Ordinance No. 2639

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3415

WHEREAS, the City Council of the City of Kent has determined that the enactment of comprehensive, uniform building regulations will promote the health, safety and welfare of the citizens of Kent; and

WHEREAS, such building regulations will define minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety; and

WHEREAS, such building regulations will eliminate restrictive, obsolete, conflicting and duplicative regulations and requirements which unnecessarily increase construction costs and/or retard the use of new materials, products, or methods of construction; and

WHEREAS, the enactment of such comprehensive building regulations is consistent with the mandate of RCW 19.27.020; NOW THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES
HEREBY ORDAIN AS FOLLOWS:

UNIFORM BUILDING CODE

Section 1. Section 14.04.040 Kent City Code (Ordinance
2199 as last amended by Ordinance 2517) is hereby amended to read
as follows:

14.04.040. UNIFORM BUILDING CODE ADOPTED - AMENDMENTS.
There is adopted upon the filing of one copy thereof with the Kent
City Clerk, that certain code known as Uniform Building Code
((~)) 1985 Edition, with the following additions and amendments:

A. Section 102 shall be amended to add the following
sentence: The purpose of this code is to provide for and promote
the health, safety and welfare of the general public, and not to
create or otherwise establish or designate any particular person,
class or group of persons who will be especially protected or
benefited by the terms of this code.

((A)) B. Section 301(a). shall be amended to add the
following: ((e). PERFORMANCE BONDS.) Before any demolition
permit is issued, the applicant or his agent shall post a cash
bond with the City Treasurer in the amount of $300.00 which will
be refundable upon inspection and final approval. If a permanent
bond is on file with the City Treasurer, that amount may be
$200.00.

((A)) C. There is added to Chapter 12 "Requirements for
Group R ((Division 1)) Occupancies," a new Section to be desig-
nated as Section 1213(b)., and which shall read as follows:

It is hereby established that the paved vehicular
access (driveway, private road) to any R-1 or R-3 Occupancy (as
defined in the Uniform Building Code) shall not exceed a slope of
10 percent from the property line to the required off-street
parking stall(s) or the point required for fire department access
to the off-street stall(s).
EXCEPTION: The Building Official may allow the driveway or private road to exceed 10 percent, but not to exceed 15 percent when requested in writing by both the owner and contractor, or to exceed 12 percent if the structure is more than 150 feet from the nearest fire hydrant, provided that in the opinion of the Building Official there is no reasonable alternative.

((C. There is to be added to Chapter 12 "Requirements for Group R Division 3 Occupancies," a new Section to be designated as Section 1213 (C), and which shall read as follows:

It is hereby established that the paved vehicular access (driveway, private road) to any R-3 Occupancy as defined by the Uniform Building Code shall not exceed a slope of 10% from the property line to the required off-street stall(s), or the point required for fire department access to the required off-street stall or stalls.

EXCEPTION: The building Official may allow the driveway or private road to exceed 10% but not to exceed 15% when requested in writing from the owner and the contractor, or to exceed 12% if the structure is more than 150 feet from the nearest fire hydrant, provided that in the opinion of the Building Official there is no reasonable alternative.))

D. All references in Chapter 17 or any other Chapter of this code to handicap standards shall be superseded by the Washington State Rules and Regulations for Barrier Free Facilities, as now or hereinafter adopted.

((f)) E. Section 4506(b). "Awning-Exception" is amended to read as follows:

Fixed awnings of any length may be erected on a one story building upon approval of the Building Official.

((g. Section 305 (e)2. is deleted.))
Section 205, "Violations and Penalties," shall be amended to read:

"Section 205. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

"Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than $500 or by imprisonment for not more than 90 days, or by both such fine and imprisonment."

The following:

"Exterior foundation walls of masonry construction enclosing a basement shall be dampproofed by applying not less than 3/8" of portland cement parging to the wall from the top of the footing to finish grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate. Exterior foundation walls of concrete construction enclosing basements shall be dampproofed by applying a coat of approved bituminous material to the wall from the top of the footing to finish grade at the recommended rate. This section does not guarantee that a basement will be moisture free, as it provides for exterior treatment only. Further, prior to final inspections, grade shall slope down away from the foundation for at least 5 feet on all sides of the structure."

Section 2. Section 14.04.080 Kent City Code, (Ordinance 2517) is amended to read as follows:


Section 3. Section 14.10.040 Kent City Code (Ordinance 2517) is amended to read as follows:

Section 4. Section 14.12.040 Kent City Code (Ordinance 2517) is amended to read as follows:

14.12.040. UNIFORM HOUSING CODE ADOPTED. There is adopted upon the filing of one copy thereof with the Kent City Clerk, that certain code known as Uniform Housing Code (1982) 1985 Edition.

(a.) PENALTIES. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of $500.00 or by imprisonment for not more than 90 days, or both fine and imprisonment for each day the violation is allowed to exist.

Section 5. Section 14.14.040 Kent City Code (Ordinance 2517) is amended to read as follows:


(a.) Add Section 205. PENALTIES. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of $500.00 or by imprisonment for not more than 90 days, or both fine and imprisonment for each day the violation is allowed to exist.

Section 6. Section 14.16.040 Kent City Code (Ordinance 2517) is amended to read as follows:

14.16.040. UNIFORM PLUMBING CODE ADOPTED - AMENDMENTS There is adopted by reference upon the filing of one copy with the Kent City Clerk, that certain code known as Uniform Plumbing Code (1982) 1985 Edition, with the following additions:
A. Section 1008(e) shall be amended to read as follows:

Testing - Before such approval, both hot and cold water piping shall be subjected to a full working water pressure test from the main or meter, or to an air pressure test of not less than one hundred (100) pounds per square inch for not less than fifteen (15) minutes. Piping must not leak when subjected to such test. Hot and cold approved plastic water piping is to be tested in accordance with manufacturers recommendation.

B. Section 1007(g) shall be amended to read as follows:

The American Gas Association, Underwriters Laboratory, the American National Standards Institute and the National Electrical Code all require that domestic water heaters have properly installed temperature and pressure relief valves even though the tank may be otherwise equipped with a high-energy cutout. The temperature sensing element must be immersed in the water in the top six inches of the tank, and the temperature and pressure relief valve must therefore be located so as to provide proper drainage to: (1) the exterior, (2) an approved slop sink, (3) approved floor drain with trap primer, or (4) garage floor sloping to exterior grade. The discharge line shall not be designed to trap water.

C. Section 1008(b) is amended to read as follows:

Water service piping or underground water piping outside the building shall have a ten (10) foot horizontal separation from the building sewer or drain piping. Eliminate code Sections 1008(b). 1. and 2.

D. PENALTIES. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of $500.00 or by imprisonment for not more than 90 days, or both fine and imprisonment for each day the violation is allowed to exist.
Section 7. Section 14.16.060 Kent City Code (Ordinance 2517) is amended to read as follows:


Section 8. Any Ordinance in conflict herewith is superseded by the provisions of this Ordinance.

Section 9. Any act Consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 10. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clauses, sentence, paragraph, subdivisions, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of the ordinance, or the validity or its application to other persons or circumstances.

Section 11. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 12. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ATTEST:

DAN KELLEHER, MAYOR

MARIE JENSEN, CITY CLERK

3120-120
APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the 16 day of June, 1986.
APPROVED the 17 day of June, 1986.
PUBLISHED the 20 day of June, 1986.

I hereby certify that this is a true copy of Ordinance No. 2639, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK