
CED Committee Members:

Chair – Kael Johnson
Tony Binion
Beau Chevassus

Support Staff:

Chris Pasinetti, CD Director
Chris Searcy, City Administrator

AGENDA

COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE

CITY OF ENUMCLAW – VIRTUAL MEETING VIA TEAMS

Monday, January 11, 2021

*******5:00PM*******

I. OLD BUSINESS

- A. Meeting Summary from December 14, 2020

II. NEW BUSINESS

- A. Ordinance No. 2689, adoption of the 2018 State Building Code

III. ADJOURNMENT

Next Scheduled Meeting: January 25, 2021 --- 5:00 p.m

CSD Committee Members:

Chair – Kael Johnson
Tony Binion
Beau Chevassus

Support Staff:

Chris Pasinetti, CD Director
Chris Searcy, City Administrator

CSD SUMMARY

COMMUNITY & ECONOMIC DEVELOPMENT (CED) COMMITTEE

CITY OF ENUMCLAW – VIRTUAL TEAMS MEETING

Monday, December 14, 2020

******* 5:00 p.m. *******

THE MEETING BEGAN AT 5:01 PM AND ENDED AT 5:31 PM. COUNCILMEMBERS JOHNSON, CHEVASSUS AND BINION WAS PRESENT AS WELL AS STAFF MEMBER CHRIS PASINETTI.

I. NEW BUSINESS

- A. Ordinance No. 2691, Annexation of the Mount Rainier Christian Center – Pasinetti described the long annexation process as well as description of the property and the items that describe the annexation. The annexation requires 2 public hearings and tonight is the first of two. The second public hearing is scheduled for January 25, 2021.
- B. Resolution No. 1694, Annexation Petition from the Grace Point NW Church. Pasinetti discussed the requirements for an annexation petition. The city council is required to decide on whether to accept, reject or modify the annexation request. Planning Staff currently has a very large and detailed work plan for the 2021 year and recommending not approving the annexation due to staff levels and the amount of work for 2021. However, staff does recognize if an annexation was to be approved, it should be expanded to include either the entire pre-annexation area as shown on the attached map, or a portion of the area shown.

II. AJOURNMENT



STAFF REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Planning Commission

FROM: Chris Pasinetti, AICP, Community Development Director

DATE: For the January 11, 2020 Meeting

SUBJECT: Public Hearing for Ordinance No. 2689, amendments to Title 16, State Building Code Adoption

Ordinance No. 2689 Amendments to Title 16, the adoption of the State Building Code.

PROPOSAL: Ordinance No. 2689 will adopt the 2018 Edition of the International Building and Fire Codes as amended by the State Building Code Council. Municipalities are required by the State of Washington to begin to use the 2018 Building and Fire Codes effective February 1, 2021. The proposed legislation would amend EMC Chapters 16.02, 16.04, 16.06, 16.10, 16.14, 16.22, 16.26, 16.28 and 16.30. Minor changes to the Fire Code are included within these amendments.

REVIEW: Existing code is effectively amended or removed throughout Title 16. The majority of the changes are housekeeping changes that amend obsolete references. The totality of the changes can be reviewed in the Exhibit to Ordinance No. 2689 and a very short summary is below:

- All references to the 2015 Edition of the International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Fire Code and Uniform Plumbing Code are changed to reference the 2018 Editions of these codes.
- Changes include mass timber framing requirements, fire wall separations, occupant load factor, live loads on decks and balconies.

RECOMMENDATION: Staff recommends that the City Council open the public hearing on Ordinance No. 2689. After all of the testimony, close the public hearing and give first reading of Ordinance No. 2689.

ORDINANCE NO. 2689

AN ORDINANCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON AMENDING EMC CHAPTERS 16.02, 16.04, 16.06, 16.10, 16.14, 16.22, 16.26, 16.28 AND 16.30 TO UPDATE REFERENCES AND REQUIREMENTS TO REFLECT THE MOST CURRENT STATE BUILDING CODE, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the State of Washington establishes the State Building and Fire Code as set forth in RCW 19.27.031; and

Whereas, the City Council of the City of Enumclaw has adopted by reference numerous building codes for the health, safety and welfare of the citizens as set forth in EMC Title 16; and

Whereas, the State of Washington has adopted a new set of State Building and Fire Codes, that become effective February 1, 2021; and

Whereas, the City Council wishes to amend Enumclaw Municipal Code in order to update references and requirements to reflect the most current State Building Code, and to reduce duplicative and obsolete references; and

Whereas, the proposed amendments will further the public health, safety and welfare; and

Whereas, on November 19, 2020, the Planning Commission held a public hearing November 19, 2020 on the proposed amendments following publication of notice thereof as provided in EMC 15.32.060 and following the conclusion of the hearing recommended of approval on the proposed amendments;

Now, therefore, the City Council of the City of Enumclaw, King County, Washington do ordain as follows:

Section 1: Findings and Adoption. The City Council considered the recommendation of the Planning Commission, and hereby amends Enumclaw Municipal Code Chapters EMC Chapter 16.02, 16.04, 16.06, 16.10, 16.14, 16.22, 16.26, 16.28 and 16.30 as presented in Exhibit "A" which is attached hereto and incorporated by this reference as if fully set forth.

Section 2: Comprehensive Plan. This action is consistent with the Comprehensive Plan.

Section 3: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 4: This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as required by law.

APPROVED by the Enumclaw City Council this ____th day of _____, 2021.

Mayor Jan Molinaro

INTRODUCED _____

PASSED _____

APPROVED _____

PUBLISHED _____

Attested:

Maureen Burwell
City Clerk

Approved as to form:

Michael J. Reynolds

Underlined is new ~~strickethrough~~ is removed

**Title 16
BUILDINGS AND CONSTRUCTION**

Chapters:

- 16.02 **International Codes**
- 16.04 **Construction Administrative Code**
- 16.06 **Building Code**
- 16.08 ***Repealed***
- 16.10 **Property Maintenance Code**
- 16.12 **Electrical Code**
- 16.14 **Smoke Detectors**
- ~~16.15 **Carbon Monoxide Alarms**~~
- 16.16 **Moving Buildings**
- 16.18 **Building Numbering**
- 16.20 **Alarm Systems**
- 16.22 **Swimming Pools**
- 16.24 **Land Disturbing Activity**
- 16.26 **Fire Code**
- 16.28 **Fire Alarms**
- 16.30 **Sprinkler Systems**

**Chapter 16.02
INTERNATIONAL CODES**

Sections:

- 16.02.010 International codes adopted.**

16.02.010 International codes adopted.

There is adopted by reference, upon the effective date of the ordinance codified in this chapter and upon filing with the city clerk one copy thereof, the following described chapters of the Washington Administrative Code,

International Codes and standards, and Uniform Plumbing Code and standards together with amendments, deletions and additions as set forth in this section or in the appropriate chapters in this title.

