

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

15.04 Building Code

Chapter 15.04**BUILDING CODE**

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15.04.010 International Building Code (Chapter 51-50 WAC).

The International Building Code, 2006 Edition, as published by the International Conference of Building Officials, with all Washington State amendments and exceptions as contained in Chapter 51-50 WAC, is hereby

adopted as modified by the additions and amendments specified in SMC 15.04.031 and 15.04.034, except that the following appendices are the only appendices adopted:

Appendix J, Grading. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.015 References to Uniform Building Code.

All references to the Uniform Building Code which may exist in the Sequim Municipal Code shall be interpreted to refer to the International Building Code except where set forth otherwise herein. (E.g., SMC 18.08.020, 18.58.030, 18.58.100, 18.62.020, 18.66.050). (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012)

15.04.020 International Residential Code (Chapter 51-51 WAC).

The International Residential Code, 2006 Edition, as published by the International Conference of Building Officials, is hereby adopted with all Washington State amendments including the additions, deletions, and exceptions in Chapter 51-51 WAC; provided, that Chapters 11 and 25 through 42 of such code are not adopted as set forth in Chapter 51-51 WAC, except that the following appendices are adopted:

Appendix G, Swimming Pools, Spas and Hot Tubs. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.030 International Building and Residential Codes – Building valuation costs.

Building valuation costs used to determine permit fees shall be from the most current issue of Building Safety Journal, published by the International Code Council. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.031

15.04.031 Building and residential permit, plan review, inspection and expired permit fees.

Fees relating to the International Building Code and the International Residential Code, building permits, plan reviews and inspections, utilizing IBC valuations, shall be as provided for in the 1997 Uniform Building Code, Table 1-A, or as amended by the city of Sequim, or as excepted for affordable/workforce housing. See Exhibit 1 attached to the ordinance codified in this section.

2006 International Building Code, Section 105.5 – Expiration.

Issued building permits shall expire two (2) years from the date of permit issuance. Building permits may be renewed prior to the expiration date for one (1) additional year period at a charge of 50 percent of the original permit fee.

In order to obtain a new permit for the same proposed construction after expiration, the permittee shall obtain a new building permit but may pay a fee as provided below:

- a. If no work has been started – the permittee shall pay 100 percent of the original building permit fee.
- b. If project is completed through the approved foundation and floor being constructed – the permittee shall pay 75 percent of the original building permit fee.
- c. If project is completed through the approved framing inspection – the permittee shall pay 50 percent of the original building permit fee.
- d. If project is completed through the approved drywall inspection – the permittee shall pay a one time final inspection fee of \$50.00 in order to final the building permit.

Should the permittee make substantial structural and/or life safety changes to the original approved plans of which the building permit has expired, but for the same building, a new plan review fee of 65 percent of the above-referenced building permit fee shall be charged for residential building permits. A new plan review fee of 80 percent of the above-referenced building permit fee shall be charged for commercial building permits.

Should a change in building code or building requirements have taken place, and the permittee intends to continue the work of the expired permit, a new plan review fee shall be charged in the amount of 65 percent of the original building permit fee for residential building permits. A new plan review fee of 80 percent of the above-referenced building permit fee shall be charged for commercial building permits and the permittee shall be required to comply with all such new requirements.

(Ord. 2008-017 § 1)

15.04.032 Change of use permit fee.

Building permit applications submitted for a change of use shall be charged according to the new use the structure will accommodate. The valuation of the existing use shall be determined using the most current issue of the Building Safety Journal, published by the International Code Council. The proposed new use building valuation shall be determined using the Building Safety Journal, published by the International Code Council. The valuation of the proposed new use shall be deducted from the existing use valuation, and the building permit and plan review fees shall be as provided for in the 1997 Uniform Building Code, Table 1-A, or as amended by the city of Sequim based on the revised new value. (Ord. 2008-017 § 1)

15.04.033 Investigation fees – Work without a permit.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A or as amended by the city of Sequim. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. (Ord. 2008-017 § 1)

15.04.034 Refunds.

2006 IBC Section 108.6 is replaced with the following:

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official may authorize refunding in the amount of 80 percent of the building permit fee when no work has been done under a permit issued in accordance with this code. Such requests shall be made in writing by the permittee requesting withdrawal or cancellation of the building permit not later than 180 days after the date of the fee payment.

(Ord. 2008-017 § 1)

15.04.040 International Mechanical Code (Chapter 51-52 WAC).

The International Mechanical Code, 2006 Edition, as published by the International Conference of Building Officials, with all Washington State amendments and exceptions as contained in Chapter 51-52 WAC, except that the standards for liquefied petroleum gas

installations shall be the 2004 Edition of NFPA 58 (Liquefied Petroleum Gas Code) and 2006 Edition of ANSI Z223.1/NFPA 54 (National Fuel Gas Code), is hereby adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.050 Mechanical permit and inspection fees.

Fees relating to the International Mechanical Code, mechanical permits and inspections shall be as provided in the 1997 Uniform Mechanical Code, Table 1-A, or as amended by the city of Sequim. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.060 Uniform Plumbing Code (Chapters 51-56, 51-57 WAC).

The Uniform Plumbing Code, 2006 Edition, as published by the International Association of Plumbing and Mechanical Officials, IAPMO, with all Washington State amendments and exceptions as contained in Chapters 51-56 and 51-57 WAC, is hereby adopted; provided, that Chapters 12 and 15 of this code are not adopted; provided further, that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in Chapter 5 and those portions of the code addressing building sewers are not adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.070 Plumbing permit and inspection fees.

Fees relating to the Uniform Plumbing Code, plumbing permits and inspections shall be as provided in the 1997 Uniform Plumbing Code, Table 1-1, or as amended by the city of Sequim. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.080 International Fire Code (Chapter 51-54 WAC).

The International Fire Code, 2006 Edition, as published by the International Fire Code Institute, with all Washington State amend-

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ments and exceptions as contained in Chapter 51-54 WAC, is hereby adopted except that the following appendices are the only appendices adopted:

Appendix B, Fire Flow for Buildings.

Appendix C, Fire Hydrant Locations and Distribution.

Appendix E, Hazard Categories.

Appendix F, Hazard Ranking. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.090 Washington State Energy Code (Chapter 51-11 WAC).

The Washington State Energy Code, current edition, with all Washington State amendments as contained in Chapter 51-11 WAC, is hereby adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.100 Washington State Ventilation and Indoor Air Quality Code (Chapter 51-13 WAC).

The Washington State Ventilation and Indoor Air Quality Code, current edition, with all Washington State amendments contained in Chapter 51-13 WAC, is hereby adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2)

15.04.110 International Fuel Gas Code.

The 2006 International Fuel Gas Code (IFC), as published by the International Code Council, Inc., is hereby adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012)

15.04.120 Uniform Code for Abatement of Dangerous Buildings.

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012)

15.04.130 Documents to be filed and available for public inspection.

The codes, appendices and standards set forth in this chapter shall be filed with the public works department, and a copy thereof made

available for use and examination by the public, pursuant to RCW 35A.12.140. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2. Formerly 15.04.110.)

15.04.140 Penalties.

Any person who shall violate any of the provisions of this chapter or the codes or standards adopted herein or fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$5,000 or by imprisonment for not more than one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. (Ord. 2008-017 § 1; Ord. 2007-004; Ord. 2004-012; Ord. 98-015 § 2; Ord. 95-025 § 2. Formerly 15.04.120.)