Section 132, as amended, and K.C.C. 16.20.080, Ordinance 11923, Section 1, and K.C.C. 16.04.030, Ordinance 12560, Section 40, as amended, and K.C.C. 16.04.05036, Ordinance 12560, Section 41, as amended, and K.C.C. 16.04.05037, Ordinance 12560, Section 42, as amended, and K.C.C. 16.04.05038, Ordinance 12560, Section 38, as amended, and K.C.C. 16.04.05034, Ordinance 12560, Section 39, as amended, and K.C.C. 16.04.05035, Ordinance 12560, Section 43, as amended, and K.C.C. 16.04.05039, Ordinance 12560, Section 44, as amended, and K.C.C. 16.04.05040, Ordinance 14111, Section 43, and K.C.C. 16.04.050357, Ordinance 12560, Section 45, as amended, and K.C.C. 16.04.05041, Ordinance 12560,

Section 47, as amended, and K.C.C. 16.04.05043, Ordinance 14111, Section 55,
and K.C.C. 16.04.050453, Ordinance 14111, Section 58, and K.C.C.
16.04.050458, Ordinance 12560, Section 50, as amended, and K.C.C.
16.04.05046, Ordinance 12560, Section 54, as amended, and K.C.C.
16.04.05050, Ordinance 12560, Section 56, as amended, and K.C.C.
16.04.05052, Ordinance 12560, Section 67, as amended, and K.C.C.
16.04.05064, Ordinance 12560, Section 68, as amended, and K.C.C.
16.04.05065, Ordinance 12560, Section 69, as amended, and K.C.C.
16.04.05066, Ordinance 12560, Section 70, as amended, and K.C.C.
16.04.05067, Ordinance 12560, Section 71, as amended, and K.C.C.
16.04.05068, Ordinance 12560, Section 72, as amended, and K.C.C.
16.04.05069, Ordinance 12560, Section 73, as amended, and K.C.C.
16.04.05070, Ordinance 12560, Section 74, as amended, and K.C.C.
16.04.05071, Ordinance 12560, Section 75, as amended, and K.C.C.
16.04.05072, Ordinance 12560, Section 76, as amended, and K.C.C.
16.04.05073, Ordinance 12560, Section 77, as amended, and K.C.C.
16.04.05074, Ordinance 12560, Section 78, as amended, and K.C.C.
16.04.05075, Ordinance 12560, Section 79, as amended, and K.C.C.
16.04.05076, Ordinance 12560, Section 80, as amended, and K.C.C.
16.04.05077, Ordinance 12560, Section 81, as amended, and K.C.C.
16.04.05078, Ordinance 12560, Section 82, as amended, and K.C.C.
16.04.05079, Ordinance 12560, Section 83, as amended, and K.C.C.
16.04.05080, Ordinance 12560, Section 84, as amended, and K.C.C.
16.04.05081, Ordinance 12560, Section 85, as amended, and K.C.C.

16.04.05082, Ordinance 12560, Section 86, as amended, and K.C.C.
16.04.05083, Ordinance 12560, Section 87, as amended, and K.C.C.
16.04.05084, Ordinance 12560, Section 88, as amended, and K.C.C.
16.04.05085, Ordinance 12560, Section 89, as amended, and K.C.C.
16.04.05086, Ordinance 12560, Section 90, as amended and K.C.C. 16.04.05087,
Ordinance 12560, Section 91, as amended, and K.C.C. 16.04.05088, Ordinance
12560, Section 92, as amended, and K.C.C. 16.04.05089, Ordinance 12560,
Section 93, as amended, and K.C.C. 16.04.05090, Ordinance 12560, Section 94,
as amended, and K.C.C. 16.04.05091, Ordinance 12560, Section 95, as amended,
and K.C.C. 16.04.05092, Ordinance 12560, Section 96, as amended, and K.C.C.
16.04.05093, Ordinance 12560, Section 97, as amended, and K.C.C.
16.04.05094, Ordinance 12560, Section 98, as amended, and K.C.C.
16.04.05095, Ordinance 11923, Section 3, and K.C.C. 16.04.057, Ordinance
12380, Section 3, and K.C.C. 16.04.092, Ordinance 12380, Section 4, and K.C.C.
16.04.093, Ordinance 12380, Section 5, and K.C.C. 16.04.094, Ordinance 7853,
as amended, and K.C.C. 16.04.098, Ordinance 12560, Section 57, as amended,
and K.C.C. 16.04.05053, Ordinance 11797, Section 1, and K.C.C. 16.70.035,
Ordinance 12560, Section 74, as amended, and K.C.C. 16.04.05071, Ordinance
14238, Section 18, and K.C.C. 16.06.010, Ordinance 14238, Section 19, and
K.C.C. 16.06.020, Ordinance 14238, Section 20, and K.C.C. 16.06.030,
Ordinance 14238, Section 21, and K.C.C. 16.06.040, Ordinance 14238, Section
22, and K.C.C. 16.06.050, Ordinance 14238, Section 23, and K.C.C. 16.06.060,
Ordinance 14238, Section 24, and K.C.C. 16.06.070, Ordinance 14238, Section
25, and K.C.C. 16.06.080, Ordinance 14111, Section 73, and K.C.C. 16.10.010,

Ordinance 12560, Section 58, as amended, and K.C.C. 16.10.020, Ordinance 12560, Section 59, as amended, and K.C.C. 16.10.030, Ordinance 12560, Section 60, as amended, and K.C.C. 16.10.040, Ordinance 12560, Section 61, as amended, and K.C.C. 16.10.050, Ordinance 12560, Section 62, as amended, and K.C.C. 16.10.060, Ordinance 12560, Section 63, as amended, and K.C.C. 16.10.070, Ordinance 12560, Section 64, as amended, and K.C.C. 16.10.080, Ordinance 14111, Section 118, and K.C.C. 16.12.010, Ordinance 12560, Section 100, as amended, and K.C.C. 16.12.020, Ordinance 12560, Section 101, as amended, and K.C.C. 16.12.030, Ordinance 12560, Section 105, as amended, and K.C.C. 16.12.070, Ordinance 12560, Section 106, as amended, and K.C.C. 16.12.080, Ordinance 12560, Section 107, as amended, and K.C.C. 16.12.090, Ordinance 12560, Section 108, as amended, and K.C.C. 16.12.100, Ordinance 12560, Section 104, as amended, and K.C.C. 16.12.060, Ordinance 12560, Section 102, as amended, and K.C.C. 16.12.040, Ordinance 12560, Section 103, as amended, and K.C.C. 16.12.050, Ordinance 14111, Section 129, and K.C.C. 16.16.010, Ordinance 12560, Section 127, as amended, and K.C.C. 16.20.030, Ordinance 12560, Section 126, as amended, and K.C.C. 16.20.020, Ordinance 12560, Section 109, as amended, and K.C.C. 16.16.020, Ordinance 12560, Section 112, as amended, and K.C.C. 16.16.060, Ordinance 12560, Section 110, as amended and K.C.C. 16.16.040, Ordinance 12560, Section 116, as amended, and K.C.C. 16.16.140, Ordinance 12560, Section 118, as amended, and K.C.C. 16.16.160, Ordinance 12560, Section 119, as amended, and K.C.C. 16.16.170, Ordinance 12560, Section 120, as amended, and K.C.C. 16.16.180, Ordinance 12560, Section 136, as amended, and K.C.C. 16.20.170, Ordinance 12560,

Section 137, as amended, and K.C.C. 16.20.180, Ordinance 14238, Section 5, and K.C.C. 16.21.010, Ordinance 14238, Section 6, and K.C.C. 16.21.020, Ordinance 14238, Section 7, and K.C.C. 16.21.030, Ordinance 14238, Section 8, and K.C.C. 16.21.040, Ordinance 14238, Section 9, and K.C.C. 16.21.050, Ordinance 14238, Section 10, and K.C.C. 16.21.060, Ordinance 14238, Section 11, and K.C.C. 16.21.070, Ordinance 14238, Section 12, and K.C.C. 16.21.080, Ordinance 14238, Section 13, and K.C.C. 16.21.090, Ordinance 14238, Section 14, and K.C.C. 16.21.100, Ordinance 14238, Section 15, and K.C.C. 16.21.110, Ordinance 12560, Section 124, as amended, and K.C.C. 16.16.220, Ordinance 12560, Section 121, as amended, and K.C.C. 16.16.190, Ordinance 14111, Section 131, and K.C.C. 16.16.030, Ordinance 14111, Section 141, and K.C.C. 16.16.130, Ordinance 12560, Section 114, as amended, and K.C.C. 16.16.090 and Ordinance 12560, Section 115, as amended, and K.C.C. 16.16.100, adding new sections to K.C.C. chapter 16.02 adding new sections to K.C.C. chapter 16.04 adding new sections to K.C.C. chapter 16.06, adding new sections to K.C.C. chapter 16.12, adding new chapters to K.C.C. Title 16, recodifying K.C.C. 16.04.005, 16.04.011, 16.04.040, 16.04.050, 16.04.05051, 16.04.05001, 16.04.05002, 16.04.05005, 16.04.05006, 16.04.05018, 16.04.05012, 16.04.05013, 16.04.05010, 16.04.05007, 16.04.05015, 16.04.05016, 16.04.05017, 16.04.05008, 16.04.05009, 16.04.05020, 16.04.05021, 16.04.05024, 16.04.05025, 16.04.05026, 16.04.05027, 16.04.05028, 16.04.05029, 16.04.05030, 16.04.05031, 16.04.05033, 16.04.05032, 16.04.05004, 16.04.05003, 16.04.110, 16.16.070, 16.04.020, 16.20.080, 16.04.030, 16.04.05036, 16.04.05037, 16.04.05038, 16.04.05034, 16.04.05035, 16.04.05039, 16.04.05040, 16.04.050357, 16.04.05041,

16.04.05043, 16.04.050453, 16.04.05048, 16.04.05046, 16.04.05050,
16.04.05052, 16.04.05064, 16.04.05065, 16.04.05066, 16.04.05067, 16.04.05068,
16.04.05069, 16.04.05070, 16.04.05071, 16.04.05072, 16.04.05073, 16.04.05074,
16.04.05075, 16.04.05076, 16.04.05077, 16.04.05078, 16.04.05079, 16.04.05080,
16.04.05081, 16.04.05082, 16.04.05083, 16.04.05084, 16.04.05085, 16.04.05086,
16.04.05087, 16.04.05088, 16.04.05089, 16.04.05090, 16.04.05091, 16.04.05092,
16.04.05093, 16.04.05094, 16.04.05095, 16.04.05096, 16.04.051, 16.04.055,
16.04.057, 16.04.060, 16.04.070, 16.04.090, 16.04.091, 16.04.092, 16.04.093,
16.04.094, 16.04.098, 16.04.05053, 16.70.035, 16.04.05071, 16.12.060, 16.12.040,
16.12.050, 16.16.010, 16.20.030, 16.20.020, 16.16.020, 16.16.060, 16.16.040,
16.16.140, 16.16.160, 16.16.170, 16.16.180, 16.20.170, 16.20.180, 16.21.010,
16.21.020, 16.21.030, 16.21.040, 16.21.050, 16.21.060, 16.21.070, 16.21.080,
16.21.090, 16.21.100, 16.21.110, 16.16.220, 16.16.190, 16.16.030, 16.16.130,
16.16.090 and 16.16.100 and repealing Ordinance 12560, Section 19, as
amended, and K.C.C. 16.04.05014, Ordinance 12560, Section 24, as amended,
and K.C.C. 16.04.05019, Ordinance 3647 Section 7, and K.C.C. 16.04.100,
Ordinance 14111, Section 42, and K.C.C. 16.04.050353, Ordinance 13564,
Section 1, as amended, and K.C.C. 16.04.050365, Ordinance 12560, Section 46,
as amended, and K.C.C. 16.04.05042, Ordinance 12560, Section 48, as amended,
and K.C.C. 16.04.05044, Ordinance 12560, Section 49, as amended, and K.C.C.
16.04.05045, Ordinance 13564, Section 2, as amended, and K.C.C.
16.04.050455, Ordinance 14111, Section 57, and K.C.C. 16.04.050457,
Ordinance 14111, Section 59, and K.C.C. 16.04.050459, Ordinance 14111,
Section 61, and K.C.C. 16.04.050465, Ordinance 12560, Section 51, as amended,

and K.C.C. 16.04.05047, Ordinance 12560, Section 52, as amended, and K.C.C. 16.04.05048, Ordinance 12560, Section 53, as amended, and K.C.C. 16.04.05049, Ordinance 14111, Section 69, and K.C.C. 16.04.050535, Ordinance 14111, Section 70, and K.C.C. 16.04.050536, Ordinance 14111, Section 71, and K.C.C. 16.04.050537, Ordinance 12560, Section 66 (part), as amended, and K.C.C. 16.04.05062, Ordinance 12560, Section 66 (part), and K.C.C. 16.04.05063, Ordinance 7633 Section 3, and K.C.C. 16.04.085, Ordinance 12560, Section 65, as amended, and K.C.C. 16.10.090, Ordinance 12560, Section 111, as amended, and K.C.C. 16.16.050, Ordinance 12560, Section 113, as amended, and K.C.C. 16.16.080, Ordinance 14111, Section 139, and K.C.C. 16.16.110, Ordinance 14111, Section 140, and K.C.C. 16.16.120, Ordinance 12560, Section 117, as amended, and K.C.C. 16.16.150, Ordinance 12560, Section 122, as amended, and K.C.C. 16.16.200, Ordinance 12560, Section 123, as amended, and K.C.C. 16.16.210, Ordinance 12560, Section 125, as amended, and K.C.C. 16.16.230, Ordinance 14111, Section 153, and K.C.C. 16.20.010, Ordinance 14238, Section 2, and K.C.C. 16.20.035, Ordinance 12560, Section 128, as amended, and K.C.C. 16.20.040, Ordinance 12560, Section 129, as amended, and K.C.C. 16.20.050, Ordinance 12560, Section 130, as amended, and K.C.C. 16.20.060 Ordinance 12560, Section 131, as amended, and K.C.C. 16.20.070, Ordinance 14111, Section 161, and K.C.C. 16.20.090, Ordinance 12560, Section 133, as amended, and K.C.C. 16.20.100, Ordinance 14111, Section 163, and K.C.C. 16.20.110, Ordinance 14111, Section 164, and K.C.C. 16.20.120, Ordinance 14111, Section 165, and K.C.C. 16.20.130, Ordinance 14111, Section 166, and K.C.C. 16.20.140, Ordinance 12560, Section 134, as amended, and

K.C.C. 16.20.150, Ordinance 12560, Section 135, as amended, and K.C.C.

16.20.160, Ordinance 12560, Section 138, as amended, and K.C.C. 16.20.190,

Ordinance 12560, Section 139, as amended, and K.C.C. 16.20.200 Ordinance

12560, Section 140, as amended, and K.C.C. 16.20.210, Ordinance 12560,

Section 141, as amended, and K.C.C. 16.20.220 and Ordinance 12560, Section

142, as amended, and K.C.C. 16.20.230.

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

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

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

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

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

Adoption. The ~~((Uniform))~~ International Building Code, ~~((Volumes I, II, and III 1997))~~ 2003 Edition, with Appendix ~~((Chapter 3, Division II; Chapter 4, Divisions I and II; Chapter 10; Chapter 12, Division II; and Chapter 31, Divisions II and III, 1997))~~ C, E, as modified by Washington state, and I 2003 Edition as amended in chapter ~~((51-40))~~ 51-50 WAC ~~((effective July 1, 1998))~~ and the International Residential Code for One- and

Two Family Dwellings 2003 Edition, with Appendix G, H, J and K, 2003 Edition as amended in chapter 51-51 WAC, as published by or jointly with the International ~~((Conference of Building Officials))~~ Code Council, Inc., together with amendments, additions and deletions adopted in this chapter by reference, together with the State Building Code Act, chapter 19.27 RCW, and with King County modifications that are adopted and codified in this chapter are adopted as the King County building codes and may be cited as such and are referred to in this chapter as "this code."

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

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

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

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

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

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

International Residential Code - Administration. Chapter 1 of the International Residential Code for One- and Two-Family Dwellings is not adopted and Chapter 1 of the International Building Code as amended

and supplemented in this chapter is substituted.

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

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

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

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

Applicability - Referenced Codes and Standards. Section 102.4 of the International Building Code is not adopted and the following is substituted:

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

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

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

SECTION 12. Ordinance 12560, Section 55, as amended, and K.C.C. 16.04.05051 are each hereby amended to read as follows:

~~((Existing structures))~~ Applicability - Moved buildings ~~((--Moved))~~ and temporary buildings.