A. The ~~2012~~ 2018 Edition of the International Building Code, published by the International Code Council, as adopted and amended by the State Building Code Council in Chapter 51-50 WAC, is adopted ~~excluding Chapter 1, Administration;~~ and with amendments, deletions and additions thereto as provided in Chapter 16.06 EMC, Building Code. Chapter 1 and Appendix Appendices E, F, H, I and J ~~is are~~ included with the adoption of the International Building Code.

B. ~~International Residential Code Adopted.~~ The ~~2012-2018~~ 2018 Edition of the International Residential Code, published by the International Code Council, as adopted, and amended by the State Building Code Council in Chapter 51-51 WAC, is adopted with amendments, deletions, and additions provided, that ~~excluding the following: Chapter 1, Administration, Chapter 11, Energy Efficiency, and Chapters 25 through 43, Plumbing and Electrical. Appendix F Radon Control Methods, Appendix G, Swimming Pools, Spas and Hot Tubs, and Appendix R, Dwelling Unit Fire Sprinkler Systems,~~ are not included in adoption of the International Residential Code.

C. ~~International Mechanical Code Adopted.~~ The ~~2012~~ 2018 Edition of the International Mechanical Code, published by the International Code Council, as adopted, and amended by the State Building Code Council in Chapter 51-52 WAC is hereby adopted. ~~, is adopted excluding Chapter one (1).~~

D. ~~National Fuel Gas Code (NFPA 54) Adopted.~~ The National Fuel Gas Code (NFPA 54), as adopted and amended by the State Building Code Council in Chapter 51-52 WAC is hereby adopted. ~~, as published by NFPA, is adopted.~~

E. ~~Liquefied Petroleum Gas Code (NFPA 58) Adopted.~~ The Liquefied Petroleum Gas Code (NFPA 58), as adopted and amended by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA, is hereby adopted.

F. ~~International Fuel Gas Code Adopted.~~ The ~~2012~~ 2018 Edition of the International Fuel Gas Code", published by the International Code Council as adopted and amended by the State Building Code Council in Chapter 51-52 WAC, ~~as published by the International Code Council, is adopted. excluding Chapter 1, Administration,~~ is hereby adopted.

G. ~~Uniform Plumbing Code Adopted.~~ The ~~2012~~ 2018 Edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials (IAPMO), as adopted and amended by the State Building Code Council in Chapter 51-56 WAC, Appendices A, B, and I are hereby ~~is~~ adopted with the following amendments:

1. ~~Chapter 1, Administration, Chapter 12, Fuel Piping, Chapter 15, Firestop Protection,~~ Chapter 12, Chapter 14 and 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.

2. Section 906.1 is amended as follows:

~~Each vent pipe or stack shall extend through its flashing and shall terminate vertically not less than six inches (142 mm) above the roof nor less than one (1) foot (305 mm) from any vertical surface;~~

Exception: Air admittance valves (AAV) may be permitted for use on vent terminals provided that AAV is installed per its listing and that the required vent cross-sectional area required by Section 904.1 is provided.

3. The following appendices are adopted:

a. Chapter A, Recommended Rules for Sizing the Water Supply System

b. Appendix Chapter B, Explanatory Notes on Combination Waste and Vent Systems

c. Appendix Chapter I, Installation Standard for PEX Tubing Systems for Hot and Cold Water Distribution

d. Appendix Chapter C, Alternate Plumbing Systems, excluding Sections C5 through C7.

H. ~~Energy Codes Adopted.~~ The ~~2012~~ 2018 Edition of the International Energy Conservation Code, Residential and Commercial, as adopted and amended by the State Building Code Council in Chapters [51-11R](#) and [51-11C](#) WAC, is hereby adopted.

I. ~~2009~~ The 2018 Edition of the International Existing Building Code published by the International Code Council is hereby adopted.

J. ~~2006~~ The 2018 Edition of the International Property Maintenance Code published by the International Code Council is hereby adopted.

K. The 2018 Edition of the International Swimming Pool and Spa Code published by the International Code Council is hereby adopted.

"Buildings" is amended and shall read as follows:

1. ~~Service of Notice and Order.~~ The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner, and posted on the property; and one copy thereof shall be served on each of the following if known to the Building Official or disclosed from official public records; the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located.

If the whereabouts of such persons is unknown and the same cannot be ascertained by the Building Official in the exercise of reasonable diligence and the Building Official shall make an affidavit to that effect, then the serving of such complaint or order upon such person may be made by publishing the same each week, for two consecutive weeks, in a newspaper of general circulation in the city of Enumclaw.

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this section.

2. ~~Costs.~~ The cost of such work shall be paid from such account as deemed appropriate by the finance director.

3. ~~Report Transmitted to Council — Set for Hearing.~~ Amended to read as follows:

Upon receipt of said report, the clerk of this jurisdiction shall present it to the legislative body of this jurisdiction for consideration. The legislative body of this jurisdiction shall fix a time, date and place for hearing said report and any protests or objections thereto. The clerk of this jurisdiction shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in this jurisdiction, and served by certified mail, postage prepaid, addressed to the owner of the property as his name and address appear on the last equalized assessment roll of the county if such so appear, or as known to the clerk and to persons entitled to. Such notice shall be given at least 10 days

~~prior to the date set for hearing and shall specify the day, hour and place when the legislative body will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.~~

~~4. Personal Obligation or Special Assessment. Amended as follows:~~

~~c. Special Assessment and Lien. If the legislative body of this jurisdiction orders that the charge shall be assessed against the property it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property which shall be of equal rank with state, county and municipal taxes.~~

~~5. Lien of Assessment. Amended to read as follows:~~

~~b. Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of twelve percent per annum plus penalties from and after said date as provided for in RCW [84.56.020](#), as now or hereafter amended for delinquent taxes.~~

~~6. Report to Assessor and County Treasurer — Addition of Assessment to Tax Roll. Amended as follows:~~

