

**CITY OF STANWOOD
Stanwood, Washington**

ORDINANCE 1360

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING CHAPTER 14.04 OF THE STANWOOD MUNICIPAL CODE (SMC) ENTITLED "UNIFORM CODES" TO ADOPT THE 2012 CODES AND AMENDMENTS ADOPTED IN RCW 19.27 RELATING TO THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, WASHINGTON STATE ENERGY CODE AND INTERNATIONAL FUEL GAS CODE; AMENDING CHAPTER 3.30 OF THE STANWOOD MUNICIPAL CODE PROVIDING FOR FEES, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Stanwood currently is administering the 2009 Uniform Codes; and

WHEREAS, the Washington State legislature adopted the 2012 International Building Codes, the 2012 Uniform Plumbing Code and the 2012 Washington State Energy Code; and

WHEREAS, these revised codes will take effect statewide on July 1, 2012; and

WHEREAS, the appendices to the Uniform Codes are available for adoption by local jurisdictions; and

WHEREAS, the City Council met November 25 and November 14 to consider the proposed Uniform Code amendments and the several of the optional appendices;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC Chapter 14 .04 Sections 14.04.020 entitled "Adoption of International codes" is hereby amended to read as follows:

14.04.020 Adoption of international codes.

The following international codes, which have been adopted with amendments by the State Building Code Council pursuant to Chapter 19.27 RCW, are herewith adopted by reference as though fully set forth in this chapter:

(1) International Building Code 2009_2012 Edition, as published by the International Code Council, together with Washington State amendments as set forth in Chapter 51-50 WAC, together with Appendix E and Appendix J, Sections 101 through 111,, together with all Washington State amendments as contained in Chapter 51-50 WAC, and together with the applicable references to the National Fire Protection Association (NFPA), current edition as amended, except that:

(a) Section 105.2 shall be modified to add the following:

#14. Platforms not more than 30 inches above the grade and not over any basement or story below;

#15. Replacement of nonstructural siding on IRC structures except for veneer, stucco, or exterior finish and insulation systems (EIFS);

#16. In-kind window replacement for IRC structures where no alteration of structural members is required and which the window U values meet the prescriptive requirements within the Washington State Energy Code;

#17. Job shacks that are placed at a permitted job site during construction may be allowed on a temporary basis and shall be removed upon final approval of construction;

#18. In-kind reroofing of one and two family dwellings provided roof sheathing is not removed or replaced; and

(b) Section 105.3.2: shall be amended to add the following:

i. Applications for which no permit is issued within 18 months following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law;

ii. Applications may be cancelled for inactivity, if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 90 days of the date of request. The building official may extend the response period beyond 90 days; and

(c) Section 105.5, is replaced with a new section "Time limitation on building permits" to read as follows.

i. Every permit issued shall expire two years from the date of issuance. The building official may approve a request for an

extended expiration date where a construction schedule is provided by the applicant and approved prior to permit issuance.

- ii. Every permit that has been expired for one year or less may be renewed for a period of one year for an additional fee as long as no changes have been made to the originally approved plans. For permits that have been expired for longer than one year, a new permit must be obtained and new fees paid. No permit shall be renewed more than once.

(2) International Residential Code, published by the International Code Council, ~~2009~~ 2012 Edition, with Appendix G, Swimming Pools and Spas, together with Washington State amendments as set forth in Chapter 51-51 WAC. Appendices S and R, Dwelling Unit Sprinkler Systems, are not adopted. Sections P2501 through P3201 and E3401 through E4209 are not adopted.

(3) International Existing Building Code, published by the International Code Council ~~2009~~ 2012 Edition.

(4) International Mechanical Code, published by the International Code Council, ~~2009~~ 2012 Edition, together with Washington State amendments as set forth in Chapter 51-52 WAC.

(5) Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, IAPMO, ~~2009~~ 2012 Edition, together with Washington State amendments as set forth in Chapter 51-56 WAC, except that Table 1-1, Chapter 12, Fuel Gas Piping, and Chapter 16, Gray Water Systems, are not adopted. The Uniform Plumbing Code Standards (Appendix 1), 2012 Edition, together with all Washington State amendments contained in Chapters 51-56 and 51-57 WAC, are hereby adopted.

(6) International Fire Code, published by the International Code Council, ~~2009~~ 2012 Edition, together with Appendices

A, B, C, D, E, F, and G, and together with all Washington State amendments as contained in Chapter 51-54 WAC, is hereby adopted, except that International Fire Code Section 903.2.6 is hereby amended to include B occupancies.

(7) International Property Maintenance Code, published by the International Code Council, ~~2009~~ 2012 Edition.

(8) Washington State Energy Code, published by the Washington State Building Code Council, latest edition, together with Washington State amendments as set forth in Chapter 51-11 WAC.

(9) International Fuel Gas Code, published by the International Code Council, 2009 2012 Edition, together with Washington State amendments as set forth in Chapter 51-52 WAC. (Ord. 1272 § 1, 2010; Ord. 1214 § 1, 2007; Ord. 1154 § 1, 2004; Ord. 1048, 1998).

Section 2 SMC Chapter 3.30.075 Building and Construction fees is hereby amended to read as follows

Building permit fees As provided in the ~~1997 Uniform Building Code~~ 2012 International Building Code with valuations provided in the latest edition of the Building Safety Journal

Mechanical
Plumbing fees See fee schedule

Commercial Fee based on valuations provided in the latest edition of the Building Safety Journal

Residential Base Fee of \$25.00 plus charges identified on the following table.

Type of Fixture		Type of Equipment	
Water closet (toilet)	\$10.00	Air conditioner unit	\$20.00
Bathtub	\$10.00	Boilers	\$20.00/ \$30.00/ \$40.00
Lavatory (wash basin) /sink	\$10.00	Forced air system	\$20.00
Shower	\$10.00	Wall Heaters	\$16.00
Kitchen sink & disposal	\$10.00	Unit Heaters	\$16.00
Dishwasher	\$10.00	Evaporative Coolers	\$15.00
Laundry tray	\$10.00	Ventilation Fans	\$10.00
Clothes washer	\$10.00	Refrigeration Unit	\$15.00
Water heater	\$10.00	Range Hood	\$15.00
Urinal	\$10.00	Air Handling Unit	\$20.00
Drinking fountain	\$10.00	Stove	\$35.00
Floor drain	\$10.00	Fireplace & Chimney	\$20.00
Backflow Prevention	\$10.00	Gas Piping	\$10.00
Roof drains (rain leaders)	\$10.00	Above ground tank	\$90.00
Vacuum Breaker	\$10.00	Underground tank	\$60.00
Water service line	\$10.00		

No change in the remaining sections

Section 3. Severability.

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 4. Effective Date.


This Ordinance shall take effect five days after its publication by summary.

PASSED by the City Council and signed by the Mayor this 25th day of November, 2013.

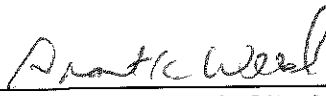
CITY OF STANWOOD

By 
Dianne W. White, Mayor

Attest:

By 
Greg Thramer, City Clerk

Approved as to form:

By 
Grant K. Weed, City Attorney

Date of Publication December 3, 2013