Section ~~((3404))~~ 102 of the ~~((Uniform))~~ International Building Code is ~~((not adopted and))~~ supplemented with

the following ~~((substituted))~~:

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

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

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

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

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

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

3. A fee shall be charged for relocation investigations and site inspection services. A building permit

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

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

4.1 If the building official denies a building permit for the relocation of a structure, the applicant may request, within 10 days of the date of mailing or other issuance of the denial notice, that the building permit application be reviewed by the Building Code Appeals Board. The Board shall review the application and make a recommendation to the building official, who may reconsider the denial in light of the Board's recommendation.

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

Applicability - Additions, alterations or repairs. Section 102 of the International Building Code is supplemented with the following:

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

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

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

~~((Administration, organization and enforcement))~~ Duties and powers of building official -

General. Section ~~((104.2.1))~~ 104.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

General ~~((UBC 104.2.1))~~ (IBC 104.1). The building official is hereby authorized and directed to enforce all the provisions of this code, with the exception of ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A ~~((UBC))~~IBC. The director of public health is authorized to enforce the provisions of Section 2902.1 and Table 29-A chapter 51-~~((40))~~50 WAC. For such purposes, the building official and the director of public health shall have the powers of a law enforcement officer.

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

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

Duties and powers of building official - Notice and orders. Section 104.3 of the International Building Code is not adopted.

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

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

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

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

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

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

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

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

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

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

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

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

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

1. One-story detached (~~((R-3 and U accessory))) one and two family residential accessory buildings used as tool and storage sheds, playhouses and similar uses not including garages or other buildings used for vehicular storage, provided the (~~((projected roof))~~ floor area does not exceed (~~((120))~~ 200 square feet (11.15 m²) provided that the roof overhang does not exceed twenty-four inches measured horizontally from the exterior wall.~~

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

3. Oil derricks.

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

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

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

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

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

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

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

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

11. Swings and other playground equipment.

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

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

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

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

~~((13-))~~ 15. Submerged, freestanding mechanical boat lifts associated with single-family residential piers and recreational watercraft not exceeding 25 feet in length or 15 feet in width with no portion exceeding a height of 10 feet above the ordinary high water mark as defined in K.C.C. 25.08.350.

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

17. Mechanical equipment not specifically regulated in this code.

18. Hydraulic flood control structures.

Gas:

1. Portable heating appliance.

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

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

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

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

6. Portable evaporative cooler.

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

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

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

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

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

Work exempt from permit - Public service agencies. Section 105.2.3 of the International Building Code is not adopted.

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

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

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

Application for permit - Complete applications (IBC 105.3).

A. For the purposes of determining the application of time periods and procedures adopted by K.C.C. Title 20, applications for permits authorized by K.C.C. chapter 16.04 shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following, in

addition to the complete application requirements of K.C.C. 20.20.040. Every application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Indicate the use or occupancy of which the proposed work is intended.
3. Be accompanied by plans, diagrams, computations and specifications and other data as required in ~~((UBC))~~ IBC Section ((106.3.2)) 106.1.
4. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
5. Give such other data and information as may be required by the building official.
6. Identify the site plan of all easements, deed restrictions, or other encumbrances restricting the use of the property.

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

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

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

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

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

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

Application for ~~((P))~~permit~~((s))~~ - Time limitation of application - Expiration of application ((
~~106.4.4.1)))~~). Section 105.3.2 of the International Building Code is not adopted and the following is substituted:

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

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

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

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

Permits - Expiration ((of permit (UBC 106.4.4.2))). 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 and/or structure 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.

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.

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

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

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

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

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

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

~~((Permits-))~~**Return of plans ~~((UBC 106.3.6))~~ (IBC 105.8).** Any plans returned pursuant to ~~((UBC~~

~~106.3))~~ Section 105 shall be returned to the applicant. Plans returned for the purpose of making correction may be returned to a consultant named by the applicant.

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

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

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

Information on ((plans and specifications (UBC 106.3.3))) construction documents (IBC 106.1.1).

Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Schedule and detail books shall not be used as a substitute for full size plans. Information in Sections 106.1.1, 106.1.2 and 106.3 shall be provided as deemed necessary by the building official.

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

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

Construction documents - Submittal documents - Manufacturer's installation instructions.

Section 106.1 of the International Building Code is supplemented with the following:

Manufacturer's installation instructions (IBC 106.1.4). Manufacturer's installation instructions, as

required by this code, shall be available on the job site at the time of inspection.

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

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

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

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

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

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

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

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

Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration

~~((UBC 106.5.2))~~. Section 106.3.3 of the International Building Code is supplemented with the following:

Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration

(IBC 106.3.3.1). An applicant who commences work pursuant to Section ~~((106.5.1))~~ 106.3.3.1 must, within the time specified by the building official, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the building official and perform whatever additional correction work is deemed necessary by the building official.

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

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

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

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

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

SECTION 46. Ordinance 12560, Section 13, as amended, and K.C.C. 16.04.05008 are each hereby

amended to read as follows:

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

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

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

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

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

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

~~((Permits))~~ Design professional in responsible charge - Inspection and observation program.

Section ~~((106.3.5))~~ 106.3.4 of the ~~((Uniform))~~ International Building Code is ~~((not adopted and))~~ supplemented with the following ~~((is substituted))~~:

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

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

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

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

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

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

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

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

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

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

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

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

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

Inspections - General - Inspection record card. Section ~~((108.2))~~ 109.1 of the ~~((Uniform))~~

International Building Code is ~~((not adopted and))~~ supplemented with the following ~~((is substituted))~~:

Inspection record card ~~((UBC 108.2))~~ (IBC 109.1.1). Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card in a conspicuous place on the premises and in a position such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 and U occupancies and structures built under the International Residential Code for One- and Two-Family Dwellings, this card shall serve as the certificate of occupancy. If more than two units are located on the same lot, the Certificate of Occupancy shall be used. The validated hard copy of the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

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

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

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

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

Required inspections - Frame inspection. Section 109.3.4 of the International Building Code is not adopted and the following is substituted:

Frame inspection (IBC 109.3.4). Framing inspections including all gravity and lateral load frame

resisting systems shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

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

Required inspections - Energy efficiency inspections. Section 109.3.7 of the International Building Code is not adopted and the following is substituted:

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

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

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

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

Reinspections (((UBC 408.8))) (IBC 109.5.1). A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

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

official.

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

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

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

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

Certificate of occupancy - Use and occupancy. Section ~~((109.4))~~ 110.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

Use and occupancy ~~((UBC 109.4))~~ (IBC 110.1). No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy or a temporary certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

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

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

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

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

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

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

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

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

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that the building may be occupied.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of chapter 3.
9. The type of construction as defined in chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulation and conditions of the building permit.

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

SECTION 66. K.C.C. 16.04.05028, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 67. Ordinance 12560, Section 32, as amended, and K.C.C. 16.04.05028 are each hereby amended to read as follows:

Certificate (~~of occupancy~~) issued - Certificate of shell completion (~~((UBC 109.3.2))~~). Section 110.2 of the International Building Code is supplemented with the following:

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

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of the building or that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that no portion of the building shall be occupied until tenant improvement permits are obtained and occupancy is approved.
7. The edition of the code under which the permit was issued.
8. The type of construction as defined in chapter 6.
9. If an automatic sprinkler system is provided, whether the sprinkler system is required.

10. Any special stipulation and conditions of the building permit.

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

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

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

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

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

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

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

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

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

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

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

official,

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

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

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

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

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

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

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

K.C.C. chapter 16.02.

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

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

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

1. The building official determines that construction is substantially completed and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of shell completion, on a form satisfactory to the building official,

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

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

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

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

conditions and limitations specified in the temporary certificate of shell completion, and only so long as applicable permits are validly maintained or renewed.

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

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

Certificate of occupancy - Revocation. Section ~~((109.6))~~ 110.4 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

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

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

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

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

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

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

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

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

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

Board of appeals - General. Section ~~((105.1))~~ 112.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

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

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

Board of appeals - Qualifications. Section 112.3 of the International Building Code is not adopted.

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

Violations - Notice of violation. Section 113.2 of the International Building Code is not adopted and

the following is substituted:

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

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

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

~~((Administration, organization and enforcement--))~~ Stop work order~~((s and correction notice))~~.

Section ~~((104.2.4))~~ 114 and all subsections thereto of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

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

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

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

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

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

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

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

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

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

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

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

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

- A. Base flood;
- B. Design flood;
- C. Dry floodproofing;
- D. Existing construction;
- E. Flood hazard area;

F. Flood hazard area subject to high velocity wave action;

G. Flood insurance rate map (FIRM);

H. Flood insurance study;

I. Floodway;

J. Nonbuilding structure,

K. Start of construction; and

L. Substantial improvement.

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

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

International Property Maintenance Code Definition((s)) Not Adopted. Section ((401)) 201.3 of the ((Uniform Housing)) International Property Maintenance Code is not adopted ((and the following is substituted:

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

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

"Congregate Residence" means any building or portion thereof that contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for

~~occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.~~

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

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

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

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

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

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

- ~~1. Any public nuisance known at common law or in equity jurisprudence.~~
- ~~2. Any attractive nuisance that may prove detrimental to persons whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard.~~

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

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

~~5. Insufficient ventilation or illumination.~~

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

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

~~8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as~~

~~determined by the health officer or building official.~~

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

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

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

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

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

B. ~~Cities to county;~~

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

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

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

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

G. ~~Mayor to county executive;~~

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

B. Name of jurisdiction to unincorporated King County;

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

D. Design flood elevation to base flood elevation.

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

SECTION 96. Ordinance 12560, Section 132, as amended, and K.C.C. 16.20.080 are each hereby

amended to read as follows:

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

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

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

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

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

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

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

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

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

HISTORIC STRUCTURE is any structure, or collection of structures and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. Historic structure includes a King County landmark, King County historic resources inventory property, property listed on the national register of historic places, property listed on the Washington state register of historic places, property determined eligible for listing on the national register, and any other property deemed of historic significance by the King County historic preservation officer.

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

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

NONSTRUCTURAL DAMAGE is damage that has been determined through an engineering evaluation to have the potential to cause injury or death to the occupants or the public, or to have the potential to prevent occupancy due to restricted access or egress. Non structural damage includes, but is not limited to, damage to parapets, chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in finishes, damage of equipment, furnishing and mechanical or electrical problems not directly related with fire

~~protection or life safety, but that creates a situation where correction is required for safe operation and occupancy.~~

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

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

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

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

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

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

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

~~B. "Condominium unit" means a physical portion of the condominium designated for separate~~

~~ownership, the boundaries of which are described pursuant to RCW 64.34.216(1)(D).~~

~~C. "Conversion condominium" means:~~

- ~~1. A condominium that, at any time before its creation, was lawfully occupied, wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written, express or implied; or~~
- ~~2. A condominium that, at any time before the conveyance of or acceptance of an agreement to convey any unit therein other than to a declarant or any affiliate of a declarant, was lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit was part of condominium and subject to sale.~~

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

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

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

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

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

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

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

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

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

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

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

Conversion condominium. Conversion condominium:

A. A condominium that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Disaster. Disaster: an event or set of circumstances of catastrophic nature arising from any cause

which reaches such a dimension as to demand immediate action to preserve public health, to protect life and property or to provide relief to any stricken community overtaken by such occurrences or which warrants the declaration of a state of emergency or the execution of emergency management operations plans.

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

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

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

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

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

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

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

Immediately hazardous and dangerous structure. Immediately hazardous and dangerous structure: a structure that has been determined by the director to constitute an immediate safety hazard because the

structure, or some portion of that structure, is determined, to be subject to immediate failure, detachment, dislodgment or collapse and is likely to injure persons, damage property or cause other serious public safety problems.

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

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

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

Nuisance. Nuisance: any of the following acts:

- A. Any public nuisance known at common law or in equity jurisprudence;
- B. Any attractive nuisance that may prove detrimental to persons whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard;
- C. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer or building official;
- D. Overcrowding a room with occupants;
- E. Insufficient ventilation or illumination;

F. Inadequate or unsanitary sewage or plumbing facilities;

G. Uncleanliness, as determined by the health officer;

H. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer or building official; or

I. Civil code violations in accordance with K.C.C. Title 23.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. ~~((Adult family home with not more than six clients.~~
- 2.)) Adult residential rehabilitation facility ~~((with not more than thirty-two clients)).~~
- ~~((3.))~~ 2. Alcoholism intensive inpatient treatment service ~~((with not more than thirty-two clients)).~~
- ~~((4.))~~ 3. Alcoholism detoxification service ~~((with not more than thirty-two clients)).~~

~~((5-))~~ 4. Alcoholism long term treatment service ~~((with not more than thirty-two clients))~~.

~~((6-))~~ 5. Alcoholism recovery house service ~~((with not more than thirty-two clients))~~.

~~((7-))~~ 6. Boarding home ~~((with not more than thirty-two clients))~~.

~~((8-))~~ 7. Group care facility ~~((with not more than thirty-two clients))~~.

~~((9-))~~ 8. Group care facility for severely and multiple handicapped children ~~((with not more than sixteen clients))~~.

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

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

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

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

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

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

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

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

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

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

1. All stairway doors which are locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the central control system.
2. A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each required stairway where other provisions of this code permit the doors to be locked.
3. All stairways shall extend to the roof.
4. All stairway doors identified in item 1 above shall automatically unlock without unlatching in the event of lost electrical power.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

General height and area limitations - General - Portable classrooms - Fire hydrants and access.

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

Portable classrooms - Fire hydrants and access (IBC 503.1.5). The location of portable classrooms on a site with existing buildings shall be approved by the Fire Protection Engineering Section with respect to hydrant locations, access roads and available water for fire fighting purposes.

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

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

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

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

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

((3.)) EXCEPTIONS:

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

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

2.1. When either of two portables has exterior wall protection rated for not less than one hour, with

no openings ~~((or openings protected for 3/4 hours))~~ or openings that comply with the area limits of Section 704.8, the minimum clear space shall be 10 feet from any other portable.

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

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

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

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

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

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

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

2. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly shall have not less than

a two-hour fire-resistance rating with opening protectives in accordance with Table 715.3.

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

1. The building above the horizontal assembly is not required to be of Type 1 construction;
2. The enclosure connects less than four stories, and
3. The enclosure opening protectives above the horizontal assembly have a minimum one-hour rating.
3. The building above the ((three-hour occupancy separation)) horizontal assembly contains only Group A((, Division 3)) having an assembly room with an occupant load of less than 300; Group B; ((or Group)) M or R((, Division 1 Occupancies.)); and
- ((3-)) 4. The building below the ((three-hour occupancy separation)) horizontal assembly is a Group S((, Division 3 Occupancy))-2 enclosed parking garage, used ((exclusively)) for the parking and storage of private ((or pleasure-type)) motor vehicles.

EXCEPTIONS:

1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building shall be permitted.
2. Group A((, Division 3 and Group B office, drinking and dining establishments and Group M retail occupancies)) having assembly room with an occupant load of less than 300, or Group B or M shall be permitted in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the ((three-hour occupancy separation)) horizontal assembly is protected throughout by an approved automatic sprinkler system.
- ((4-)) 5. The maximum building height in feet shall not exceed the limits set forth in Table ((5-B)) 503 for the least restrictive type of construction involved.
- ((5-)) 6. The building above the ((three-hour occupancy separation)) horizontal assembly shall be

considered at least a four (4) story building when any floor level containing sleeping rooms have emergency escape or rescue windows beyond the reach of a thirty-five (35) foot fire department ladder.

~~((5-))~~ 6.1. The emergency escape or rescue window is beyond the reach of the thirty-five (35 feet) ladder, when the window sill height is located more than 31½ feet above the adjoining grade level. Adjoining grade level will be measured from a point at grade, located along a vertical plane perpendicular to and intersecting with the window sill, and ten (10) feet horizontal from the exterior wall of the building.

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

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

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

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

~~((1-))~~ This chapter specifies where fire protection systems are required and applies to the design, ~~((and))~~ installation and operation of fire~~((extinguishing systems, smoke control systems and smoke and heat venting))~~ protection systems.

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

SECTION	SUBJECT
303.9	Group A, Divisions 1 and 2 Occupancies
305.2.3, 305.9	Group E Occupancies
307.9	Group H Occupancies
308.9	Group I Occupancies
310.10	Group R Occupancies
403.5	High-rise buildings

408.5 Amusement buildings

307.11.5.5 Group H, Division 6 Occupancies))

((4.)) 1. ADDITIONAL REQUIREMENTS.