~~After confirmation of the report, certified copies of the assessment and lien shall be given to the assessor and the county treasurer for this jurisdiction, who shall enter the amount of the assessment upon the tax rolls against the property for the current year and the same shall become a part of the general taxes for that year to be collected at the same time and with interest at such rates and in such manner as provided for in RCW [34.56.020](#), as now or hereafter amended, for delinquent taxes, and when collected to be deposited to the credit of the general fund of the municipality.~~

~~7. Filing of Report with County Auditor. Amended as follows:~~

~~If the county assessor and the county treasurer assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.~~

~~8. Recovered Moneys. Amended as follows:~~

~~All money recovered by payment of the charge of assessment or from the sale of the property at foreclosure sale shall be paid to the City of Enumclaw, and the City Finance Director shall credit the same to the appropriate account.~~

~~L. Documents to Be Filed and Available for Public Inspection. The codes, appendices, and standards set forth in this chapter shall be filed with the city clerk and a copy made available for use and examination by the public, pursuant to RCW [35A.12.140](#).~~

~~M. Violation — Penalty. Any person, firm, corporation or organization violating any of the provisions of this chapter shall be guilty of a civil infraction, punishable as provided in Chapter [1.08](#) EMC. Every day or portion thereof during which any violation of this chapter occurs or continues shall constitute a separate offense.~~

Chapter 16.04

CONSTRUCTION ADMINISTRATIVE CODE

Sections:

- 16.04.010 General.
- 16.04.020 Applicability.
- 16.04.030 Enforcement agency.
- 16.04.040 Duties and powers of code officials.
- 16.04.050 Permits.
- 16.04.060 Construction documents.
- ~~16.04.070 Temporary structures and uses. Deleted~~
- 16.04.080 Fees.
- 16.04.090 Inspections.
- ~~16.04.100 Certificate of occupancy. Deleted~~
- 16.04.110 Maintenance.
- 16.04.120 Service utilities.
- 16.04.130 Appeals – Hearing examiner.
- 16.04.140 Violations.
- 16.04.150 Stop work order.
- 16.04.160 Unsafe structures and equipment.

16.04.010 General.

A. Title. These regulations shall be known as the construction administrative code of the city of Enumclaw, hereinafter referred to as “this code.”

B. Scope. The provisions of this code shall apply to the administration of the technical codes as adopted by the state of Washington and as listed in EMC [16.02.010](#).

1. Exceptions. The provisions of this code shall not apply to work located primarily in a public way, public utility towers and poles and hydraulic flood control structures.

2. Definitions. For the purpose of this chapter, certain terms, phrases, words, and their derivatives shall have the meanings set forth in this section. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster’s Third International Dictionary of the English Language, unabridged latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

~~a. “Action” means a specific response complying fully with a specific request by the jurisdiction.~~

b. a. “Addition” means an extension or increase in floor area or height of a building or structure.

e. b. “Alter” or “alteration” means a change or modification of a building, structure or building service

equipment.

~~d. “Approved,” as to materials, types of construction, equipment and systems, means and refers to approval by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.~~

e. c. “Approved agency” means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services when the agency has been approved by the building official.

~~f. “Building” means a structure used or intended for supporting or sheltering a use or occupancy.~~

~~g. “Existing building” means a building erected prior to the adoption of this code, or one for which a legal building permit has been issued and approved.~~

~~h. “Building official” means the officer or other designated authority charged with the administration and enforcement of this code, or regularly authorized deputy thereof.~~

i. d. “Building service equipment” means and refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its designated use.

~~j. “Complete response” means an adequate response to all requests from city staff in sufficient detail to allow the application to be processed.~~

k. e. “Property maintenance code” means the 2006 latest edition of the International Property Maintenance Code published by the International Code Council as adopted by the jurisdiction.

l. f. “Energy code” means the latest edition of the Washington State Energy Code promulgated published by the Washington State Building Code Council as adopted by the jurisdiction.

~~m.~~ g. “Existing building code” means the 2006 latest edition of the International Existing Building Code published by the International Code Council as adopted by the jurisdiction.

~~n.~~ h. “IBC” means the latest edition of the International Building Code ~~promulgated~~ published by the International Code Council as adopted by this jurisdiction.

~~o.~~ i. “IFC” means the latest edition of the International Fire Code ~~promulgated~~ published by the International Code Council as adopted by this jurisdiction.

~~p.~~ j. “IMC” means the latest edition of the International Mechanical Code ~~promulgated~~ published by the International Code Council as adopted by this jurisdiction.

~~q.~~ k. “IRC” means the latest edition of the International Residential Code ~~promulgated~~ published by the International Code Council as adopted by this jurisdiction.

~~f. “Listed” and “listing” are terms referring to equipment or materials included in a list by an approved testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of current production of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards, or tests and has been tested or evaluated and found suitable for use in a specified manner.~~

s. l. “LPG” means liquefied petroleum gas.

t. m. “NEC” means the latest edition of the National Electrical Code promulgated by the National Fire Protection Association.

~~u. n. “NFPA” means the National Fire Protection Association.~~

v. “Occupancy” means the purpose for which a building, or part thereof, is used or intended to be used.

w. “Owner” means any person, agent, firm, or corporation having legal or equitable interest in the property.

x. “Permit” means an official document or certificate issued by the building official authorizing performance or specified activity.

y. “Person” means a natural person, heirs, executors, administrators or assigns and includes a firm, partnership, or corporation, it is or their successors or assigns, or the agent of any of the aforesaid.

z. “Repair” means the reconstruction or renewal of any part of an existing building, structure, or building service equipment for the purpose of its maintenance.

aa. o. “SBCC” means the Washington State Building Code Council as appointed by the governor of the state of Washington.

bb. “Shall,” as used in this chapter, is mandatory.

cc. “Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined in some definite manner.

dd. “Structural observation” means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspections required by the building code or residential code or other sections of this code.

ee. p. “Technical codes” are the codes, appendices and referenced code standards adopted by the jurisdiction.

ff. q. “UPC” means the latest edition of the Uniform Plumbing Code ~~promulgated~~ published by the

International Conference of Building Officials as adopted by this jurisdiction.

