

## ORDINANCE 1272

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF ORDINANCE NOS. 1214, 1154 AND 1048 CODIFIED IN CHAPTER 14.04 OF THE STANWOOD MUNICIPAL CODE (SMC) ENTITLED "UNIFORM CODES" TO ADOPT THE 2009 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; PROVIDING FOR FEES AND BUILDING VALUATION COSTS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

**WHEREAS**, Stanwood currently is administering the 2006 Uniform Codes; and

**WHEREAS**, the Washington State legislature adopted the 2009 International Building Codes, the 2009 Uniform Plumbing Code and the 2009 Washington State Energy Code; and

**WHEREAS**, these revised codes will take effect statewide on July 1, 2010; and

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

**WHEREAS**, the City Council met July 1, 2010 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 entitled "Uniform Codes" is hereby amended to read as follows:

Chapter 14.04 Uniform Codes

Sections:

14.04.010	Short title.
14.04.020	Adoption of international codes.
14.04.030	Fees and Building valuation costs

- 14.04.040 Penalty for violation.
- 14.04.050 Conflicting provisions.
- 14.04.060 Documents available for public inspection.

\*Prior legislation: Ord. 970.

**14.04.010 Short title.**

This title shall be known as the building code of the city of Stanwood. (Ord. 1154 § 1, 2004; Ord. 1048, 1998).

**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 Edition as published by the International Code Council , together with Washington State amendments as set forth in Chapter 51-50 WAC. together with Sections 101 through 111 of Appendix J, 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 provide 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 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 E4204 are not adopted.

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

(4) International Mechanical Code, published by the International Code Council , 2009 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 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), 2009 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 Edition, together with Appendices 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. WAC

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

#### **14.04.030 Fees and Building Valuation Costs.**

Fees shall be as provided in SMC 3.30 Fee Schedule.

Building fees shall be based on building valuation costs from the most current issue of Building Safety Journal as published by the International Code Council. Ord. 1171. (Ord. 1154 § 1, 2004; Ord. 1048, 1998).

#### **14.04.040 Penalty for violation.**

Violation of this chapter shall constitute a Class B infraction as defined in SMC 13.01.045(1) and subject the violator to enforcement as set forth therein. (Ord. 1154 § 1, 2004; Ord. 1112 § 2, 2001; Ord. 1048, 1998).

#### **14.04.050 Conflicting provisions.**

If any term, provision, condition or other portion of the codes set forth in SMC 14.04.020 is held to be inoperative, invalid, or unenforceable, the remainder of the code or the application of the terms or provisions to

persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected and shall continue in full force and effect. If there are conflicting terms, provisions, or conditions between the codes set forth in SMC 14.04.020 and any other section of the Stanwood Municipal Code, the more restrictive requirements shall prevail. (Ord. 1154 § 1, 2004; Ord. 1048, 1998).

**14.04.060 Documents available for public inspection.**

The codes, appendices, and standards adopted in this chapter shall be filed with the city clerk and a copy thereof made available for use and examination by the public pursuant to RCW 35A.12.140.

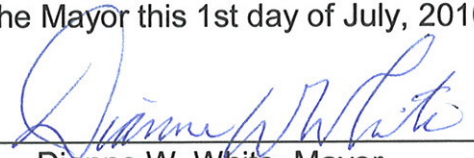
**Section 2. Severability.**

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 3. 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 1st day of July, 2010.

By:   
Dianne W. White, Mayor

Attest:

Approved as to form:

By:   
Melissa A. Collins, City Clerk

By:   
Grant K. Weed, City Attorney