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

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

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

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

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

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

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

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

Automatic sprinkler systems - General. Section 903.1 of the International Building Code is not adopted and the following is substituted:

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

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

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

~~((Fire protection))~~ **Automatic sprinkler systems - All occupancies** ~~((except Group R, Division 3 and Group U occupancies))~~. Section ~~((904.2.2))~~ **903.2.10** of the ~~((Uniform))~~ International Building Code ~~((as adopted by WAC 51-30-0904, effective date, June 30, 1995,))~~ is not adopted and the following is substituted:

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

~~1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (.762 m). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.~~

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

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

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

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

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

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

EXCEPTION:

~~1. Airport control towers.~~

~~2. Open parking structures.~~

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

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

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

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

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

EXCEPTIONS:

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

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

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

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

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

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

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

1. Exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.
2. Without approved fire department access as defined in the road standards of King County Ordinance

11187. (~~((Article 9, section 902)))~~)

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

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

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

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

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

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

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

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

All occupancies exceeding 3,000 square feet gross floor area are required to provide an approved monitored automatic fire detection system. Fire separation walls as noted in Section 705.1 shall not be

considered to separate a building to enable deletion of the required fire detection system.

EXCEPTIONS:

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

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

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

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

((Pressurized)) Smokeproof enclosures ~~((UBC 1005.3.3.7))~~ **(IBC 1019.1.8.** In ~~((a))~~ buildings ~~((having a floor level used for human occupancy))~~ required to comply with section 403 or 405, each of the exits of a building that serves stories where the floor surface is located more than 65 feet (19.812 m) above the lowest level of fire department vehicle access~~((, all required exit enclosures))~~ or more than 30 feet (9,144 mm) below the level of exit discharge serving such floor levels shall be a smokeproof enclosure or pressurized stairway in accordance with Section ~~((905))~~ 909.20 ~~((and this section. Pressurization shall occur automatically upon activation of an approved fire alarm system~~ **EXCEPTION:** ~~If the building is not equipped with a fire alarm system, pressurization shall be upon activation of a spot-type smoke detector listed for releasing service located within 5 feet (1524 mm) of each vestibule entry.~~

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

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

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

Ventilation - Exceptions. Section 1203.3.2 of the International Building Code is not adopted and the following is substituted:

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

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

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

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

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

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

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

Sea-Tac sound reduction standards (IBC 1207.4). All buildings or structures constructed or placed in use for human occupancy on sites in the vicinity of Sea-Tac International Airport which have been included within or enclosed by the Port of Seattle Noise Remedy Program boundaries shall comply with the provisions in supplemental Appendix K as adopted by King County.

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

Performance requirements - Flood resistance. Section 1403.6 of the International Building Code is not adopted and the following is substituted:

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

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

Performance requirements - Flood resistance for high-velocity wave action areas. Section 143.7 of the International Building Code is not adopted.

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

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

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

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

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

Snow loads (((UBC 1605.4))) (IBC 1608). The "Snow Load Analysis for Washington" Second Edition (1995), published by the Structural Engineers Association of Washington shall be used in determining snow load((-)) except where the department determines by public rule that a different standard is necessary to protect

the public health and safety. The ((M))minimum Snow Load shall be 25 pounds per square feet.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Footings and foundation - foundation walls - Table 1805.5(5) Seismic Zone D - Concrete and Masonry² Foundation Walls^{1,4} For Single Family And Duplex Residences. Section 1805.5 of the International Building Code is supplemented by the following table:

Table 1805.5(5) Seismic Zone D - Concrete and Masonry⁴ Foundation Walls^{1,2} For Single Family And Duplex Residences. Table 1805.5(5) Foundation wall reinforcement requirements for Single Family and Duplex Residential Occupancies and Private Garage occupancies only^{8,9}

Minimum Wall Thickness	Maximum Wall Height (ft.) ⁵	Maximum Unbalanced Backfill (ft.) ^{1,2}	Minimum Vertical Reinforcement ³	Minimum Horizontal Reinforcement ⁶
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. ⁷	#4 @ 48" O.C.
8"	9'	9'	#4 @ 12" O.C. ⁷	#4 @ 48" O.C.

Footnotes:

1. A design in accordance with accepted engineering practice shall be provided when any of the

following exist:

- a. Walls are subject to hydrostatic pressure from groundwater.
 - b. Walls supporting more than 48" of unbalanced backfill that do not have permanent lateral support at the top and bottom. Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels.
2. The floor diaphragm shall be completed before backfilling or the foundation wall sufficiently braced to prevent damage by the backfill.
 3. This table is not intended to prevent temperature and shrinkage cracks. Reinforcing steel shall be placed on tension side of the wall and provided not less than $\frac{3}{4}$ cover from the face of the wall. In concrete cast against earth reinforcing shall be placed a minimum of 3 inches from the soil.
 4. Mortar shall be type M or S and masonry shall be laid in running bond.
 5. Wall height is measured as the vertical distance from the top of the wall to the top of the footing.
 6. All foundations shall include (2) #4 rebar at the top of the wall and (2) #4 in the bottom of the footing, continuous horizontal reinforcing.
 7. The distance from the face of the soil side of the wall to the center of vertical reinforcement shall be at least 5 inches in an 8-inch wall.
 8. When braced wall panels are supported directly on continuous foundations, the wall sill plate shall be anchored to the foundation as follows: The wood sole plate and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center where the height of the unbalanced fill does not exceed 5 feet. The anchor bolts shall be spaced a maximum of 2 feet on center where the height of the unbalanced backfill exceeds 5 feet. There shall be a minimum of two bolts per plate section. Bolts shall be at least $\frac{1}{2}$ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete. A nut and $\frac{3}{16}$ " x 2"x 2" washer shall be tightened on each bolt to the plate (Section 2308.3 IBC; R403.1.6 International Residential Code.)

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

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

Damproofing and waterproofing - Under floor space - Flood hazard areas. Section 1807.1.2.1 of the International Building Code is not adopted and the following is substituted:

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

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

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

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

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

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

SECTION 174. Ordinance 12560, Section 54, as amended, and K.C.C. 16.04.05050 are each hereby amended to read as follows:

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

~~((General))~~ Minimum number of fixtures ~~((UBC))~~IBC 2902.1). The number of plumbing fixtures

within a building shall not be less than set forth in Section 2902. Fixtures located within unisex toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy. The director of public health is authorized to enforce this section.

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

SECTION 176. Ordinance 12560, Section 56, as amended, and K.C.C. 16.04.05052 are each hereby amended to read as follows:

((Appendix Chapter 4, Division I-)) Swimming pool enclosures and safety devices - General.

Section ~~((419 of Appendix Chapter 4, Division I,))~~ 3109.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

((Scope (UBC 419))) General (IBC 3109.1). ~~((The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of detached one-family dwelling units only))~~ Swimming pools, spas and hot tubs installed in or on the lot of a one-family, two-family or for the use of an individual townhouse shall comply with the requirements of Appendix G of the International Residential Code as amended by K.C.C. 16.04.05053, as recodified by this ordinance, and 16.70.035, as recodified by this ordinance. For other pools, protection shall comply with the requirements of K.C.C. chapter 16.78.

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

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

Swimming pool enclosures and safety devices. Section 3109.3 through 3109.5 of the International

Building Code is not adopted.

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

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

Existing buildings or structures (IBC 3403.1). Additions or alterations to any building or structure shall conform with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control - Scope ((UBC 1211))). The International Building Code is supplemented by the following appendix:

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

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

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

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

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

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

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

the intent of this chapter.

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

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

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

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

Details (IBC AK 104). The plans and specifications shall show in sufficient detail all pertinent data and features of the building, equipment and systems, as herein governed, including, but not limited to: exterior envelope component materials; STC rating of applicable component assemblies; R-values of applicable insulation materials; size and type of apparatus and equipment; equipment and system controls and other pertinent data to indicate conformance with the requirements herein.

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

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

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

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

inspection.

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

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

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

Definitions (IBC AK 106).

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

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

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

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

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

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

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

SECTION 201. Ordinance 12560, Section 74, as amended, and K.C.C. 16.04.05071 are each hereby

amended to read as follows:

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

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

(a) Neighborhood Reinforcement Area:

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

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

(b) Cost Share Insulations Area:

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

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

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

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

Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control - Air leakage for all

buildings (~~((UBC 1218)))~~. The International Building Code is supplemented by the following appendix:

Air leakage for all buildings (IBC AK 109).

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

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

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

2) Openings between walls and foundations.

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

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

5) Between wall panels at corners.

6) All other openings in the building envelope.

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

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

SECTION 205. Ordinance 12560, Section 76, as amended, and K.C.C. 16.04.05073 are each hereby amended to read as follows:

Appendix (~~((Chapter 12 Division H))~~) K, Sound (~~((F))~~)transmission (~~((C))~~)control - Building requirements for a noise level reduction of 25dB compliance (~~((UBC 1219)))~~. The International Building Code is supplemented by the following appendix:

Building requirements for a noise level reduction of 25dB compliance (IBC AK 110). Compliance with ~~((Section 1220))~~ AK 111 through ~~((Section 1225))~~ AK 116 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25 decibels.

SECTION 206. K.C.C. 16.04.05074, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 207. Ordinance 12560, Section 77, as amended, and K.C.C. 16.04.05074 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II))~~ K, Sound ~~((F))~~transmission ~~((C))~~control - Exterior walls ~~((UBC 1220))~~ **25 dB compliance. The International Building Code is supplemented by the following appendix:**

Exterior walls 25 dB compliance (IBC AK 111).

- (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-30; or
- (b) Masonry walls having a weight of at least 25 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.
- (c) Stud walls shall be at least 4 inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.
 - 1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs.
 - 2. Continuous composition board, plywood or gypsum board sheathing at least 1/2 inch thick shall cover the exterior side of the wall studs.
 - 3. Sheathing panels shall be covered on the exterior with overlapping building paper.
 - 4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulations shall be glass fiber or mineral wood.

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

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

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

Exterior windows 25 dB compliance (IBC AK 112).

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

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

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

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

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

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

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

Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control - Exterior doors ((UBC 1222))) 25 dB compliance. The International Building Code is supplemented by the following

appendix:

Exterior doors 25 dB compliance (IBC AK 113).

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

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

(c) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance ~~((as specified in Section 1221(e)))~~ that conforms to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T. The glass in the sliding doors shall be at least 3/16" thick.

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

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

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

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

Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((T))~~transmission ~~((C))~~control - Roofs ~~((UBC 1223)))~~ 25 dB compliance. The International Building Code is supplemented by the following appendix:

Roofs 25 dB compliance (IBC AK 114)

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

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

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

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

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

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

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

Ceilings 25 dB compliance (IBC AK 115).

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

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

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

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

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

Ventilation 25 dB compliance (IBC AK 116).

(a) Ventilation systems shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other

openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with a 90 degree bend.

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

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

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

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

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

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

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

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

K.C.C. chapter 16.04.

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

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

Exterior walls 30 dB compliance (IBC AK 118).

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

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

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

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

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

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

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

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

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

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

Exterior windows 30 dB compliance (IBC AK 119).

- (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or
- (b) Windows shall be double glazed with panes at least 1/8" thick. Panes of glass shall be separated by a minimum 1/2" airspace.
- (c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.T.
- (d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.
- (e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-0027, TT-S-00230 or TT-S-00153.

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

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

Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control - Exterior doors ((UBC 1229))) 30 dB compliance. The International Building Code is supplemented by the following

appendix:

Exterior doors 30 dB compliance (IBC AK 120).

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

(b) Double door construction is required for all door openings to the exterior. Openings fitted with side-hinged doors shall have one solid core of wood or be an insulated hollow metal door at least 1-3/4" thick separated by an airspace of at least 3" from another door, which can be a storm door. Both doors shall be tightly fitted and weather-stripped.

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

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

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

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

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

SECTION 227. Ordinance 12560, Section 87, as amended, and K.C.C. 16.04.05084 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II))~~ K, Sound ~~((F))~~transmission ~~((C))~~control - Roofs ~~((UBC~~

~~1230))~~ **30 dB compliance.** The International Building Code is supplemented by the following appendix:

Roofs 30 dB compliance (IBC AK 121).

- (a) Combined roof and ceiling construction other than described in this section and ~~((Section 1231))~~ AK 122 shall have a laboratory sound transmission class rating of at least STC-44; or
- (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 3/4" composition board, plywood or gypsum board sheathing topped by roofing as required.
- (c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with shakes or other suitable roofing material.
- (d) Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-33.

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

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

Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((T))~~transmission ~~((C))~~control - Ceilings ~~((UBC 1231))~~ **30 dB compliance. The International Building Code is supplemented by the following appendix:**

Ceilings 30 dB compliance (IBC AK 122).

- (a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where required by ~~((Section 1230))~~ AK 121(b) above. Ceilings shall be substantially airtight with a minimum of penetrations.
- (b) Glass fiber or mineral wool insulation of least R-19 shall be provided above the ceiling between joists.

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

SECTION 231. Ordinance 12560, Section 89, as amended, and K.C.C. 16.04.05086 are each hereby

amended to read as follows:

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

Floors 30 dB compliance (IBC AK 123).

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

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

SECTION 233. Ordinance 12560, Section 90, as amended and K.C.C. 16.04.05087 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division H))~~ K, Sound ~~((F))~~transmission ~~((C))~~control - Ventilation ~~((UBC 1233))~~ 30 dB compliance. The International Building Code is supplemented by the following appendix:

Ventilation 30 dB compliance (IBC AK 124).

(a) A ventilation system shall be installed that would provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend.

(b) Gravity vent openings in attic shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 3 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length

shall be fully lined and shall also be the provisions of ~~((Section 1218))~~ AK 109(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

SECTION 234. K.C.C. 16.04.05088, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 235. Ordinance 12560, Section 91, as amended, and K.C.C. 16.04.05088 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II))~~ K, Sound ~~((F))~~transmission ~~((C))~~control - Building requirements for a noise level reduction of 35 dB compliance ~~((UBC 1234))~~. The International Building Code is supplemented by the following appendix:

Building requirements for a noise level reduction of 35 dB compliance (IBC AK 125).

Compliance with ~~((Section 1235))~~ AK 126 through ~~((Section 1241))~~ AK 132 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 35 decibels.

SECTION 236. K.C.C. 16.04.05089, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 237. Ordinance 12560, Section 92, as amended, and K.C.C. 16.04.05089 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II))~~ K, Sound ~~((F))~~transmission ~~((C))~~control - Exterior walls ((

~~(UBC-1235))~~ **35 dB compliance.** The International Building Code is supplemented by the following appendix:

Exterior walls 35 dB compliance (IBC AK 126).

(a) Exterior walls, other than s described in this section shall have a laboratory sound transmission class rating of at least STC-40; or

(b) Masonry walls having a weight of at least 75 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

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

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or siding, the interior gypsum board or plaster must be fastened resiliently to the studs or double thickness must be used.

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

3. Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper.

4. Insulation material at least R-19 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

SECTION 238. K.C.C. 16.04.05090, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 239. Ordinance 12560, Section 93, as amended, and K.C.C. 16.04.05090 are each hereby amended to read as follows:

Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control - Exterior windows ((UBC 1236)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Exterior windows 35 dB compliance (IBC AK 127).

- (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-38; or
- (b) Windows shall be double glazed with panes at least 3/16" thick. Panes of glass shall be separated by a minimum 1/2" airspace and shall not be equal in thickness.
- (c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM-E-283-65-T.
- (d) Glass shall be sealed in an airtight manner with a nonhardening sealant of soft elastomer gasket or gasket tape.
- (e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

SECTION 240. K.C.C. 16.04.05091, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 241. Ordinance 12560, Section 94, as amended, and K.C.C. 16.04.05091 are each hereby amended to read as follows:

Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control - Exterior doors ((UBC 1237)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Exterior doors 35 dB compliance (IBC AK 128).

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

(b) Double door construction is required for all door openings to the exterior. The doors shall be side-hinged and shall be solid core wood or insulated hollow metal door at least 1-3/4" thick, separated by a vestibule or enclosed porch at least 3 feet in length. Both doors shall be tightly fitted and weather-stripped.

(c) The glass or double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight weather-stripping material ~~((specified in Section 1236(e)))~~ that conforms to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) ~~((as indicated in Section 1236(e)))~~ with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

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

SECTION 242. K.C.C. 16.04.05092, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 243. Ordinance 12560, Section 95, as amended, and K.C.C. 16.04.05092 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division H))~~ K, Sound ((F))transmission ((C))control - Roofs ((UBC 1238)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Roofs 35 dB compliance (IBC AK 129).