~~gg. "Valuation" or "value," as applied to a building or building service equipment, means and shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs. It shall also include the contractor's overhead and profit.~~

~~C. — Appendices. Provisions in the appendices shall not apply unless specifically adopted.~~

~~D. C.~~ Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

~~E. D.~~ Referenced Codes. The codes listed in subsections ~~(E)(D)(1)~~ through ~~(44)~~ (8) of this section and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

1. International Building Code. The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. ~~Exceptions:~~

~~a. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with separate means of egress and their accessory structures shall comply with the International Residential Code.~~

2. International Residential Code. The provisions of the International Residential Code for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

3. Mechanical. The provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems. Exceptions:

a. The International Fuel Gas Code – for all installations utilizing natural gas except those regulated by the IRC and those utilizing LPG.

b. International Residential Code – for all structures regulated by the IRC except LPG installations.

c. NFPA 54 and 58 – for all LPG installations.

4. Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

5. Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

~~6. Fire Prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.~~

~~7.~~ 6. Plumbing. The provisions of the Uniform Plumbing Code shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

~~8.~~ 7. Energy. The provisions of the Washington State Energy Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

~~9. Ventilation and Indoor Air Quality. The provisions of the Washington State Ventilation and Indoor Air Quality Code shall apply to all matters governing the design and construction of buildings for ventilation and indoor air quality.~~

~~10.~~ 8. Electrical. The provisions of the National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Within the city of Enumclaw, enforcement of the NEC shall fall under the jurisdiction of the state of Washington.

~~11. International Property Maintenance Code. The provisions of the International Property Maintenance Code promulgated by the International Conference of Building Officials shall apply to the maintenance of buildings and private property. (Ord. 2529 § 1 (Exh. A), 2013; Ord. 2457 § 1 (Exh. A), 2010; Ord. 2401, 2008).~~

16.04.020 Applicability.

A. General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern except that the hierarchy of the codes named in Chapter [19.27](#) RCW shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

~~B. Other Laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.~~

~~C. Application of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.~~

~~D. Referenced Codes and Standards. The codes and standards referenced in this code shall be considered part~~

~~of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.~~

~~E. Partial Invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.~~

F. B. Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

16.04.030 Enforcement agency.

A. Creation of Enforcement Agency. The building department is hereby created and the official in charge thereof shall be known as the building official.

~~B. Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.~~

~~C. Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.~~

16.04.040 Duties and powers of code officials.

A. General. ~~The building official is hereby authorized and directed to enforce the provisions of this code. The fire code official is authorized and directed to enforce the provisions of the International Fire Code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code. The fire code official shall have the authority of the building official in matters relating to application of the International Fire Code.~~

B. Applications and Permits. ~~The building official shall receive applications, review construction documents and issue permits for the erection, alteration, demolition and moving of buildings, structures and building service equipment, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.~~

~~C. Notices and Orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.~~

~~D. C. Inspections. The building official shall make all the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at the applicant's expense.~~

~~E. Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.~~

~~F. Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code; provided, that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.~~

~~G. Department Records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.~~

~~H. Liability. The building official, fire code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.~~

~~I. Approved Materials and Equipment. Materials, equipment, and devices approved by the building official shall be constructed and installed in accordance with such approval.~~

~~1. Used Materials and Equipment. The use of used materials and building service equipment is permitted when approved by the building official.~~

~~J. Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department. The building official is authorized to charge an additional fee to evaluate any proposed modification under the provisions of this section.~~

~~K. Alternative Materials, Design and Methods of Construction and Equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code; provided, that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. The building official is authorized~~

to charge an additional fee to evaluate any proposed alternate material, design and/or method of construction and equipment under the provisions of this section.

1. Research Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

2. Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

L. Fire Investigations. The fire code official, fire department or other responsible authority shall have the authority to investigate the cause, origin and circumstances of any fire, explosion, or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.

1. Assistance from Other Agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires when requested to do so.

M. Authority at Fires and Other Emergencies. The fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property or any part thereof shall have the authority to direct such operation as necessary to extinguish or control any fire, perform any rescue operation, investigate the existence of suspected or reported fires, gas leaks or other hazardous conditions or situations, or take any other action necessary in the reasonable performance of duty. In the exercise of such power, the fire chief is authorized to prohibit any person, vehicle, vessel, or thing from approaching the scene and is authorized to remove, or cause to be removed or kept away from the scene, any vehicle, vessel or thing which could impede or interfere with the operations of the fire department and, in the judgment of the fire chief, any person not actually and usefully employed in the extinguishing of such fire or in the preservation of property in the vicinity thereof.

1. Barricades. The fire chief or officer of the fire department in charge at the scene of an emergency is authorized to place ropes, guards, barricades or other obstructions across any street, alley, place or private property in the vicinity of such operation so as to prevent accidents or interference with the lawful efforts of the fire department to manage and control the situation and to handle fire apparatus.

2. Obstructing Operations. No person shall obstruct the operations of the fire department in connection with extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department.

3. Systems and Devices. No person shall render a system or device inoperative during an emergency unless by direction of the fire chief or fire department official in charge of the incident.

16.04.050 Permits.

A. Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

1. Fire Code Permits Required. The fire code official is authorized to issue operational permits for the operations set forth in IFC Sections 105.6.1 through 105.6.46 and is further authorized to issue construction permits for work as set forth in IFC Sections 105.7.1 through 105.7.13.

B. Work Exempt from Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. Building.

- a. One-story detached accessory structures used as tool and storage sheds, ~~tree-supported play structures~~, playhouses and similar uses, provided the floor area does not exceed ~~450~~ 120 square feet.
- b. ~~Fences not over six feet (1,829 mm) high.~~
- c. ~~Oil derricks.~~
- d. ~~Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.~~
- e. ~~Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.~~
- f. ~~Sidewalks, decks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route or means of egress.~~
- g. ~~Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~
- h. ~~Temporary motion picture, television and theater stage sets and scenery.~~
- i. b. Prefabricated swimming pools accessory to a one- or two-family dwelling or Group R-3 occupancy, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925L) and are installed entirely above ground.
- j. ~~Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.~~
- k. ~~Swings, slides and other similar playground equipment.~~
- l. ~~Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section IBC 101.2, and Group U occupancies.~~
- m. ~~Movable cases, counters and partitions not over five feet nine inches (1,753 mm) in height.~~
- n. c. Satellite earth station antennas six and one-half feet (two meters) or less in diameter or diagonal in zones other than residential zones.
- o. d. Satellite earth station antennas three and one-fourth feet (one meter) or less in diameter in

residential zones; and

~~p. e.~~ Video programming service antennas three and one-fourth feet (one meter) or less in diameter or diagonal dimension, regardless of zone.

