Ordinance No. 2921

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3415
ORDINANCE NO. 2921


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 14.04.010 Kent City Code (Ordinance
2199 as last amended by Ordinance 2639) is hereby amended to read
as follows:

14.04.010. 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)) 1988 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: 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.

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

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.

B.((Br)) 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.

C.((Br)) 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.

Section 3. Section 14.10.010 Kent City Code (Ordinance 2517 and 2639) is amended to read as follows:

14.10.010. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS ADOPTED. There is adopted upon the filing of one copy thereof with the Kent City Clerk, that certain code known as Uniform Code for the Abatement of Dangerous Buildings ((#985)) 1988 Edition.

Section 4. Section 14.12.010 Kent City Code (Ordinance 2517 and 2639) is amended to read as follows:

14.12.010. 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 ((#985)) 1988 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 14.14.010 Kent City Code (Ordinance 2517 and 2639) is amended to read as follows:

14.14.010. UNIFORM MECHANICAL CODE ADOPTED. There is hereby adopted upon the filing of one copy thereof with the Kent City Clerk, that certain code known as Uniform Mechanical Code ((#985)) 1988 Edition.

(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 14.16.010 Kent City Code (Ordinance 2517 and 2639) is amended to read as follows:

14.16.010. 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 ((#985)) 1988 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.
Section 7. Section 14.16.060 Kent City Code (Ordinance 2517 and 2639) 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. Effective Date. This ordinance shall take effect and be in force thirty (30) days from the time of its final passage as provided by law.

DAN KELLEHER, MAYOR
ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the _____ day of ______, 1990.
APPROVED the _____ day of ______, 1990.
PUBLISHED the _____ day of ______, 1990.

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

(SEAL)
MARIE JENSEN, CITY CLERK