(a) Combined roof and ceiling construction other than as described in this section and ~~((Section 1239))~~

AK 130 shall have a laboratory sound transmission class rating of at least STC-49; or

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

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with concrete or clay tiles as roofing material.

SECTION 244. K.C.C. 16.04.05093, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 245. Ordinance 12560, Section 96, as amended, and K.C.C. 16.04.05093 are each hereby amended to read as follows:

Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control - Ceiling ((UBC 1239)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Ceiling 35 dB compliance (IBC AK 130)

(a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required by ((Section 1238)) AK 129, above. Ceiling shall be substantially airtight with a minimum of penetrations. The ceiling panels shall be mounted on resilient clips or channels.

(b) Glass fiber or mineral wool insulation at least R-30 shall be provided above the ceiling between joists.

SECTION 246. K.C.C. 16.04.05094, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 247. Ordinance 12560, Section 97, as amended, and K.C.C. 16.04.05094 are each hereby amended to read as follows:

Appendix ((Chapter 12 Division H)) K, Sound ((F))transmission ((C))control - Floors ((UBC 1240)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Floors 35 dB compliance (IBC AK 131). The floor of the lowest occupied rooms shall be slab on fill

or below grade.

SECTION 248. K.C.C. 16.04.05095, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 249. Ordinance 12560, Section 98, as amended, and K.C.C. 16.04.05095 are each hereby amended to read as follows:

Appendix ((Chapter 12 Division II)) K, Sound ((F))transmission ((C))control - Ventilation ((UBC 1241)) 35 dB compliance. The International Building Code is supplemented by the following appendix:

Ventilation 35 dB compliance (IBC AK 132).

(a) A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other opening to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet long with one 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet the provisions of ((Section 1248)) AK 109(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas such as shower rooms which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 51)

shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

SECTION 250. K.C.C. 16.04.05096 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 251. K.C.C. 16.04.051 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 252. K.C.C. 16.04.055 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 253. K.C.C. 16.04.057, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 254. Ordinance 11923, Section 3, and K.C.C. 16.04.057 are each hereby amended to read as follows:

Conversion condominium warranty of repairs and escrow fund.

A. The repairs required to be made in K.C.C. 16.04.055, as recodified by this ordinance, shall be warranted by the declarant against defects due to workmanship or materials for a period of one year following the completion of such repairs.

B. Prior to conveyance of any residential unit within a conversion condominium, the declarant shall establish and maintain an account with a bank or other financial institution of the declarant's choosing, containing a sum equal to ten percent of the actual cost of making repairs required in K.C.C. 16.04.055, as recodified by this ordinance. During the one year warranty period, funds contained in the account shall be used exclusively for paying the actual cost of making repairs required, or for otherwise satisfying claims made under the warranty. The declarant shall by private action, in writing, notify the owners' association of the location of the account and of any disbursements therefrom. Following expiration of the warranty period, any funds remaining in the account shall be disbursed to the declarant.

C. Depletion of the funds contained in the account shall not relieve the declarant of his or her

obligations under this section.

D. The enforcement of the escrow and warranty provision shall be by private right of action and implementation and enforcement shall not be the responsibility of this department or of any county agency.

SECTION 255. K.C.C. 16.04.060 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 256. K.C.C. 16.04.070 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 257. Ordinance 7633 Section 3, and K.C.C. 16.04.085 are each hereby repealed.

SECTION 258. K.C.C. 16.04.090 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 259. K.C.C. 16.04.091 is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 260. K.C.C. 16.04.092, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 261. Ordinance 12380, Section 3, and K.C.C. 16.04.092 are each hereby amended to read as follows:

Individual mobile homes - Standards. All mobile homes shall comply with the following requirements:

A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall have the appropriate insignia indicating such approval affixed to the unit, in accordance with ~~((the provisions of RCW))~~ chapter 43.22 RCW.

B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval ~~((pursuant to))~~ in accordance with subsection A of this section are subject to the following provisions:

1. Mobile homes currently located within King County may remain in their current location. However, prior to the relocation of such mobile home to another portion of King County, the owner shall provide evidence that the mobile home was located within King County before the January 21, 1980, effective date of Ordinance 4681. A "noninsignia" mobile home currently located outside of King County may be relocated to King County only when subject to forced relocation ~~((pursuant to RCW))~~ in accordance with

chapter 59.21.105 RCW.

2. Prior to installing a noninsignia mobile home, the mobile home shall be inspected and approved by the department of development and environmental services. The inspection shall review consistency with the following livability standards, but shall not be considered a warranty that the mobile home is safe or livable:

a. ~~((F))~~the unit must have safe, operable heating facilities.

b. ~~((F))~~the unit must be equipped with a water closet, lavatory, bathtub or shower, and kitchen sink; be provided with hot and cold running water; and all facilities shall be installed and maintained in a safe and sanitary condition.

c. ~~((F))~~the structure must be weather-protected so as to provide shelter for the occupants against the elements and to exclude dampness.

tab d. ~~((A))~~all openable windows and doors must be in operable condition to provide for adequate natural ventilation and emergency exit.

e. ~~((A))~~at least one operable smoke detector shall be installed within the unit.

f. ~~((F))~~the unit shall be structurally sound with no apparent unsafe condition in floors, walls, ceilings and roofs.

g. ~~((F))~~the unit must be well maintained, free of debris and infestation of insects, vermin or rodents.

C. All mobile homes are subject to the following installation requirements:

1. Support systems and stabilizing devices shall be designed and installed in accordance with the provisions of WAC 296-150B-200.

2. Electrical connections shall be inspected and approved by the Washington State Department of Labor and Industries.

3. Mobile homes supported on piers shall be fully skirted.

4. Mobile homes located outside of a mobile home park shall be subject to the setback and lot coverage provisions of the zone in which located.

D. Accessory Structures.

1. Accessory structures shall be subject to the provisions of the ((Uniform)) International Building Code or the International Residential Code, as applicable, as adopted in King County and a building permit shall be required before construction or installation.

2. Separation between accessory structures and other structures shall be as set forth in K.C.C. 21A.14.170 or 21A.14.180. However, if the accessory structure is a carport constructed of combustible materials, the carport roof area shall not extend over or otherwise cover any bedroom windows and no other accessory structures other than decks, porches, stairs or ramps shall be permitted under the carport roof area.

SECTION 262. K.C.C. 16.04.093, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 263. Ordinance 12380, Section 4, and K.C.C. 16.04.093 are each hereby amended to read as follows:

Individual mobile homes - Required permits and application content.

A. Installation of a mobile home shall require the approval of a mobile home permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20. The permit shall expire one year after date of issuance. A permit may be renewed for a maximum of one year upon request of the applicant, provided such requests are made within fifteen days of the date of expiration of the original permit. Mobile homes shall not be permanently occupied for more than forty-five days prior to issuance of a certificate of occupancy by the department of development and environmental services.

B. The following must be submitted with an application for a mobile home permit, except that when the mobile home is to be located in an approved mobile home park, subsection((s)) B. 1.d., 1.e., 1.h., 1.i.((,)) and 3 shall not apply:

1. Two copies of a site plan drawn to scale, showing:

- a. ~~((N))~~ north arrow and scale,
- b. ~~((L))~~ location and dimensions of all property lines or leased areas, and easements,
- c. ~~((P))~~ proposed location of mobile home and/or accessory structure(s) on the site or space,
- d. ~~((D))~~ distances from the mobile home and accessory structure(s) to property lines,
- e. ~~((A))~~ approximate surface elevation at each corner of the site,
- f. ~~((L))~~ location of parking spaces,
- g. ~~((N))~~ name or number of street on which site or space is located,
- h. ~~((L))~~ location of septic tank and drainfield, if sewers are not available,
- i. ~~((L))~~ location of well or other water source, if public water supply is not available;

2. A description of the mobile home, including:

- a. ~~((M))~~ model number,
- b. Washington State and/or H.U.D. ID number,
- c. ~~((N))~~ name of manufacturer and year of manufacture;

3. Two copies of plans showing proposed foundation system, if more than one-fourth of the floor area of the mobile home, as measured from the bottom of the main frame members, will be more than three feet above the existing ground level, or when any supporting piers exceed sixty inches in height;

4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy of same and Certified Manufactured Home Installers number.

C. An accessory structure in excess of ~~((120))~~ 200 square feet of floor ~~((or))~~ area including roof ~~((area))~~ overhang shall require the approval of a building permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. chapter 20.20. An application for a building permit for an accessory structure shall include site plans drawn consistent with the provisions of subsection B.1. If an application for a building permit for an accessory structure is submitted together with an application for a mobile home permit and if the accessory structure is less than 600 square feet

in area, the fee for the accessory structure shall be waived.

SECTION 264. K.C.C. 16.04.094, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 265. Ordinance 12380, Section 5, and K.C.C. 16.04.094 are each hereby amended to read as follows:

Factory-built commercial structures and coaches - Standards.

A. Factory-built commercial structures and coaches shall be located, installed and used in the same manner as conventional commercial structures, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development.

B. Factory-built commercial structures and commercial coaches shall be installed subject to the following:

1. A building permit must be obtained for any factory-built commercial structure or commercial coach pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20.

2. The following criteria must be satisfied for the permanent installation of a factory-built commercial structure or commercial coach before a building permit can be issued:

a. The appropriate insignia of the Washington State Department of Labor and Industries of the U.S. Department of Housing and Urban Development must be affixed to the unit. If the unit is lacking the appropriate insignia it must satisfy the structural, mechanical, electrical and plumbing requirements of the ((~~Uniform~~)) International Building, Mechanical and other applicable codes as adopted in King County for conventional commercial structures.

b. The foundation, entry/exit stairs or ramps, and all accessory structures shall be designed and installed in accordance with the provisions of the ((~~Uniform~~)) International Building Code as adopted in King County.

c. Occupancy of the structure shall not be permitted before inspection and approval.

3. The temporary installation of factory-built commercial structures and commercial coaches may be permitted for a period not to exceed one year. The support system recommended by the manufacturer, or designed by a professional structural engineer registered by the state, may be substituted for a foundation designed in accordance with the provisions of the ~~((Uniform))~~ International Building Code as adopted in King County, subject to the approval of the department of development and environmental services.

SECTION 266. K.C.C. 16.04.098, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 267. Ordinance 7853, as amended, and K.C.C. 16.04.098 are each hereby amended to read as follows:

Inspection and enforcement.

A. Enforcement. The director is authorized to enforce the provisions of this chapter and any rules and regulations promulgated thereunder, pursuant to the enforcement and penalty provisions of K.C.C. Title 23 ~~((of the King County Code))~~.

EXCEPTION: The director of the department of public health is authorized to enforce ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A ~~((WAC))~~ chapter 51-((30))50 WAC.

B. General. All construction or work for which a permit is required shall be subject to inspection by the director.

C. Authority. The director is authorized and directed to enforce this chapter. The director is authorized to promulgate, adopt, and issue those rules and regulations necessary to the effective and efficient administration of this chapter, such rules and regulations to be adopted and maintained in accordance with the provisions for the rules of county agencies, K.C.C. chapter 2.98.

D. Plan Reviews and Inspections. All buildings constructed under the provisions of this chapter are subject to a final inspection for compliance with this chapter. The director has the authority to establish rules

and procedures for accepting at his/her option an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or inspections.

SECTION 268. Sections 269 through 278 of this ordinance, K.C.C. 16.04.05053, as amended by this ordinance, K.C.C. 16.70.035, as amended by this ordinance and K.C.C. 16.04.05071, as amended by this ordinance, should constitute a new chapter in K.C.C. Title 16.

NEW SECTION. SECTION 269. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Adoption. The International Residential Code for One- and Two-Family Dwellings, as amended in chapter 51-52 WAC, effective July 1, 2004, as published by or jointly with the International Code Council, Inc., together with appendices, amendments, additions, deletions and exceptions hereinafter adopted by reference, together with the Washington state building code and with King County modifications which shall be adopted and codified in this chapter are adopted as the King County International Residential Code for One- and Two-Family Dwellings code and hereinafter referred to as the International Residential Code, "IRC." Chapter 11 and Chapters 25 through 40 are not adopted.

NEW SECTION. SECTION 270. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Administration. Chapter 1 of the International Residential Code is not adopted and Chapter 1 of the International Building Code as amended in K.C.C. chapter 16.02 is substituted.

NEW SECTION. SECTION 271. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Appendices not adopted. Appendices A through F, I and J of the International Residential Code are not adopted.

NEW SECTION. SECTION 272. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Building Planning - Design criteria - Climate and Geographical Design Criteria for King County.

Table R301.2(1) of the International Residential Code is not adopted and the following is substituted:

Table R301.2(1)**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR KING COUNTY**

			Subject to damage from								
Ground snow load	Wind speed (mph)	Seismic design category	Weather	Frost depth	Termites	Decay	Winter design temp.	Ice-shield required	Flood hazards	Air freezing index	Mean annual temp.
Varies ₁	85	D1 or D2 ₂	Modest	12" < 1,000ft elev. ₃	Slight Mod.	Slight to Mod.	25	No	Varies ₄	100 to 250	50

1. The "Snow Load Analysis for Washington" Second Edition (1995), published by the Structural Engineers Association of Washington, shall be used in determining snow load except where the department determines by public rule that a different standard is necessary to protect the public health and safety. The minimum roof snow load shall be 25 pounds per square feet.

2. Seismic design category shall be D1 for areas of unincorporated King County to the east of the Snoqualmie River as it traverses from the King County-Snohomish County line to the city limits of Snoqualmie, east of the town of Snoqualmie, east of the Snoqualmie Parkway and the Echo Lake-Snoqualmie Cut-off SE as they run from the city limits of the town of Snoqualmie to State Highway 18 and to the south or east of State Highway 18. All other portions of unincorporated King County shall be seismic design category D2.

3. The frost line depth shall be considered to be 12 inches for sites up to an elevation of 1000 feet above sea level. For sites over 1,000 feet above sea level a specific site analysis may be required.

4. Flood hazard within King County varies. See the flood hazard code provisions of K.C.C. chapter 21A.24.

NEW SECTION. SECTION 273. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Building Planning - Design criteria - Disaster repair standards. Section R301 of the International

Residential Code is supplemented with the following:

Disaster repair standards (IRC R301.10). Repairs for buildings damaged by disasters shall comply with Sections 3411.2 through 3411.7 of the International Building Code as amended by K.C.C. chapter 16.06.

NEW SECTION. SECTION 274. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Garages and carports - Flood hazard areas. Section R309.5 of the International Residential Code is not adopted and the following is substituted:

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

NEW SECTION. SECTION 275. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Building planning - Flood-resistant construction. Section R323 of the International Residential Code is not adopted and the following is substituted:

Building planning - Flood-resistant construction (IRC R323). Flood-resistant construction will comply with the flood hazard standards in K.C.C. 21A.24.

NEW SECTION. SECTION 276. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Building planning - Automatic fire sprinklers. Chapter 3 of the International Residential Code is supplemented with the following:

Automatic fire sprinklers (IRC R324). Automatic fire sprinklers shall be provided as required by Section 903.2.10.4 of the International Fire Code.

NEW SECTION. SECTION 277. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Foundation walls - Concrete foundation walls. Section R404.1.2 of the International Residential

Code is not adopted and the following is substituted:

Concrete foundation walls (IRC R404.1.2). Concrete foundation walls shall be constructed in accordance with Tables R 404.1.1(1) through (4) and shall also comply with section R404.2. In seismic design categories D1 and D2, concrete foundation walls shall comply with section R404.1.4. Concrete foundation walls may comply with Table 1805.5(5) of the International Building Code as amended by K.C.C. chapter 16.04 as an alternative to requiring a special design for every application.

NEW SECTION. SECTION 278. There is hereby added to K.C.C. chapter 16.xx (created under section 268 of this ordinance) a new section to read as follows:

Under floor space - Flood resistance. Section R408.6 of the International Residential Code is not adopted and the following is substituted:

Flood resistance (IRC R408.6). Under floor spaces of buildings located in areas prone to flooding shall comply with the flood hazard standards in K.C.C. 21A.24.

SECTION 279. K.C.C. 16.04.05053, as amended by this ordinance is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this ordinance).