2. Mechanical.

- a. Portable heating, cooking, or clothes drying appliances.
- b. ~~Portable ventilation equipment.~~
- c. ~~Portable cooling unit.~~
- d. ~~Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.~~
- e. ~~Replacement of any part which does not alter its approval or make it unsafe.~~
- f. ~~Portable evaporative cooler.~~
- g. ~~Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.~~
- h. b. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

3. Plumbing.

- a. ~~The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.~~
- b. ~~The clearing of stoppages.~~
- c. ~~Reinstallation or replacement of pre-fabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.~~
 - i. ~~Emergency Repairs. Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.~~
 - ii. ~~Repairs. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.~~

C. Application for Permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose. Such application shall include:

- ~~1. Identify and describe the work to be covered by the permit for which application is made.~~
- ~~2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify locate the proposed building or work.~~
- ~~3. Indicate the use and occupancy for which the proposed work is intended.~~
- ~~4. Be accompanied by construction documents and other information as required in Section 106.3.~~
- ~~5. State the valuation of the proposed work.~~
- ~~6. Be signed by the applicant, or the applicant's authorized agent.~~
- ~~7. Give such other data and information as required by the building official.~~

~~a. Action on Application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.~~

~~b. 1. Time Limitation of Application.~~

~~i. Applications for which no permit is issued within one year 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 by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days.~~

~~ii. a. Applications may be canceled 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 if within the original 90-day time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections or other information needed by the department.~~

~~a. 2. The building official may extend the life of an application if any of the following conditions exist:~~

~~a. Compliance with the State Environmental Policy Act is in progress;~~

~~b. Any other city review is in progress; provided the applicant has submitted a complete response to city requests or the building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final city decision; or~~

~~c. Litigation against the city or applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.~~

~~D. Validity of Permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data.~~

The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

E. Expiration.

~~1. Every permit issued shall expire three years from the date of issuance, except that permits for one- and two-family dwellings shall expire one and one-half years from the date of issuance. There shall be no extensions except that one- and two-family dwelling structures may be extended an additional 180 days subject to approval by the building official for reasons beyond the control of the permit holder. The building official is authorized to charge a fee for one- and two-family dwelling permit extensions.~~

~~2. Every permit shall become null and void by limitation if the work on the site authorized by such permit has not commenced within 180 days after issuance.~~

~~3. Every permit shall become null and void if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the permit is issued or at the time the work is commenced. The building official shall determine that work has been suspended or abandoned if more than 180 days have passed from the approval date of a required inspection and work has not legitimately progressed to the point of calling for the next listed required inspection noted under EMC-[16.04.090\(D\)](#).~~

F. Suspension or Revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. Conditional permits may be revoked for failure to comply with applicable conditions.

G. D. Placement of Permit. The building permit, inspection card, and the approved stamped plans shall be kept on the site of the work until the completion of the project. The approved stamped plans shall not be disassembled or made unreadable.

16.04.060 Construction documents.

A. Submittal Documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Shop drawings shall be prepared by a certified individual as required by the state of Washington.

~~Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.~~

~~1. Information on Construction Documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and~~

relevant laws, ordinances, rules and regulations, as determined by the building official.

- ~~2. Fire Protection System Shop Drawings. Shop drawings for the fire protection system (s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the IBC.~~
- ~~3. Means of Egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in IBC Section 101.2, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.~~
- ~~4. Exterior Wall Envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.~~

~~Exception: Subject to the approval of the building official, R-3, one- and two-family dwellings, and U-occupancies may be exempt from the detailing requirements of this section.~~

B. Site Plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

C. Examination of Documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

1. Use of Consultants. Whenever review of a building permit application requires retention by the jurisdiction for professional consulting services, the applicant shall reimburse the jurisdiction the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The jurisdiction may require the applicant to deposit an amount with the jurisdiction estimated in the discretion of the building official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure reimbursement for such costs.

- ~~2. Approval of Construction Documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Approved, Subject to Field Inspection." One set~~

~~of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.~~

~~3. Phased Approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted; provided, that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.~~

D. Design Professional in Responsible Charge.

~~1. General. When it is required that documents be prepared by a qualified registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by IBC Section 1709 Chapter 17, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. (see also duties specified in IBC Section 1704).~~

~~E. Deferred Submittals. For the purposes of this section, "deferred submittals" are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official. The building official is authorized to charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.~~

~~F. Amended Construction Documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.~~

~~G. Retention of Construction Documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.~~

16.04.070 Temporary structures and uses.

~~A. General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.~~

~~B. Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.~~

~~C. Termination of Approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.~~

16.04.080 Fees.

~~A. Payment of Fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.~~

~~B. Schedule of Permit Fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.~~

~~C. A. Plan Review Fees. When submittal documents are required by EMC [16.04.060](#), a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The building official may have the option to charge deposit in lieu of the full plan review fee if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in EMC [16.04.060](#), an additional plan review fee shall be charged at the rate shown in the fee code established by the jurisdiction.~~

~~D. B. Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at time of application. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The latest edition of the ICC "Building Safety" publication shall be used to determine building valuations for the various building types and occupancies noted in that table. Regional modifiers shall not be applicable. When a specific building type or occupancy is not noted in the valuation table, the building official is authorized to use any of the classification types noted in the table that most closely resemble the proposed type of building, or determine a valuation type independently based upon the fair market value of the work.~~

~~E. Work Commencing Before Permit Issuance. Any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee established by the building official that shall be in addition to the required permit fees.~~

~~F. Related Fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.~~

~~G. C. Performance Bonds. Prior to issuance of a demolition permit, the city may, at its discretion, elect to have the applicant or agent post a cash bond with the building department in an amount proportional to the project cost of demolition. The bond amount shall be fully refundable upon inspection and final approval of~~

the demolition permit.