SECTION 280. Ordinance 12560, Section 57, as amended, and K.C.C. 16.04.05053 are each hereby amended to read as follows:

Appendix ((Chapter 4, Division I)) G - Swimming pools, Spas and Hot Tubs - Barrier requirements - Outdoor swimming pool. Section ((421.1)) AG105.2 of Appendix ((Chapter 4, Division I)) G of the ((Uniform Building)) International Residential Code is not adopted and the following is substituted:

Outdoor swimming pool ((UBC 421.1)) (IRC AG105.2). An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a barrier that shall ((be installed, inspected and approved prior to plastering or filling with water. The barrier shall)) comply with the following:

1. The top of the barrier shall be at least 60 inches ((1,524 mm)) (1,524 mm) above grade measured on

the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches ~~((.051 m))~~ (51 mm) measured on the side of the barrier which faces away from the swimming pool. ~~((The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited))~~ Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow passage of a ~~((1 3/4))~~ 4-inch-diameter ((.044 m)) (102 mm) sphere.

~~((EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches (1.143 m) or more, the opening size may be increased such that the passage of a 4-inch-diameter (.102 m) sphere is not allowed.~~

~~2. For fencing))~~ 3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of vertical and horizontal members~~((, the spacing between vertical members may be increased up to 4 inches (.102 m) when))~~ and the distance between the tops of horizontal members is less than 45 inches ((1.143 m) or more)) (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

~~((3. Chain))~~ 5. Where the barrier is composed of horizontal and vertical members and the distance

between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (101 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

6. Maximum mesh size for chain link fences ~~((used as the barrier))~~ shall ~~((not))~~ be ~~((less than 11-gage))~~ a 2.25 inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).

~~((4.))~~ 7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1.75 inches (44 mm).

8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through ~~((3))~~ 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches ~~((1.372 m))~~ (1,372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

~~((4.))~~ 8.1. ~~((t))~~The release mechanism shall be located on the pool side of the barrier at least 3 inches ~~((.076 m))~~ (76 mm) below the top of the gate, and

~~((2.))~~ 8.2. ~~((t))~~The gate and barrier shall have no opening greater than 1/2 inch ~~((.013 m))~~ (12.7 mm) within 18 inches ~~((.457 m))~~ (457 mm) of the release mechanism. ~~((Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.))~~

~~((5.))~~ 9. Where a wall of a building serves as part of the barrier ~~((and contains door openings between the building and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4 of Section 421.1 shall be provided.~~

EXCEPTIONS: ~~When approved by the building official,))~~ one of the following ~~((may be used))~~

conditions shall be met:

~~((1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above the floor.~~

~~2. An alarm installed on))~~ 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. ((a))All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door ((and its screen, if present, are)) is opened((;)) and be capable of ((providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3.048 m))) being heard throughout the house during normal house-hold activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last ((no longer)) not more than 15 seconds. The deactivation switch or switches shall be located at least 54 inches ((1.372 m)) (1,372 mm) above the threshold of the door((;)); or

~~((3.))~~ 9.3. Other means of protection ((may)), such as self-closing doors with self-latching devices, which are approved by the building official, shall be acceptable so long as the degree of protection afforded is not less than ((that)) the protection afforded by ((any of the devices)) item 9.1 or 9.2 described above.

~~((6.))~~ 10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

~~((1) the))~~ 10.1. ((t))The ladder or steps shall be capable of being secured, locked or removed to prevent access ;or

~~((2) the))~~ 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements section AG105.2, of Items 1 through ((5))9. When the ladder or steps are secured, locked or removed, any opening created shall ((be protected by a barrier complying with Items 1 through 5)) not allow the passage of a

4-inch diameter (102 mm) sphere.

~~((EXCEPTIONS: When approved by the building official, one of the following may be used:~~

~~1. The pool may be equipped with a power or manual safety cover which complies with standards set forth in American Society for Testing and Materials (ASTM) F1346-1991; or~~

~~2. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the means described in this section.))~~

SECTION 281. K.C.C. 16.70.035, as amended by this ordinance is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this ordinance).

SECTION 282. Ordinance 11797, Section 1, and K.C.C. 16.70.035 are each hereby amended to read as follows:

Appendix G - Swimming pools, Spas and Hot Tubs - Barrier requirements - Prefabricated pools.

Appendix G of the International Residential Code is supplemented with the following:

Prefabricated pools (IRC AG105.6).

A. For an above ground, prefabricated pool greater than two feet in depth, the owner or possessor of real property ~~((as described in K.C.C. 16.70.020))~~ shall:

1. ~~((Erect a solid structure or fence which meets the requirements of K.C.C. 16.70.020))~~ Comply with the barrier requirements of AG 105.2; ((or))

2. ~~((Erect a fence or barrier of substantial construction on top of the pool structure in such a manner as to render the total height of such fence, including the pool wall, at least five feet; or~~

3.)) Equip the pool with a power or manual safety cover which complies with standards set forth in American Society for Testing and Materials (ASTM) F1346 - 1991; or

~~((4.))~~ 3. Use other means of protection, as approved by the building official, if such means are not less protective than that afforded by any of the means listed in this section.

SECTION 283. K.C.C. 16.04.05071, as amended by this ordinance is hereby recodified as a section in

K.C.C. chapter 16.xx (created under section 268 of this ordinance).

SECTION 284. Ordinance 12560, Section 74, as amended, and K.C.C. 16.04.05071 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II,))~~ K - Sound ~~((F))~~transmission ~~((Control))~~ - Sea-Tac noise program area ~~((UBC 1217))~~. Appendix K of the International Residential Code is supplemented with the following:

Appendix K Sound transmission - Sea-Tac noise program area. (IRC AK101.1). ~~((Noise determined construction requirements detailed in this chapter shall be applied to new construction and additions of all structures, except for not normally inhabited portions of warehouses, storage buildings and similar structures as determined by the director,))~~ All buildings or structures constructed or placed in use for human occupancy on sites within the ((designated program areas of the)) vicinity of Seattle-Tacoma International Airport which have been included within or enclosed by the Port of Seattle's Noise Remedy Program boundaries shall comply with the provisions in the International Building Code Appendix K. ((The applicable program areas are the Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific Construction requirements for these two areas are:

~~((a) Neighborhood Reinforcement Area:~~

- ~~1) Bedrooms must comply with Section 1234 which is designed to achieve a noise reduction of 35 db.~~
- ~~2) All other living and working areas must comply with Section 1226 which is designed to achieve a noise reduction level of 30 dB.~~

~~((b) Cost Share Insulations Area:~~

- ~~1) Bedrooms must comply with Section 1226 which is designed to achieve a noise reduction of 30 dB.~~
- ~~2) All other living and working areas must comply with Section 1219 which is designed to achieve a noise reduction level of 25 dB.))~~

SECTION 285. Ordinance 14238, Section 18, and K.C.C. 16.06.010 are each hereby amended to read

as follows:

Disaster damage - purpose (~~((UBC 3419))~~). Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

SECTION 286. Ordinance 14238, Section 19, and K.C.C. 16.06.020 are each hereby amended to read as follows:

Disaster damage - critical structures (~~((UBC 3420))~~). Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

1. A masonry structure constructed without structural reinforcement or reinforced only with joint reinforcement;
2. A structure ~~((with either a Group A, E or I occupancy classification, as defined by the UBC 303.1.1, 305.1 or 308.1, and an occupant load over three hundred))~~ classified as Category III or IV for importance factor as defined by Table 1604.5 IBC;
3. A structure that is four or more stories in height;
4. A structure ~~((that has been identified as an essential facility occupancy category in UBC Table 16-K))~~ with a Group LC occupancy, as defined by WAC 51-50-0313, having more than ten clients, or having more than five clients total having an evacuation capability classified as II or III, as defined by WAC 51-50-0419;

5. A structure that contains a Group H occupancy, as defined in ~~((UBC 307.1 with the exception of Division 4 (repair garages) occupancy))~~ IBC 307; or

6. A structure that is located in a seismic or landslide hazard area, as designated in the King County Sensitive Areas Map Folio.

SECTION 287. Ordinance 14238, Section 20, and K.C.C. 16.06.030 are each hereby amended to read as follows:

Disaster damage - structural repairs ~~((UBC 3421.1))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

~~((1. Required structural repair level for a damage ratio of ten percent or less (UBC 3421.1). When the damage ratio is ten percent or less, structures, except critical structures, as defined in K.C.C. 16.06.020, must be restore, as a minimum, to their pre-event condition.~~

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

2. Required structural repair level for a damage ratio greater than ten percent but no more than fifty percent ~~(UBC 3421.2).~~

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

EXCEPTION: ~~For structures with rigid diaphragms where the above required repair and strengthening~~

~~increases the rigidity of the resisting members, the entire lateral force-resisting system of the structure shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.~~

~~2.2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020, conventional stud framed structures, which contain detached one or two family dwellings, or detached occupancies classified as Group R, Division 3 or Group U, Division 1 or accessory sheds or one-story buildings not greater than two thousand square feet, which are accessory to Group R, Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the approval of the building official.~~

~~**EXCEPTIONS:** 1. Structures containing occupancies classified as Group R, Division 3 which are located in a seismic or landslide hazard area, as designated on the King County sensitive area folio maps. 2. Structures with foundation or ground failures.~~

~~3. Required structural repair level for a damage ratio greater than fifty percent (UBC 3421.3). When the damage ratio is greater than fifty percent, all structures shall have the entire structure strengthened to comply with the force levels and connection requirements of the UBC.~~

~~4. Required structural repair level for critical structures (UBC 3421.4). When the damage ratio for critical structures, except for structures identified as essential facilities, as defined in UBC Table 16-K, is ten percent or less, the critical structures may be restored to the pre-event condition, except as noted in this section. When the damage ratio for critical structures is greater than ten percent but no greater than thirty percent, and for essential facilities when the damage ratio is greater than five percent but no greater than thirty percent, structures shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and seventy-five percent of the force levels of the UBC. When the damage ratio for critical structures and essential facilities is greater than thirty percent, the entire structure shall be~~

~~strengthened to comply with the force levels and connection requirements of the UBC.~~

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

~~5. Exception to the required structural repair level for Group H occupancies (UBC 3421.5). When the structure owner can demonstrate that Group H occupancies are of a minor or accessory nature, the building official may designate the structure as other than a critical structure for structural repair design criteria purposes.~~

~~6. Disaster damage repair – evaluations required (UBC 3421.6). For all structures listed in subsections 1, 2 and 3 of this section, UBC 3421.1, UBC 3421.2 and UBC 3421., proposed repair or alteration of structures shall include an evaluation of the effects of such work to the building in its entirety. This evaluation shall include, but not be limited to, an investigation of the effects of any induced eccentricity and changes in the foundation and in story stiffness, as a result of the proposed improvements. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of such effects, the condition shall be corrected.~~

~~7. Disaster damage repair – alternatives (UBC 3421.7). The building official may approve an alternative design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of the building official, that the structure, after repair or alteration, will provide that level of safety as required by the intent of the UBC.~~

~~8. Appeals (UBC 3421.8), Decisions of the building official relating to the required structural repair level may be appealed to the Building Code Advisory Board in accordance with K.C.C. 16.04.05004.))~~

NEW SECTION. SECTION 288. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Required structural repair level for a damage ratio of ten percent or less. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

EXCEPTIONS:

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

NEW SECTION. SECTION 289. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Required structural repair level for a damage ratio greater than ten percent but no more than fifty percent. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

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

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

result of the increase in rigidity, the condition shall be corrected.

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

EXCEPTIONS:

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

2.2. Structures with foundation or ground failures.

NEW SECTION. SECTION 290. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Required structural repair level for a damage ratio greater than fifty percent. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

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

NEW SECTION. SECTION 291. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Required structural repair level for critical structures.

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

Required structural repair level for critical structures. (IBC 3411.3.4). When the damage ratio for

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

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

NEW SECTION. SECTION 292. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Exception to the required structural repair level for Group H occupancies. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

NEW SECTION. SECTION 293. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - evaluations required. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Evaluations required (IBC 3411.3.6). For all structures having at least a ten percent damage ration, but are not required to have the entire structure strengthened to comply with the force levels and connection requirements of the International Building Code, proposed repair or alteration of structures shall include an evaluation of the effects of such work to the building in its entirety. This evaluation shall include, but not be limited to, an investigation of the effects of any induced eccentricity and changes in the foundation and in story stiffness, as a result of the proposed improvements. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of such effects, the condition shall be corrected.

NEW SECTION. SECTION 294. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - alternatives. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Alternatives (IBC 3411.3.7). The building official may approve an alternative design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of the building official, that the structure, after repair or alteration, will provide that level of safety as required by the intent of the International Building Code.

NEW SECTION. SECTION 295. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Appeals. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Appeals (IBC 3411.3.8). Decisions of the building official relating to the required structural repair level may be appealed to the Building Code Advisory Board in accordance with K.C.C. 16.04.05004 as

recodified by this ordinance.

SECTION 296. Ordinance 14238, Section 21, and K.C.C. 16.06.040 are each hereby amended to read as follows:

Disaster damage repair - special provisions (~~((UBC 3422)))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

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

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

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

3. A masonry structure, constructed without structural reinforcement or reinforced only with joint reinforcement, which has not been identified as an essential facility (~~((occupancy category in UBC Table 16-K,~~)) classified as Category IV for importance factor as listed in Table 1604.5 IBC and does not contain Group H occupancies(~~((, other than Division 4, repair garages,))~~) shall comply with the (~~((Uniform))~~) International Existing Building Code ((for Building Conservation)), Appendix Chapter A1. These structures, which are (~~((used as an))~~) identified as essential ((facility,)) facilities and listed in Category IV for importance factor as defined by Table 1604.5 IBC or contain Group H occupancies(~~((, other than Division 4, repair garages,))~~) shall have the entire structure strengthened to comply with the force levels and connection requirements of the (~~((UBC))~~)

International Building Code.

4. For repairs to structures located in a seismic hazard area, as identified on the King County sensitive areas map folio, consideration shall be given to potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil bearing capacity in accordance with a foundation investigation as required by ~~((UBC Section 1804.2))~~ IBC 1802.

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

SECTION 297. Ordinance 14238, Section 22, and K.C.C. 16.06.050 are each hereby amended to read as follows:

Disaster damage repairs - alternative residential provisions ~~((UBC 3423))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Alternative residential provisions (IBC 3411.5). When the structure is not a critical structure and the damage ratio is greater than ten percent, but less than fifty percent, conventional stud framed structures which contain detached one or two family dwellings, or occupancies classified as Group R, Division 3 or Group U(~~(; Division 1)~~) or accessory sheds or one story buildings not greater than two thousand square feet, which are accessory to detached one and two family dwellings, or are accessory to Group R, Division 3 occupancies, shall, at a minimum, be restored to their pre-event condition. If restored to their pre-event condition, the following provisions also apply:

1. Damaged required braced panels shall be repaired or replaced.
2. The wood frame shall be attached to the foundation with not less than the following, or its

equivalent: one-half inch anchor bolt at six feet on center where one floor is supported on the foundation; or one-half inch anchor bolt at four feet on center where two or three stories are supported on the foundation. Each foundation bolt newly installed for compliance with this section shall be provided with plate washers a minimum of two inch by two inch by three-sixteenths inch thick.

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

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

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

3.3. Construction of braced wall panels shall be one of ~~((the))~~ methods listed as methods 2 through 8 in ((UBC 2320.11.3)) IBC 2308.9.3, Bracing, or ((may fully comply with K.C.C. 16.04.05049, UBC 2320.11.4)) be an approved shear panel. On an approved shear panel, all elements must comply with the provisions of the listing.

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

3.5. No braced wall panel less than two feet shall be considered to satisfy a portion of the overall length requirement, unless fully complying with ~~((K.C.C. 16.04.05049, UBC 2320.11.4))~~ all the provisions of the listing of an approved shear panel.

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

~~((3.7. Alternative braced wall panels shall comply with K.C.C. 16.04.05049, UBC 2320.11.4.))~~

SECTION 298. Ordinance 14238, Section 23, and K.C.C. 16.06.060 are each hereby amended to read as follows:

Disaster damage - nonstructural repairs to light fixtures and suspended ceilings (~~((UBC 3424)))~~).

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

Nonstructural repairs to light fixtures and suspended ceilings (IBC 3411.6). Regardless of the damage ratio, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and suspension systems shall be required to fully comply with the requirements of this code, ASTM C 635 and (~~((UBC Standard 25-2))~~) ASTM C 636. Undamaged light fixtures and suspension systems shall have the additional support and bracing, provided that is required in (~~((UBC Standard 25-2))~~) ASTM C 635 and ASTM C 636.

SECTION 299. Ordinance 14238, Section 24, and K.C.C. 16.06.070 are each hereby amended to read as follows:

Disaster damage - repair criteria for masonry chimneys (~~((UBC 3425)))~~. Chapter 34 Existing

Structures of the International Building Code is supplemented with the following:

Repair criteria for masonry chimneys (IBC 3411.7).

1. All damaged masonry chimneys must be repaired or reconstructed to comply with the requirements of (~~((UBC Chapter 31))~~) IBC 2113, repaired or reconstructed with pre-manufactured chimneys or they shall be removed. When only a portion of the masonry chimney requires repair, damaged portions of chimneys shall be removed and repaired in accordance with the following criteria:

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

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

the top of the fireplace.

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

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

2. Where existing conditions preclude the installation of all anchorage required by ~~((UBC Chapter 31))~~ IBC 2113, alternate systems may be used in accordance with the alternate methods and materials provisions of the current code when approved by the building official. Such alternate systems shall be designed and detailed by a structural engineer, civil engineer or architect.

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

SECTION 300. Ordinance 14238, Section 25, and K.C.C. 16.06.080 are each hereby amended to read as follows:

Disaster damage - certified compliance program for nonstructural and "stand-alone" structural repairs ~~((UBC 3426))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

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

1. Repairs authorized under this program will be where the damage is limited to nonstructural

components, such as chimneys and stand-alone structural systems, such as masonry or concrete masonry walls.

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

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

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

SECTION 301. Ordinance 14111, Section 73, and K.C.C. 16.10.010 are each hereby amended to read as follows:

((Adoption)) Purpose. ~~The ((Uniform Building Security Code, 1997 Edition, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King County modifications which shall be adopted and codified in))~~ purpose of this chapter ((are adopted)) is to establish minimum standards to make dwelling units resistant to unlawful entry. This chapter shall be known as the King County building security code and hereinafter referred to as security code or "((U))BSC."

SECTION 302. Ordinance 12560, Section 58, as amended, and K.C.C. 16.10.020 are each hereby amended to read as follows:

Scope. ~~((Section 1025 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Scope (UBSC 1025).))

1. The provisions of this chapter shall apply to openings into all new and existing dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or leased Group R, Division 3 Occupancies; one and two family dwellings and townhouses and to openings between attached garages and dwelling units. Except

for vehicular access, door openings in enclosed attached garages shall be in accordance with the provisions of this chapter.

2. Upon the conversion from an owner occupied dwelling to a rented or leased dwelling, the provisions shall take effect immediately.

3. The provisions of this code shall be applied to non-conforming structures during the course of applying for the appropriate permits and complying with development requirements through construction inspection prior to the issuance of a final certificate of occupancy.

4. The provisions of this code shall be applied to non-conforming structures through subsequent building permit applications and a public information campaign.

EXCEPTIONS:

1. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch or similar area.

2. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any adjoining roof, balcony, landing, stair tread, platform or similar structure or when any portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3. Any opening in a roof when all portions of such roof are more than 12 feet (3.658 m) above an accessible surface.

4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided that the closest edge of the opening is at least 36 inches (.914 m) from the locking device of the door or window assembly.

5. Openings protected by required fire door assemblies having a fire-endurance rating of not less than 45 minutes.

SECTION 303. Ordinance 12560, Section 59, as amended, and K.C.C. 16.10.030 are each hereby

amended to read as follows:

UBSC - Entry vision. ~~((Section 1028 of the Uniform Building Security Code is not adopted and the following is substituted:~~

~~**Entry vision (UBSC 1028.))** Every exit and entry door from a leased or rented dwelling unit shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. ~~((Except as provided in Section 1005.8 of the Uniform Building Code, such))~~ The view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. View ports installed in accordance with this section in existing 20 minute and 45 minute rated fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its listing. Exit doors from a dwelling unit which have windows or are otherwise transparent and offer at least a 180 degree view of the area immediately outside the door shall be exempt from the requirements of this section.~~

SECTION 304. Ordinance 12560, Section 60, as amended, and K.C.C. 16.10.040 are each hereby amended to read as follows:

Strike plate installation. ~~((Section 1029.2 of the Uniform Building Security Code is not adopted and the following is substituted:~~

~~**Strike plate installation (UBSC 1029.2.))**~~

1. In wood-frame construction, an open space between trimmers and wood doorjambs shall be solid shimmed by a single piece extending not less than 12 inches (.305 m) above and below the strike plate.
2. Strike plates shall be attached to the door frame with not less than two No. 8 by two and one-half (2-1/2) inch screws.
3. All strike plates of doors in pairs shall be installed as tested.

SECTION 305. Ordinance 12560, Section 61, as amended, and K.C.C. 16.10.050 are each hereby amended to read as follows:

Locking hardware. ~~((Section 1029.4 of the Uniform Building Security Code is not adopted and the~~

following is substituted:

Locking hardware (UBSC 1029.4.)) Manually operated edge- or surface-mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall be constructed so that the dead bolt lock shall be opened from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

SECTION 306. Ordinance 12560, Section 62, as amended, and K.C.C. 16.10.060 are each hereby amended to read as follows:

Sliding doors. ~~((Section 1030 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Sliding doors (UBSC 1030.)) Every exterior sliding door from a dwelling unit shall be equipped from the interior with a patio door bar lock or patio pin type locking device. ~~((Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard No. 10-5, Part II.))~~

SECTION 307. Ordinance 12560, Section 63, as amended, and K.C.C. 16.10.070 are each hereby amended to read as follows:

Windows. ~~((Section 1031 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Windows (UBSC 1031.)) All window assemblies which open and which are regulated by this code shall ~~((comply with U.B.C. Standard No. 10-6 and shall))~~ be equipped with latching devices which operate from the interior, unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by this chapter shall be protected by approved metals bars, screens or grilles. ~~((See also Uniform Building Code Section 309.4.))~~

SECTION 308. Ordinance 12560, Section 64, as amended, and K.C.C. 16.10.080 are each hereby amended to read as follows:

Alternate materials and methods. ~~((Section 1032 of the Uniform Building Security Code is not~~

~~adopted and the following is substituted:~~

~~**Alternative materials or methods (UBSC 1032).))**~~ The provisions of this chapter are not intended to prevent the use of any material, device, hardware or method not specifically prescribed in this chapter. The building official, may approve a substitution of an alternative security device if the device is equally capable of resisting illegal entry and the installation of the device does not conflict with the requirements of this code or the requirements of other ordinances regulating safe exits.

SECTION 309. Ordinance 12560, Section 65, as amended, and K.C.C. 16.10.090 are each hereby repealed.

SECTION 310. Ordinance 14111, Section 118, and K.C.C. 16.12.010 are each hereby amended to read as follows:

Adoption. The ~~((Uniform))~~ International Mechanical Code, with ~~((Appendices and with the Uniform Mechanical Code Standards))~~ Appendix A, as amended in chapter 51-~~((42))~~52 WAC effective July 1, ~~((1998))~~ 2004, as published by or jointly with the ~~((conference of Building Officials))~~ International Code Council, Inc., together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King ~~((e))~~County modifications which shall be adopted and codified in this chapter are adopted as the King County mechanical code and hereinafter referred to as "~~((UMC))~~IMC."

NEW SECTION. SECTION 311. There is hereby added to K.C.C. chapter 16.12 a new section to read to read as follows:

Department of Mechanical Inspection. Section 103 of the International Mechanical Code is not adopted.

SECTION 312. Ordinance 12560, Section 100, as amended, and K.C.C. 16.12.020 are each hereby amended as follows:

~~((Powers and d))~~**Duties and powers of the building official - General.** Section ~~((108.1))~~ 104.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

General ((~~UMC 108.1~~)) IMC 104.1. ((1-)) The building official is hereby authorized and directed to enforce all the provisions of this code, except the fuel gas piping requirements contained in ((~~Chapter 22 of Appendix B~~)) the International Fuel Gas Code. Fuel-gas piping shall be enforced by the director of public health. For such purposes the building official and public health director shall have the powers of a law enforcement officer with right to entry and serving of notice and orders.

((~~2. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.~~))

NEW SECTION. SECTION 313. There is hereby added to K.C.C. chapter 16.12 a new section to read as follows:

Duties and powers of the building official - Rule-making authority. Section 104.2 of the International Mechanical Code is not adopted and the following is substituted:

Rule-making authority (IMC 104.2). The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

SECTION 314. Ordinance 12560, Section 101, as amended, and K.C.C. 16.12.030 are each hereby amended to read as follows:

((~~(Powers and d)~~)) **Duties and powers of the building official - Right of entry.** Section ((~~108.3~~)) 104.5 of the ((~~Uniform~~)) International Mechanical Code is not adopted and the following is substituted:

Duties and powers of the building official - Right of entry ((~~UMC 108.3~~)) IMC 104.5. The right of entry shall be in accordance with the procedures specified in K.C.C. Title 23.

NEW SECTION. SECTION 315. There is hereby added to K.C.C. chapter 16.12 a new section to read

as follows:

Duties and powers of the building official - Notices and orders. Section 104.7 of the International Mechanical Code is not adopted.

SECTION 316. Ordinance 12560, Section 105, as amended, and K.C.C. 16.12.070 are each hereby amended as follows:

((~~UMC administration~~)) Permits - Application. Section ((~~113.1~~)) 106.3 of the ((~~Uniform~~)) International Mechanical Code is not adopted and the following is substituted:

Application ((~~UMC 113.1~~)) IMC 106.3. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the ((~~code enforcement agency~~)) department for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section ((~~113.2~~)) 106.3.1.
5. Be signed by the applicant or an authorized agent of the applicant.
6. Designate who the applicant is, on a form prescribed by the department. If this form is not provided at the time of complete application and if the applicant is a public agency or a public or private utility, the applicant shall include in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the department.
7. Give such other data and information as may be required by the building official.

NEW SECTION. SECTION 317. There is hereby added to K.C.C. chapter 16.12 a new section to read

as follows:

Permits - Permit issuance - Approved construction documents. Section 106.4.1 of the International Mechanical Code is not adopted and the following is substituted:

Approved construction documents (IMC 106.4.1). When the building official issues the permit where construction documents are required, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such approved construction documents shall not be changed, modified or altered without authorization from the building official. Work shall be done in accordance with the approved construction documents.

The building official shall have the authority to issue a permit for the construction of part of a mechanical system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire mechanical system will be granted.

SECTION 318. Ordinance 12560, Section 106, as amended, and K.C.C. 16.12.080 are each hereby amended to read as follows:

~~((Application for p))~~**Permits - Permit issuance - Expiration of application.** Section 106.4.3 of the International Mechanical Code is not adopted and the following is substituted:

Expiration of application (IMC 106.4.3). Plan applications for which a permit is not issued shall be deemed canceled by the permittee if:

1. No action is taken by the applicant for 60 days after notice of additional information required is mailed to the applicant, or by a date set by the building official; or
2. No permit is issued within 60 days after notice that the permit is ready has been mailed to the applicant, or by a date set by the building official.

SECTION 319. Ordinance 12560, Section 107, as amended, and K.C.C. 16.12.090 are each hereby

amended to read as follows:

Permits - Permit issuance - Expiration of permit. Section ~~((114.4.1))~~ 106.4.4 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

Expiration ~~((UMC 114.4.1))~~ of permit (IMC 106.4.4). Every permit issued by the ~~((King County))~~ department ~~((of development and environmental services))~~, under the provisions of this code shall expire by limitations 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 mechanical system 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 mechanical system permit beyond the second extension only to allow completion of a mechanical system authorized by the original permit and substantially constructed. If substantial work, as determined by the building official, has not commenced on a mechanical system authorized in the original permit, then a new permit will be required for construction to proceed.
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.

SECTION 320. Ordinance 12560, Section 108, as amended, and K.C.C. 16.12.100 are each hereby amended as follows:

Permits - Permit issuance - Fees. Section ~~((445))~~ 106.5 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted ((by the)):

Fees (IMC 106.5). Fees shall be assessed according to K.C.C. Title 27. For the purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as published by ICBO in the 1997 Uniform Building Code and is reprinted here:

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

NEW SECTION. SECTION 321. There is hereby added to K.C.C. chapter 16.12 a new section to read to read as follows:

Inspections and testing - Reinspections. Section 107.2.3 of the International Mechanical Code is not adopted and the following is substituted:

Reinspections (IMC 107.2.3). A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspeciton fees the first time a job is rejected for

failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

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

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

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

SECTION 322. K.C.C. 16.12.060, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 16.12.

SECTION 323. Ordinance 12560, Section 104, as amended, and K.C.C. 16.12.060 are each hereby amended to read as follows:

~~((UMC v))~~Violations - General. Section ~~((411.1))~~ 108.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

General ~~((UMC 411.1))~~ IMC 108.1.

1. It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain mechanical systems or equipment in the County, or cause or permit the same to be done contrary to or in violation of this code.

2. Enforcement of this section shall be in accordance with the procedures specified in K.C.C. Title 23.

NEW SECTION. SECTION 324. There is hereby added to K.C.C. chapter 16.12 a new section to read as follows:

Violations - Sections not adopted. Sections 108.2, 108.3, 108.4, 108.6, 108.7.1, 108.7.2 and 108.7.3

of the International Mechanical Code are not adopted.

SECTION 325. K.C.C. 16.12.040, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 16.12.

SECTION 326. Ordinance 12560, Section 102, as amended, and K.C.C. 16.12.040 are each hereby amended to read as follows:

~~((Powers and duties of building official--))~~ **Violations - Stop orders and correction notices.** Section ~~((108.4))~~ IMC 108.5 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

Stop orders and correction notices ~~((UMC 108.4))~~ IMC 108.5.

1. When any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, or by posting such notice on the premises where the work is being done, and such persons shall forthwith stop work until authorized by the building official to proceed with the work.

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

SECTION 327. K.C.C. 16.12.050, as amended by this ordinance, is hereby recodified as a new section in K.C.C. chapter 16.12.

SECTION 328. Ordinance 12560, Section 103, as amended, and K.C.C. 16.12.050 are each hereby amended to read as follows:

~~((UMC))~~ **IMC board of appeals - General.** Section ~~((110.1))~~ 109.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

General ((~~UMC 110.1~~)) (IMC 109.1). In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a ((~~mechanical~~)) building code board of appeals consisting of ((~~thirteen~~)) nine members who are qualified by experience and training to pass upon matters pertaining to mechanical design and building construction. The building official shall be an ex-officio member and shall act as secretary to said board. The board of appeals shall be appointed by the county executive and confirmed by the county council, and shall serve for a four-year term or until their successors are appointed and qualified. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official, which shall be advisory unless otherwise specified in this code. The board may also recommend to the Council new legislation regarding the subject matter of this code.

NEW SECTION. SECTION 329. There is hereby added to K.C.C. chapter 16.12 a new section to read as follows:

IMC board of appeals - Administration. Sections 109.2 through 109.7 and all of the subsections thereto of the International Mechanical Code are not adopted.

SECTION 330. K.C.C. 16.16.010, as amended by this ordinance, K.C.C. 16.20.030, as amended by this ordinance, K.C.C. 16.20.020, as amended by this ordinance, sections 337 through 341 of this ordinance, K.C.C. 16.16.020, as amended by this ordinance, K.C.C. 16.16.060, as amended by this ordinance, K.C.C. 16.16.040, as amended by this ordinance, K.C.C. 16.16.140, as amended by this ordinance, K.C.C. 16.16.160, as amended by this ordinance, sections 352 through 355 of this ordinance, K.C.C. 16.16.170, as amended by this ordinance, sections 358 through 360 of this ordinance, K.C.C. 16.16.180, as amended by this ordinance, K.C.C. 16.20.170, as amended by this ordinance, af0K.C.C. 16.20.180, as amended by this ordinance, sections 367 through 371 of this ordinance, K.C.C. 16.21.010, as amended by this ordinance, K.C.C. 16.21.020, as amended by this ordinance, K.C.C. 16.21.030, as amended by this ordinance, K.C.C. 16.21.040, as amended by this ordinance,

K.C.C. 16.21.050, as amended by this ordinance, K.C.C. 16.21.060, as amended by this ordinance, K.C.C. 16.21.070, as amended by this ordinance, K.C.C. 16.21.080, as amended by this ordinance, K.C.C. 16.21.090, as amended by this ordinance, K.C.C. 16.21.100, as amended by this ordinance, K.C.C. 16.21.110, as amended by this ordinance, K.C.C. 16.16.220, as amended by this ordinance, section 396 of this ordinance, K.C.C. 16.16.190, as amended by this ordinance, section 399 of this ordinance, K.C.C. 16.16.030, as amended by this ordinance, K.C.C. 16.16.130, as amended by this ordinance, sections 406 through 410 of this ordinance, K.C.C. 16.16.090, as amended by this ordinance, section 413 of this ordinance, K.C.C. 16.16.100, as amended by this ordinance, sections 416 and 417 of this ordinance and sections 421 through 423 of this ordinance should constitute a new chapter in K.C.C. Title 16.