~~H. D. Refunds. The building official may is authorize to establish a refund policy, refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. 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 shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of application.~~

16.04.090 Inspections.

~~A. General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with EMC [16.04.040\(F\)](#) for the purpose of enforcing this code.~~

~~B. Preliminary Inspections. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.~~

~~C. A. Manufacturer's Installation Instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.~~

~~D. B. Required Inspections. The building official, upon notification, shall make the inspections set forth in subsections ~~(D)~~(B)(1) through ~~(44)~~ (5) of this section.~~

~~1. Footing and Foundation Inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.~~

~~2. Concrete Slab and Underfloor Inspection. Concrete slab and underfloor inspections shall be made after in-slab or underfloor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.~~

~~3. Lowest Floor Elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R323 shall be submitted to the building official.~~

~~4. Exterior Wall Sheathing Inspection. Exterior wall sheathing shall be inspected after all wall framing is complete and strapping and nailing is properly installed but prior to being covered.~~

~~5. Roof Sheathing Inspection. The roof sheathing shall be inspected after all roof framing is complete. No roof coverings shall be installed until inspections are made and approved.~~

~~6. 1. IMC/IPC/GAS/NEC Rough-in Inspection. Rough-in mechanical, gas piping, plumbing and electrical shall be inspected when the rough-in work is complete and, if required, under test. No connections to primary utilities shall be made until the rough-in work is inspected and approved.~~

~~7. 2. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.~~

~~8. Flashing and Exterior Weather Barrier Inspection. Flashing and exterior weather barrier inspections shall be made after all materials have been installed, but prior to any of the work being covered.~~

~~9. 3. Lath Inspection and Gypsum Board Inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.~~

~~Exception: Gypsum board that is not part of a fire-resistance rated assembly or a shear assembly.~~

~~10. Fire-Resistant Penetrations. Protection of joints and penetrations in fire-resistance rated assemblies shall not be concealed from view until inspected and approved.~~

~~11. Energy Efficiency Inspection.~~

~~a. Envelope.~~

~~i. Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.~~

~~ii. Glazing Inspection. To be made after glazing materials are installed in the building.~~

~~iii. Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before concealment.~~

~~iv. Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before concealment.~~

~~b. Mechanical.~~

~~i. Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls required by this code are installed and prior to the concealment of such equipment or controls.~~

~~ii. Mechanical Pipe and Duct Insulation. To be made after all pipe and duct insulation is in place, but before concealment.~~

~~c. Lighting and Motors.~~

~~i. Lighting Equipment and Controls. To be made after the installation of all lighting equipment and controls required by the National Electrical Code, but inspected by an L&I electrical inspector before concealment of the lighting equipment.~~

~~ii. Motor Inspections. To be made after installation of all equipment covered by the National Electrical Code, but inspected by an L&I electrical inspector before concealment of the lighting equipment.~~

~~12. 4. Reinspection. The building official may require a structure or portions of work to be re-inspected. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete, when corrections called for are not made, when the approved plans and permit are not on site, or when the building is not accessible.~~

~~13. 5. Other Inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.~~

~~14. Special Inspections. In addition to the inspections specified above, the building official is authorized to make or require special inspections for any type of work related to the technical codes by an approved agency at no cost to the jurisdiction.~~

~~4. Final Inspection. The final inspection shall be made after all work required by the building permit is completed.~~

~~5. Inspection Agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.~~

~~6. Inspection Requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.~~

~~7. Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.~~

16.04.100 Certificate of occupancy.

~~A. Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.~~

~~B. Certificate Issued. After the building official inspects the building or structure and finds no violations of the~~

provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

- ~~1. The building permit number.~~
- ~~2. The address of the structure.~~
- ~~3. The name and address of the owner.~~
- ~~4. A description of that portion of the structure for which the certificate is issued.~~
- ~~5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.~~
- ~~6. The name of the building official.~~
- ~~7. The edition of the code under which the permit was issued.~~
- ~~8. The use and occupancy, in accordance with the provisions of Chapter 3 of the IBC.~~
- ~~9. The type of construction as defined in Chapter 6 of the IBC.~~
- ~~10. The design occupant load.~~
- ~~11. If an automatic sprinkler system is provided, whether the sprinkler system is required.~~
- ~~12. Any special stipulations and conditions of the building permit.~~

~~C. Temporary or Phased Occupancy. The building official is authorized to issue a temporary or phased certificate of occupancy before the completion of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The building official is authorized to require in addition to the completion of life safety building components, any or all accessibility components. The building official shall set a time period during which the temporary or phased certificate of occupancy is valid. The building official is authorized to require that a performance bond be posted with the city in an amount equal to 150 percent of the incomplete work as determined by the design professional. The bond shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the duty of the applicant to request the refund.~~

~~D. Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.~~

16.04.110 Maintenance.

A. Maintenance of Safeguards. Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable

referenced standards. Such device, equipment, system, condition, arrangement, level of protection, or any other feature shall be maintained in accordance with IFC Sections 107.1 through 107.6.

16.04.120 Service utilities.

A. Connection of Service Utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

B. Temporary Connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

C. Authority to Disconnect Service Utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property, or when such utility connection has been made without the required approval. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

16.04.130 Appeals – Hearing examiner.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, except for code enforcement actions which are subject to Chapter [15.12](#) EMC, there shall be and is hereby created a board of appeals consisting of the city of Enumclaw's appointed hearing examiner.

A. Appeal to Hearing Examiner.

1. The hearing examiner shall hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code as set forth in Chapter [15.13](#) EMC, except as provided in Chapter [70.92](#) RCW.

2. Application of Appeal and Filing Fee.

a. Form of Appeal. Any person receiving a decision or determination made by the building official relative to the application and interpretation of this code may appeal such determination or decision under this code by paying the filing fee as set forth in the city of Enumclaw fee schedule and filing at the office of community development a written application of appeal containing:

i. A heading in the words: "Before the Hearing Examiner of the city of Enumclaw."

ii. A caption reading: "Appeal of Building Official Decision or Determination," giving the names of all appellants participating in the appeal.

iii. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the determination or decision.

iv. A brief statement in ordinary and concise language of the specific action protested, together with any material facts claimed to support the contentions of the appellant.

- v. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested action should be reversed, modified or otherwise set aside.
 - vi. The signatures of all parties named as appellants and their official mailing addresses.
 - vii. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.
3. The application of appeal shall be filed within 30 days from the date of the building official's determination or decision; provided, however, that if a building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated, such application of appeal shall be filed within 10 days from the date of the building official's decision or determination.
 4. Processing Application of Appeal. Upon receipt of any application of appeal filed pursuant to this section, together with the filing fee in the amount as set forth in the city of Enumclaw fee schedule, the building official shall within two working days of receipt of an application determine whether the application is complete. If complete, the application shall be accepted. If not complete, the building official shall request that the applicant provide additional information as necessary to complete the application. The applicant shall be advised of the date of acceptance of the application.
 5. Scheduling and Noticing Appeal for Hearing. As soon as practicable after acceptance of the written application of appeal, the examiner shall fix a date, time and place for the hearing of the appeal. Such date shall be not less than 10 days nor more than 90 days from the date the application of appeal was filed with the building official.
Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the examiner either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal.
 6. Effect of Failure to Appeal. Failure of any person to file an appeal in accordance with provisions of this section shall constitute a waiver of any right to an administrative hearing and adjudication of the building official's decisions or determinations.
 7. Scope of Hearing on Appeal. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.
 8. Hearing Procedures.
 - a. Record. A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the examiner.
 - b. Reporting. The proceedings at the hearing shall also be reported by a phonographic reporter if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the examiner but shall in no event be greater than the cost involved.