SECTION 331. K.C.C. 16.16.010, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 332. Ordinance 14111, Section 129, and K.C.C. 16.16.010 are each hereby amended to read as follows:

Adoption. The ~~((Uniform Housing))~~ International Property Maintenance Code, ~~((1997))~~ 2003 Edition, as published by ~~((or jointly with))~~ the International ~~((Conference of Building Officials))~~ Code Council, together with amendments, additions and deletions hereinafter adopted by reference, together with ~~((the state building code and with))~~ King County modifications which shall be adopted and codified in this chapter are adopted as the King County ~~((housing))~~ property maintenance code and hereinafter referred to as ~~((("UHC."))~~ "IPMC." Chapter 8, Referenced Standards, is not adopted.

SECTION 333. K.C.C. 16.20.030, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 334. Ordinance 12560, Section 127, as amended, and K.C.C. 16.20.030 are each hereby amended to read as follows:

General - Scope ~~((--UCADB Section 102.2))~~. Section ~~((102.2))~~ 101.2 of the ~~((Uniform))~~ International

Property Maintenance Code ~~((for the Abatement of Dangerous Buildings))~~ is not adopted and the following is substituted:

Scope ~~((UCADB 102.2))~~ (IPMC 101.2). The provisions of this code shall apply to all existing residential and nonresidential structures, all existing premises, dangerous buildings or nuisances~~((, as herein defined,))~~ which are now in existence or which may hereafter become dangerous in the county and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

SECTION 335. K.C.C. 16.20.020, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 336. Ordinance 12560, Section 126, as amended, and K.C.C. 16.20.020 are each hereby amended to read as follows:

~~((Purpose – UCADB Section 102.1))~~ General - Intent. Section ~~((102.1))~~ 101.3 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous Buildings))~~ is not adopted and the following is substituted:

~~((Purpose (UCADB 102.1)))~~ Intent (IPMC 101.3). ~~((It is the purpose of this code to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedy provided by the Uniform Building Code, 1997 Edition, Uniform Housing Code, 1997 Edition, as adopted by King County, or otherwise available by law, whereby buildings, structures or nuisances which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.))~~ This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and

maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings may comply with the International Existing Building Code, the International Building Code or the International Residential Code.

This code also provides an alternative method and process whereby buildings and other structures damaged by a disaster resulting in a declared emergency may be expeditiously evaluated and abated.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

NEW SECTION. SECTION 337. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Applicability - Application of other codes. Section 102.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Application of other codes (IPMC 102.3). Repairs, additions or alterations to a structure, or changes of occupancy, may be done in accordance with the procedures and provisions of the International Existing Building Code.

NEW SECTION. SECTION 338. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Applicability - Referenced codes and standards. Section 102.7 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 339. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Department of property maintenance inspection. Section 103 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 340. There is hereby added to K.C.C. chapter 16.xx (created under

section 330 of this ordinance) a new section to read as follows:

Duties and powers of the code official - General. Section 104.1 of the International Property Maintenance Code is not adopted and the following is substituted:

General (IPMC 104.1). The director or designee is authorized to enforce the provisions of this chapter, the ordinances codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C. Title 23.

NEW SECTION. SECTION 341. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Duties and powers of the code official - Rule-making authority. Section 104.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Rule-making authority (IPMC 104.2). The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

SECTION 342. K.C.C. 16.16.020, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 343. Ordinance 12560, Section 109, as amended, and K.C.C. 16.16.020 are each hereby amended to read as follows:

~~((Enforcement))~~ **Duties and powers of the code official - Right of entry.** Section ~~((201.2))~~ 104.4 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

Right of entry ~~((UHC 201.2))~~ (IPMC 104.4). The right of entry shall be in accordance with the

procedures specified in K.C.C. Title 23.

SECTION 344. K.C.C. 16.16.060, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 345. Ordinance 12560, Section 112, as amended, and K.C.C. 16.16.060 are each hereby amended to read as follows:

~~((Enforcement--))~~ Violations - Unlawful acts. Section ~~((204))~~ 106.1 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

~~((Violations (UHC 204)))~~ Unlawful acts (IPMC 106.1). It shall be unlawful for any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done, contrary to or in violation of this code or any order issued by the ~~((building))~~ code official hereunder. This section shall be enforced in accordance with the procedures specified in K.C.C. Title 23.

SECTION 346. K.C.C. 16.16.040, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 347. Ordinance 12560, Section 110, as amended and K.C.C. 16.16.040 are each hereby amended to read as follows:

~~((Enforcement))~~ Violations - Substandard buildings. Section ~~((202))~~ 106.2 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

Substandard buildings ~~((UHC 202)))~~ (IMPC 106.2). ~~rtlch~~All buildings, ~~((or))~~ portions thereof or premises which are determined by the code official not to be ~~((substandard as defined))~~ in compliance with this Code are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in K.C.C. Title 23.

SECTION 348. K.C.C. 16.16.140, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 349. Ordinance 12560, Section 116, as amended, and K.C.C. 16.16.140 are each hereby amended to read as follows:

Notices and orders ~~((of the building official))~~ - Commencement of proceedings. Section ~~((1101.1))~~ 107.1 of the ~~((Uniform Housing))~~ International Property Maintenance is not adopted and the following is substituted:

Commencement of proceedings ~~((UHC 1101.1))~~ (IPMC 107.1). When the ~~((building))~~ code official has inspected or caused to be inspected a building or premises and has found and determined that or otherwise has reasonable grounds to believe that such building is a substandard building, premises are not in compliance or that such building or premises are in a dangerous condition, the ~~((building))~~ code official may commence proceedings to cause the repair, vacation, or demolition of the buildings or premises and issue a notice and order pursuant to the procedures specified in K.C.C. Title 23.

SECTION 350. K.C.C. 16.16.160, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 351. Ordinance 12560, Section 118, as amended, and K.C.C. 16.16.160 are each hereby amended to read as follows:

Notices and orders ~~((of the building official))~~ - Repair, vacation and demolition. Section ~~((1103))~~ 107.2 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

Repair, vacation and demolition ~~((UHC 1103))~~ (IPMC 107.2). The following standards shall be followed by the ~~((building))~~ code official (and by the hearing examiner if an appeal is taken) in ordering the repair, vacation, abatement or demolition of any substandard building structure or any dangerous structure or nuisance:

1. If any building is declared a substandard building under this ordinance, it shall either be repaired in accordance with the current Building Code or shall be demolished at the option of the building owner.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or the occupants, it shall be ordered to be vacated and secured from entry.
3. A building declared a dangerous building under this code shall either be repaired in accordance with the current building code, except structures damaged as a result of a disaster when the executive has declared an emergency, which shall comply with K.C.C. chapter 16.06, 17.04.0816, as recodified and 17.04.083, as recodified; or shall be demolished at the option of the building owner.
4. If the nuisance located on the premises is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public, or its occupants, it shall be ordered to be removed, abated or vacated and secured from entry.

NEW SECTION. SECTION 352. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - General. Section 108.1 of the International Property Maintenance Code is not adopted and the following is substituted:

General (IPMC 108.1). When a structure, equipment or premises are found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure, equipment or premises shall be condemned pursuant to the provisions of this code.

NEW SECTION. SECTION 353. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Unsafe structures and premises. Section 108.1.1 of the International Property Maintenance Code is not adopted and the following is substituted:

Unsafe structures and premises (IPMC 108.1.1). An unsafe structure or premise is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not

providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure or premises contain unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

NEW SECTION. SECTION 354. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Unsafe equipment. Section 108.1.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Unsafe equipment (IPMC 108.1.2). Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

NEW SECTION. SECTION 355. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Structure unfit for human occupancy. Section 108.1.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Structure unfit for human occupancy (IPMC 108.1.3). A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

SECTION 356. K.C.C. 16.16.170, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 357. Ordinance 12560, Section 119, as amended, and K.C.C. 16.16.170 are each hereby

amended to read as follows:

((Notice to vacate – Posting)) Unsafe structures, premises and equipment - Structure unfit for human occupancy - Placarding. Section ~~((1104.1))~~ 108.1.3 of the ~~((Uniform Housing))~~ International Property Maintenance Code is ~~((not adopted and))~~ supplemented with the following ~~((is substituted))~~:

((Posting (UHC 1104.1)) Placarding (IPMC 108.1.3.1)). In addition to being served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be posted at or upon each exit of the building or upon the premises where the exits exist in substantially the following form:

KING COUNTY ~~((BUILDING SERVICES DIVISION))~~ DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

900 OAKESDALE AVENUE SOUTHWEST

RENTON, WASHINGTON 98055-1219

NOTICE IS HEREBY GIVEN THAT THIS BUILDING

MUST NOT BE OCCUPIED

UNTIL INSPECTION AND APPROVAL

For Further Information: By:

Inspector/Officer

Telephone:

Date:

WARNING! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.

NEW SECTION. SECTION 358. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Unlawful structure. Section 108.1.4 of the International Property Maintenance Code is not adopted and the following is substituted:

Unlawful structures (IPMC 108.1.4). An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

NEW SECTION. SECTION 359. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Closing of vacant structures. Section 108.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Closing of vacant structures (IPMC 108.2). If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified enforcement action may be taken using the procedures of K.C.C. Title 23.

NEW SECTION. SECTION 360. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Notice. Section 108.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Notice (IPMC 108.3). Whenever the director has determined a structure, premises or equipment are unsafe under the provisions of this section, notice shall be provided in the procures contained in K.C.C. Title 23.

SECTION 361. K.C.C. 16.16.180, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 362. Ordinance 12560, Section 120, as amended, and K.C.C. 16.16.180 are each hereby amended to read as follows:

~~((Notice))~~ **Unsafe structures, premises and equipment - Placard to vacate** ~~((-Compliance))~~. Section ~~((1104.2))~~ 108.4 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

~~((Compliance (UHC 1104.2)))~~ **Placard to vacate (IPMC 108.4).** Whenever such notice is posted, the ~~((building))~~ code official shall include a notification thereof in the notice and order issued by him under K.C.C. Title 23, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a certificate of occupancy is issued pursuant to the provisions of the Building Code. Any person violating this section shall be guilty of a misdemeanor.

SECTION 363. K.C.C. 16.20.170, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 364. Ordinance 12560, Section 136, as amended, and K.C.C. 16.20.170 are each hereby amended to read as follows:

~~((Notice to vacate – Posting))~~ **Unsafe structures, premises and equipment - Placarding of unsafe structures, premises and equipment.** Section ~~((404.1))~~ 108.4.1 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous Buildings))~~ is not adopted and the following substituted:

~~((Posting (UCADB 404.1)))~~ **Placarding of unsafe structures, premises and equipment (IPMC 108.4.1).** In addition to being served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be posted at or upon each exit of the building or upon the premises where the exits exist in substantially the following form:

KING COUNTY ~~((BUILDING SERVICES DIVISION))~~ DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

900 OAKESDALE AVENUE SOUTHWEST
RENTON, WASHINGTON 98055-1219

NOTICE

DO NOT ENTER

These premises have been found to be unsafe.

This notice is to remain on the premises until
the violations have been corrected.

For further information: . . By:

Inspector/Officer

Telephone: 296- Date:

WARNING! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.

SECTION 365. K.C.C. 16.20.180, as amended by his ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 366. Ordinance 12560, Section 137, as amended, and K.C.C. 16.20.180 are each hereby amended to read as follows:

~~((Notice to vacate –))~~ **Unsafe structures, premises and equipment - Compliance.** Section ~~((404.2))~~ 108.4 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous Buildings))~~ is ~~((not adopted and))~~ supplemented with the following ~~((is substituted))~~:

Compliance (((UCADB 404.2))) (IPMC 108.4.2). Whenever such notice is posted, the ~~((building))~~ code official shall include a notification thereof in the notice and order issued by him/her under K.C.C. Title 23, reciting the emergency and specifying

the conditions which necessitate the posting. No person shall remain in or enter any building or any premises which has been so posted, except that entry may be made to repair, abate, demolish or remove such nuisance or building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, abatement, demolition or removal has been completed and, if required, a certificate of occupancy issued pursuant to the provisions of the building code. Any person violating this section shall be guilty of a misdemeanor.

NEW SECTION. SECTION 367. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures - Imminent danger. Section 109.1 of the International Property Maintenance Code is not adopted and the following is substituted:

Imminent danger (IPMC 109.1). When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure or premises a notice as provided in Section 108.4. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure or premises, making the required repairs, removing the hazardous condition or of demolishing the same.

NEW SECTION. SECTION 368. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures - Temporary safeguards. Section 109.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Temporary safeguards (IPMC 109.2). Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the director deems necessary to meet such emergency.

NEW SECTION. SECTION 369. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures - Closing streets. Section 109.3 of the International Property Maintenance Code is not adopted and

the following is substituted:

Closing streets (IPMC 109.3) When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

NEW SECTION. SECTION 370. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures - Emergency repairs. Section 109.4 of the International Property Maintenance Code is not adopted and the following is substituted:

Emergency repairs (IPMC 109.4) For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible as authorized in K.C.C. Title 23.

NEW SECTION. SECTION 371. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures. Sections 109.5 and 109.6 of the International Property Maintenance Code are not adopted.

SECTION 372. K.C.C. 16.21.010, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 373. Ordinance 14238, Section 5, and K.C.C. 16.21.010 are each hereby amended to read as follows:

Emergency measures - Rapid abatement - purpose ((UCADB 206.1)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement - purpose (IPMC 109.7). The purpose of establishing procedures for the rapid abatement of structures damaged by a disaster resulting in a declared emergency, as defined in ((K.C.C. 16.20.080)) section 103 of this ordinance, is to protect the public health and safety by assuring that structures damaged as a result of a disaster are abated in a timely manner and to assure that the public right of-way is accessible for emergency vehicles in the event of a disaster.

SECTION 374. K.C.C. 16.21.020, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 375. Ordinance 14238, Section 6, and K.C.C. 16.21.020 are each hereby amended to read as follows:

Emergency measures - Rapid abatement - authority ((UCADB 206.2)). Section 109 of the International Property Maintenance Code is supplemented with the following:.

Rapid abatement - authority (IPMC 109.8). The ((building)) code official, subject to the express provisions of this code,

shall have the authority to order the rapid abatement of any structure, or a portion thereof, that has been damaged as a result of a disaster resulting in a declared emergency, which represents an imminent hazard to public health and safety or poses an imminent threat to the public right-of-way.

SECTION 376. K.C.C. 16.21.030, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 377. Ordinance 14238, Section 7, and K.C.C. 16.21.030 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - applicability ((UCADB-206.3)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - applicability (IPMC 109.9). A rapid abatement plan must be prepared for structures determined by the ((building)) code official to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way.

SECTION 378. K.C.C. 16.21.040, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 379. Ordinance 14238, Section 8, and K.C.C. 16.21.040 are each hereby amended to read as follows:

Emergency measures - Rapid abatement - compliance ((UCADB-206.4)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement - compliance (IPMC 109.10). It shall be unlawful for any person to repair or demolish and remove any disaster-damaged structure, or a portion thereof, without following the applicable procedures set forth in this code and obtaining all required permits. It shall be unlawful for any owner, or owner's agent, to fail or neglect to comply with any valid order of abatement made by the ((building)) code official pursuant to this code.

SECTION 380. K.C.C. 16.21.050, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 381. Ordinance 14238, Section 9, and K.C.C. 16.21.050 are each hereby amended to read as follows:

Emergency measures - Rapid abatement - assessment of immediacy and notification ((UCADB-206.5)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement - assessment of immediacy and notification (IPMC 109.11).

1. The ((building)) code official shall be responsible for determining whether a structure, or a portion thereof, damaged by a disaster, is an immediately hazardous and dangerous structure, as defined in K.C.C. ((K.C.C.-16.20.080)) section 110 of this

ordinance, and represents an imminent hazard to public health and safety or poses an imminent threat to the public right-of-way.

2. Unless extenuating circumstances exist, a disaster-damaged structure surrounded by securely fenced yard for a distance equal to one and one-half times the height of the structure will not be considered to represent an imminent hazard to public health and safety or pose an imminent threat to the public right-of-way.

3. When the ~~((building))~~ code official identifies a structure to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, the structure shall be posted with a placard which identifies it as an immediately hazardous and dangerous structure, requires that a rapid abatement plan be submitted and identifies the time frame for when it must be submitted.

4. The owner shall be notified within twenty-four hours of posting by telephone, fax, mailing or any other method determined by the director, that the structure has been determined to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, that a rapid abatement plan is required and the time frame for when it must be submitted. Failure to successfully notify the owner under this section shall not invalidate the requirement for a rapid abatement plan or change the time frame.

5. The ~~((building))~~ code official shall notify the King County office of historic preservation if any historic structure, as identified in K.C.C. ~~((K.C.C. 16.20.080))~~ 109 of this ordinance, has been determined to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, and requiring rapid abatement. The abatement, by repair, alteration, restoration, rehabilitation or demolition and removal, of disaster-damaged historic structures shall comply with the provisions of this code.

SECTION 382. K.C.C. 16.21.060, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 383. Ordinance 14238, Section 10, and K.C.C. 16.21.060 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - contents ~~((UCADB 206.6))~~. Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - contents (IPMC 109.12). The rapid abatement plan shall consist of:

1. The names of all owners of the structure;
2. The address of the structure;
3. An engineering evaluation, as defined in ~~((K.C.C. 16.20.080))~~ section 107 of this ordinance. The engineering evaluation shall include an evaluation of life safety issues related to the safety of the occupants or individuals in the vicinity of the structure. The

engineering evaluation also contain a detailed evaluation of the structural and nonstructural damage incurred to the building or structure;

4. Recommendations for temporary repair, or, in lieu of recommendation for temporary repair, a recommendation for demolition; and

5. Schematic recommendations for permanent repair, or, in lieu of schematic recommendations for permanent repair, a recommendation for demolition.

Temporary repair may be comprised of bracing, shoring or other repairs necessary to minimize excessive immediate risk and to restore the structure to a safe condition suitable for continued repair.

SECTION 384. K.C.C. 16.21.070, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 385. Ordinance 14238, Section 11, and K.C.C. 16.21.070 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - time frame for submittal ((UCADB 206.7)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - time frame for submittal (IPMC 109.13). The following time frames are established for the submittal of a rapid abatement plan. A maximum of two extensions, of forty-eight hours each, may be added to the initial time frame established for submittal of the rapid abatement. The time frames are measured from the time of posting the placard on the structure. Immediate demolition or abatement can occur prior to submittal of the rapid abatement plan, when indicated. The street groups are classified in K.C.C. 16.21.080.

1. When a structure has more than a minimal potential for immediate collapse, the following time frames apply:

1.1. When a structure represents an imminent threat to public health and safety, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.

1.2. When a structure does not represent an imminent threat to public health and safety, but threatens a Group I street or road and an alternative route is available, the owners is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.

1.3. When a structure does not represent an imminent threat to public health and safety, but threatens a Group II street or road and an alternative route is available, the owner is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to submit an abatement plan within forty-eight hours.

1.4. When a structure does not represent an imminent threat to public health and safety, but threatens a Group III street or road and an alternative route is available, the owner is required to ~~((submit))~~ submit an abatement plan within five days. When no alternative route is available, the owner is required to submit an abatement plan within seventy-two hours.

2. When a structure is damaged, but threat of collapse is not great and the structure creates only minor or no risk to life or property and no street or road is threatened, rapid abatement procedures do not apply.

SECTION 386. K.C.C. 16.21.080, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 387. Ordinance 14238, Section 12, and K.C.C. 16.21.080 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - street and road groups ~~((UCADB 206.8))~~. Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - street and road groups (IPMC 109.14). The following street and road groups apply to the time frames established by K.C.C. 16.21.070 as recodified by this ordinance. These classifications are based on the King County Road Standards.

1. Group I streets and roads are principal arterial, minor arterial, collector arterial or "collector" and neighborhood collectors.
2. Group II streets and roads are subcollectors and business access streets.
3. Group III streets and roads are subaccess streets, minor access streets (Residential), multiple dwelling access streets, industrial access streets and minor access streets (Commercial).

SECTION 388. K.C.C. 16.21.090, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 389. Ordinance 14238, Section 13, and K.C.C. 16.21.090 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - time frame for completion of abatement ~~((UCADB 206.9))~~. Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - time frame for completion of abatement (IPMC 109.15). Approval by the ~~((building))~~ code official of the rapid abatement plan constitutes authority to proceed with abatement. If the ~~((building))~~ code official approves the rapid abatement plan, the owner, or owner's agent, shall complete abatement in accordance with the plan within forty-eight hours of obtaining approval of the plan. Within twenty-four hours of completion of the abatement work, the owner, or owner's agent, shall provide the ~~((building))~~ code official with a written signed verification that the abatement has been completed in conformance with

the approved rapid abatement plan. When the abatement includes structural repairs, the verification shall include a written, signed and stamped report from the owner's architect or structural or civil engineer attesting that the engineer has visited the site and that repairs have been completed in general conformance with the approved rapid abatement plan. This written signed and stamped report from the owner's architect or structural or civil engineer and the written and signed verification by the owner or owner's agent may be made by completing and signing and standard form provided by the department of development and environmental services.

SECTION 390. K.C.C. 16.21.100, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 391. Ordinance 14238, Section 14, and K.C.C. 16.21.100 are each hereby amended to read as follows:

Emergency measures - Rapid abatement plan - disapproval by the ((building)) code official ((UCADB-206.10)).

Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - disapproval by the code official (IPMC 109.16). In each case where a rapid abatement plan is disapproved, the ((building)) code official shall state the reasons for disapproval to the owner, or the owner's agent. Notice of disapproval can be either by direct conversation, a telephone conversation, fax, a written notice of disapproval mailed to the owner, or owner's agent, or any other method determined by the ((building)) code official. Regardless of the method used for notice of disapproval, the owner, the owner's agent, must submit a revised rapid abatement plan addressing the deficiencies noted by the ((building)) code official in the notice of disapproval within seventy-two hours.

SECTION 392. K.C.C. 16.21.110, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 393. Ordinance 14238, Section 15, and K.C.C. 16.21.110 are each hereby amended to read as follows:

Emergency measures - Rapid abatement by the ((building)) code official ((UCADB-206.11)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement by the code official (IPMC 109.17). The ((building)) code official is authorized to abate a structure which is identified to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, in the following cases:

1. If the owner fails to respond to the notice of abatement, responds untimely, or responds timely but fails to complete abatement within the required time frame; or
2. If the owner cannot be located within the established time frame; or
3. When the ((building)) code official determines the structures is an imminent hazard to public health and safety or an

imminent threat to the public right-of-way, which must be abated immediately.

SECTION 394. K.C.C. 16.16.220, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 395. Ordinance 12560, Section 124, as amended, and K.C.C. 16.16.220 are each hereby amended to read as follows:

((Performance of work of repair or d))Demolition ((-UHC Chapter 15)) - General. ~~((Chapter 15, Performance of Work of Repair or Demolition,))~~ Section 110.1 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and is substituted with the ~~((procedures as specified in))~~ following:

General (IPMC 110.1). Demolition shall be in accordance with K.C.C. Title 23.

NEW SECTION. SECTION 396. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Demolition - Notice and orders. Section 110.2 of the International Property Maintenance Code is not adopted.

SECTION 397. K.C.C. 16.16.190, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 398. Ordinance 12560, Section 121, as amended, and K.C.C. 16.16.190 are each hereby amended to read as follows:

Means of ((A))appeal ((-UHC Chapter 12)) - Application for appeal. ~~((Chapter 12, Appeal,))~~ Section 111.1 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and is substituted with the following:

Application for appeal. (IPMC 111.1). ~~((a))~~Appeals ~~((procedures as specified in))~~ shall be in accordance with K.C.C. Titles 20 and 23.

NEW SECTION. SECTION 399. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Means of appeal. Sections 111.2 through 111.8 of the International Property Maintenance Code are not adopted.

SECTION 400. K.C.C. 16.16.030, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 401. Ordinance 14111, Section 131, and K.C.C. 16.16.030 are each hereby amended to read as follows:

General - Responsibilities defined. Section ~~((201.3))~~ 301.2 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

Responsibilities defined (~~((UHC 201.3))) (IPMC 301.2).~~ Owners remain liable for violations of duties imposed by this code even though an obligation is also imposed on the occupants of the building, and even though the owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this code.

Buildings and structures and parts thereof shall be maintained in a safe and sanitary condition. The owner or the owner's designated agent shall be responsible for such maintenance. To determine compliance with this subsection, the building may be reinspected.

Owners, in addition to being responsible for maintaining buildings in a sound structural condition, shall be responsible for keeping that part of the building or premises which the owner occupies or controls in a clean, sanitary and safe condition, including the shared or public areas in a building containing two or more dwelling units.

Owners shall, when required by this code or the (~~((building))~~) code official or the health ordinance or the health officer, furnish and maintain such approved sanitary facilities as required, and shall furnish and maintain approved devices, equipment or facilities for the prevention of insect and rodent infestation, and when infestation has taken place, shall be responsible for the extermination of any insects, rodents or other pests when such extermination is not specifically made the responsibility of the occupant by law or ruling.

Occupants of a dwelling unit, in addition to being responsible for keeping in a clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises which they occupy and control, shall dispose of their rubbish, garbage and other organic waste in a manner required by the health ordinance and approved by the health officer or the (~~((building))~~) code official.

Occupants shall, when required by this code, the health ordinance or the health officer, furnish and maintain approved devices, equipment or facilities necessary to keep their premises safe and sanitary.

SECTION 402. Ordinance 12560, Section 111, as amended, and K.C.C. 16.16.050 are each hereby repealed.

SECTION 403. Ordinance 12560, Section 113, as amended, and K.C.C. 16.16.080 are each hereby repealed.

SECTION 404. K.C.C. 16.16.130, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 405. Ordinance 14111 Section 141, and K.C.C. 16.16.130 are each hereby amended to read as follows:

Exterior property areas - Fire hazard. Section (~~((1001.9))~~) 302.4 of the (~~((Uniform Housing))~~) International Property Maintenance Code is not adopted and the following is substituted:

Fire hazard (~~((UHC 1001.9))) (IPMC 302.4).~~ Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion Fire Marshal or the (~~((Building))~~) Code Official, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered

substandard. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with provisions of K.C.C. Title 23

NEW SECTION. SECTION 406. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior property areas - Motor vehicles. Section 302.8 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 407. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Swimming pools, spas and hot tubs - Enclosures. Section 303.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Enclosures (IPMC 303.2). Private swimming pools, hot tubs and spas, containing water more than twenty-four inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least sixty inches (1,524 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such areas shall be self-closing and self-latching . Where the self-latching devices is less than fifty-four inches (1,372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches (152 mm) from the gatepost. No existing g pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

NEW SECTION. SECTION 408. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Premises identification. Section 304.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Premises identification. (IPMC 304.3). Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property as specified by the department.

NEW SECTION. SECTION 409. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Insect screens. Section 304.14 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 410. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Building security. Section 304.18 and all of the subsections thereto of the International Property

Maintenance Code are not adopted.

SECTION 411. K.C.C. 16.16.090, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 412. Ordinance 12560, Section 114, as amended, and K.C.C. 16.16.090 are each hereby amended to read as follows:

~~((Sanitation – Installation and maintenance))~~ **Water system - General.** Section ~~((505.7))~~ 505.1 of the ~~((Uniform Housing~~
~~))~~ International Property Maintenance Code is not adopted and the following is substituted:

~~((Installation and maintenance (UHC 505.7)))~~ **General (IPMC 505.1).** ~~((All sanitary facilities shall be installed and maintained in a safe and sanitary condition and))~~ Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with ~~((all applicable laws))~~ K.C.C. chapter 16.32.

NEW SECTION. SECTION 413. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Heating facilities - Residential occupancies. Section 602.2 of the International Property Maintenance Code is not adopted.

SECTION 414. K.C.C. 16.16.100, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 415. Ordinance 12560, Section 115, as amended, and K.C.C. 16.16.100 are each hereby amended to read as follows:

~~((Mechanical requirements –))~~ **Heating facilities - Heat supply.** Section ~~((701.1))~~ 602.3 of the ~~((Uniform Housing))~~
International Property Maintenance Code is not adopted and the following is substituted:

~~((Heating (UHC 701.1)))~~ **Heat supply (IPMC 602.3)** Dwellings units ((;)) and guest rooms ((and congregate residences)) shall be provided with heating facilities capable of maintaining a room temperature of 70° F. (21.1° C) ((at a point 3 feet (.914 m) above the floor)) in all habitable rooms ((when the outside temperature is as set forth in WAC 51-11, the Washington State Energy Code (second edition), effective June 30, 1995. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 3102 of the Building Code, the Mechanical Code, and all other applicable laws. Unvented fuel-burning heaters shall not be permitted. All heating devices or appliances shall be of an approved type)), bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

NEW SECTION. SECTION 416. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Heating facilities - Occupiable work spaces. Section 602.4 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 417. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Heating facilities - Room temperature measurement. Section 602.5 of the International Property Maintenance Code is not adopted and the following is substituted:

Room temperature measurement (IPMC 602.5). The required room temperatures shall be measured three feet (.914 m) above the floor near the center of the room and two feet (610 mm) inward from the center of each exterior wall.

NEW SECTION. SECTION 418. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Electrical facilities - Service. Section 604.2 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 419. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Electrical equipment - Receptacles. Section 605.2 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 420. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Elevators, escalators and dumbwaiters. Section 606 of the International Property Maintenance Code is not adopted.

SECTION 421. Ordinance 14111, Section 139, and K.C.C. 16.16.110 are each hereby repealed.

SECTION 422. Ordinance 14111, Section 140, and K.C.C. 16.16.120 are each hereby repealed.

SECTION 423. Ordinance 12560, Section 117, as amended, and K.C.C. 16.16.150 are each hereby repealed.

SECTION 424. Ordinance 12560, Section 122, as amended, and K.C.C. 16.16.200 are each hereby repealed.

SECTION 425. Ordinance 12560, Section 123, as amended, and K.C.C. 16.16.210 are each hereby repealed.

SECTION 426. Ordinance 12560, Section 125, as amended, and K.C.C. 16.16.230 are each hereby repealed.

SECTION 427. Ordinance 14111, Section 153, and K.C.C. 16.20.010 are each hereby repealed.

SECTION 428. Ordinance 14238, Section 2, and K.C.C. 16.20.035 are each hereby repealed.

SECTION 429. Ordinance 12560, Section 128, as amended, and K.C.C. 16.20.040 are each hereby repealed.

SECTION 430. Ordinance 12560, Section 129, as amended, and K.C.C. 16.20.050 are each hereby repealed.

SECTION 431. Ordinance 12560, Section 130, as amended, and K.C.C. 16.20.060 are each hereby repealed.

SECTION 432. Ordinance 12560, Section 131, as amended, and K.C.C. 16.20.070 are each hereby repealed.

SECTION 433. Ordinance 14111, Section 161, and K.C.C. 16.20.090 are each hereby repealed.

SECTION 434. Ordinance 12560, Section 133, as amended, and K.C.C. 16.20.100 are each hereby repealed.

SECTION 435. Ordinance 14111, Section 163, and K.C.C. 16.20.110 are each hereby repealed.

SECTION 436. Ordinance 14111, Section 164, and K.C.C. 16.20.120 are each hereby repealed.

SECTION 437. Ordinance 14111, Section 165, and K.C.C. 16.20.130 are each hereby repealed.

SECTION 438. Ordinance 14111, Section 166, and K.C.C. 16.20.140 are each hereby repealed.

SECTION 439. Ordinance 12560, Section 134, as amended, and K.C.C. 16.20.150 are each hereby repealed.

SECTION 440. Ordinance 12560, Section 135, as amended, and K.C.C. 16.20.160 are each hereby repealed.

SECTION 441. Ordinance 12560, Section 138, as amended, and K.C.C. 16.20.190 are each hereby repealed.

SECTION 442. Ordinance 12560, Section 139, as amended, and K.C.C. 16.20.200 are each hereby repealed.

SECTION 443. Ordinance 12560, Section 140, as amended, and K.C.C. 16.20.210 are each hereby repealed.

SECTION 444. Ordinance 12560, Section 141, as amended, and K.C.C. 16.20.220 are each hereby repealed.

SECTION 445. Ordinance 12560, Section 142, as amended, and K.C.C. 16.20.230 are each hereby repealed.

SECTION 446. **Severability.** If any provision of this ordinance or its application to any person or circumstance is held invalid the remainder of the ordinance or the

application of the provision to other persons or circumstances is not affected.

SECTION 447. **Effective date.** This ordinance takes effect July 1, 2004.

official papers, 30 days prior

newspaper: Seattle Times

Publish: Wednesday, April 21

Public Hearing: May 24, 2004

official papers, 30 days prior

newspaper: Seattle Times

Publish: Wednesday, April 21

Public Hearing: May 24, 2004