- c. Continuances. The examiner may grant continuances for good cause shown.
- d. Oaths – Certification. In any proceedings under this section, the examiner has the power to administer oaths and affirmations and to certify to official acts.
- e. Reasonable Dispatch. The examiner shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.
- f. Notice of Hearing. The notice to appellant shall be substantially in the following form, but may include other information:

You are hereby notified that a hearing will be held before (name of hearing examiner) at _ on the day of , 20 at the hour of , upon the notice and order served upon you. You may be present at the hearing. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (name of hearing examiner).

g. Subpoenas.

i. The examiner may issue subpoenas for the attendance of witnesses or the production of other evidence at a hearing upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in his possession or under his control. A subpoena need not be issued when the affidavit is defective in any particular.

ii. Penalties. Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in his possession or under his control as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor punishable as provided in Chapter [1.08](#) EMC.

h. Conduct of Hearing.

i. Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

ii. Oral Evidence. Oral evidence shall be taken only on oath or affirmation.

i. Hearsay Evidence. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.

j. Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

k. Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.

l. Rights of Parties. Each party shall have these rights among others:

- i. To call and examine witnesses on any matter relevant to the issues of the hearing;
- ii. To introduce documentary and physical evidence;
- iii. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
- iv. To impeach any witness regardless of which party first called him to testify;
- v. To rebut the evidence against him;
- vi. To represent himself or to be represented by anyone of his choice who is lawfully permitted to do so.

m. Official Notice.

- i. What May Be Noticed. In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or official records of departments and ordinances of the city.
- ii. Parties to Be Notified. Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.
- iii. Opportunity to Refute. Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the official noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the hearing examiner.
- iv. Inspection of the Premises. The hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing; provided, that (1) notice of such inspection shall be given to the parties before the inspection is made, (2) the parties are given an opportunity to be present during the inspection, and (3) the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the hearing examiner.

n. Limitation of Testimony. The examiner has the right to limit the time a witness may testify.

o. Form and Effective Date of Decision. The decision shall be in writing and shall contain findings of fact, conclusions of law, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent to him by certified mail, postage prepaid, return receipt requested. The effective date of the decision shall be as stated therein.

p. Rights Granted – Right to Appeal. Nothing in this section shall be construed as granting any right of judicial review which does not previously exist in law. The decision of the examiner or

examiner pro tem shall be final and exclusive. A writ of review must be sought in the superior court of King County, if at all, by an aggrieved party or person.

Q. Limitations of Authority. The examiner shall have no authority relative to interpretation of the administrative provisions of this code or the technical codes nor shall the examiner be empowered to waive requirements of this code or the technical codes.

16.04.140 Violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to code enforcement and penalties as prescribed in Chapter [15.12](#) EMC.

16.04.150 Stop work order.

Whenever the building official finds any work being performed in a manner either contrary to the provisions of this code or other pertinent laws or ordinances implemented through the enforcement of this code, the building official is authorized to issue a stop work order pursuant to EMC [15.12.110](#).

16.04.160 Unsafe structures and equipment.

A. General. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in the International Property Maintenance Code. A vacant structure that is not secured against entry shall be deemed unsafe.

1. Evacuation. The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

Chapter 16.06 BUILDING CODE

Sections:

- 16.06.010** **[Adoption of the building code.](#)**
- 16.06.011** **[Section 101 – General.](#)**
- 16.06.012** **[Section 103 – Department of building safety.](#)**
- 16.06.013** **[Section 105 – Permits.](#)**
- 16.06.014** **[Section 105.3.2 – Time limitation of application.](#)**
- 16.06.015** **[Section 105.5 – Expiration.](#)**
- 16.06.016** **[Section 107 – Submittal documents.](#)**
- 16.06.017** **[Section 108 – Temporary structures and uses.](#)**
- 16.06.018** **[Section 109 – Fees.](#)**
- 16.06.020** **[Section 109.4 – Work commencing before permit issuance.](#)**

- 16.06.021 Section 109.6 – Refunds.
- 16.06.022 Section 110 – Inspections.
- 16.06.023 Section 111 – Certificate of occupancy.
- 16.06.024 Section 111.2 – Certificate issued.
- 16.06.025 Enforcement procedures.

16.06.010 Adoption of the building code.

~~That certain document in book form entitled “2015 International Building Code” including Chapter 1, and Appendix Chapters F, H, I, and J published by the International Code Council except those portions of the 2015 International Building Code which are not adopted or which are amended specifically hereinafter.~~
The 2018 Edition of the International Building Code, published by the International Code Council, as adopted and amended by the State Building Code Council in Chapter 51-50 WAC, is adopted with amendments, deletions and additions thereto as provided in Chap 16.06 EMC, Building Code. Chapter 1 and Appendices E, F, H, I and J are included in the adoption of the International Building Code.

16.06.011 Section 101 – General.

Section 101 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

101.4.4 Property maintenance. The provisions of the Uniform Housing Code, Chapters 10,11,14 and 15 shall apply to existing residential structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

16.06.012 Section 103 – Department of building safety.

Section 103 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

103.1 Creation of enforcement agency. The Community Development Department, Building Inspection Division, is hereby created and the official in charge thereof shall be known as the building official.

16.06.013 Section 105 – Permits.

Section 105 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions for this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar residential uses, and one-story detached agricultural buildings provided the usable area of either type structure does not exceed 120 square feet. Exemption from a building permit does not include electrical, plumbing or mechanical installation and does not authorize any work to be done in violation of laws or ordinances including but not limited to planning, zoning and setback requirements.

2. Fences not over 7 feet high.

~~3. Oil derricks.~~

4. ~~3.~~ Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

~~5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.~~

6. ~~4.~~ Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.

7. ~~5.~~ Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

~~8. Temporary motion picture, television and theater stage sets and scenery.~~

9. ~~6.~~ Prefabricated swimming pools accessory to a Group R-3 occupancy that do not exceed 5,000 gallons and are installed entirely above ground.

~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~

11. ~~7.~~ Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. ~~8.~~ Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

~~13. 9.~~ Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

14. ~~10.~~ Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4 of the International Residential Code.

16.06.014 Section 105.3.2 – Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension may be requested verbally or in writing and justifiable cause demonstrated.

16.06.015 Section 105.5 – Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, ~~one time~~ one extension of time, for periods not more than 180 days. Work shall be considered abandoned if an inspection has not been recorded and approved within 180 days. Before such work can be recommenced, a new permit shall be obtained. The fee shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made to the original plans and specifications and the suspension or abandonment has not exceeded one year. When plan review is not

required by the building official the fee shall not include the plan review portion of the full permit fee. In order to renew a permit suspended or abandoned for more than one year, the permittee shall pay a new full permit fee unless the project has had an approved rough frame, rough electrical, rough mechanical and rough plumbing inspection. In this case the building official may, on a case-by-case basis, waive the requirement for plans and the renewal fees shall be 25 percent of the full permit fee. When plan review is not required by the building official the fee shall not include the plan review portion of the full permit fee. A notice of code violation may be recorded when a building permit is expired.

16.06.016 Section 107 – Submittal documents.

Section 107 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as “APPROVED, REVIEWED FOR CODE COMPLIANCE or ISSUED FOR CONSTRUCTION.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

16.06.017 Section 108 – Temporary structures and uses.

Section 108 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby ~~deleted and~~ not adopted in the building code of the city of Enumclaw.

16.06.018 Section 109 – Fees.

Section 109 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution adopted by the City of Enumclaw City council.

109.3 Building permit valuations. The determination of value or valuation under any of the provisions of this code shall be made by the building official and shall be based on valuation data supplied periodically by the International Code Council or market value based on local assessment ratios or any other data as may be available to the building official for review. The valuation to be used in computing the permit and plan check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment.

EXCEPTION: The building official shall determine the valuation when no applicable data is available.

16.06.020 Section 109.4 – Work commencing before permit issuance.

Any person who commences any work for which a permit is required before obtaining the necessary permits shall be subject to an investigation fee. The investigation fee shall be in addition and equal to the amount of the permit fee required by this code. The minimum investigation fee shall be ~~not less than the minimum fee equal~~ to the amount of the permit fee excluding the plan check fee set forth by the city of Enumclaw city council. 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.

16.06.021 Section 109.6 – Refunds.

The building official ~~may~~ is authorize to establish a refund policy. ~~refunding of any fee paid hereunder, which was erroneously paid or collected. The building official may also authorize refunding of not more than 80 percent of the permit fee, excluding any plan review fees paid when no work has been done under a permit issued in accordance with this code. No refunds will be processed for permits 360 or more days from date of expiration.~~

16.06.022 Section 110 – Inspections.

Section 110 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

110.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place including all anchor bolts hold downs and related cast-ins. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. A re-inspection fee may be assessed for each inspection or re-inspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made, approved plans are not made readily available, access not provided on the date of inspection requested or any deviation from the approved set of plans. No additional inspections of of the work will be performed until the re-inspection fee has been paid in full.

16.06.023 Section 111 – Certificate of occupancy.

Section 111 of Chapter 1 of the ~~2015~~ 2018 International Building Code is hereby amended to read:

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. For one- and two- family dwellings a building permit with an approved final inspection shall be considered the certificate of occupancy.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2, Group U occupancies or buildings which are accessory to one- and two family dwellings.

16.06.024 Section 111.2 – Certificate issued.

Prior to requesting a final inspection, it shall be the duty of the holder of the building permit or their duly authorized agent to obtain approvals from all agencies identified on the certificate of occupancy routing form.

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the community development department, building inspection division, the building official shall issue a certificate of occupancy. ~~that contains the following:~~

~~A. The building permit number.~~

~~B. The address of the structure.~~

~~C. The name and address of the owner.~~

~~D. A description of that portion of the structure for which the certificate is issued.~~

~~E. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.~~

~~F. The name of the building official.~~

~~G. The edition of the code under which the permit was issued.~~

~~H. The use and occupancy, in accordance with the provisions of Chapter 3.~~

~~I. The type of construction as defined in Chapter 6.~~

~~J. The design occupant load.~~

~~K. If an automatic sprinkler system is provided, whether the sprinkler system is required.~~

~~L. Any special stipulations and conditions of the building permit.~~

16.06.025 Enforcement procedures.

It is the intent of this chapter to specify enforcement procedures for violations of Chapter [16.02](#) EMC, building regulations, plumbing regulations and mechanical regulations.

The building official shall follow the procedures outlined below in the investigation and enforcement of violations of this title:

A. Notice to Comply. When it is determined by the building official that a violation of this title exists, all known responsible persons shall be notified by registered or certified mail of the nature of the violation. The notice shall state that said responsible persons have seven working days in which to correct the violation. The building official may extend the seven- working-day period if he determines that reasonable progress is being made to correct the violation.

B. Notice to Appear Citation. The building official or his authorized agent shall issue a notice to appear citation to the responsible party in the following instances:

1. When the seven-working-day period noted in subsection A of this section has lapsed and the violation has not been corrected.

2. When the extension period noted in subsection A of this section has lapsed and the violation has not been corrected.

3. Immediately upon observing the responsible party committing a violation of this title. If, after the notice to appear citation is issued, the responsible party has complied with all applicable provisions of this title, the citation may be dismissed by the building official. The responsible party shall provide the proof of correction by the building official to the city clerk.

C. Infraction. The responsible person(s) shall be guilty of an infraction if the violation still exists after the seven-working-day period, or any extensions thereto, has lapsed, or immediately upon being observed in violation of any provision of this title. Each day, or portion thereof, the violation still exists shall be a new and separate offense. The first three violations of the same section of this chapter on the same property shall be considered infractions and shall be punished as follows:

1. For the first violation, a fine of \$250.00, plus any additional penalties assessed by the court.
2. For the second violation, a fine of \$500.00, plus any additional penalties assessed by the court.
3. For the third violation, a fine of \$1,200, plus any additional penalties assessed by the court.

D. Misdemeanor. If the number of violations of the same section of this title on the same property exceeds three, the responsible person(s) shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable as follows:

1. By a fine of no less than \$500.00; or
2. By imprisonment in the county jail for a term of not more than six months; or
3. By such fine and/or imprisonment as noted in subsections (D)(1) and (D)(2) of this section.

E. Action by District Attorney. Notwithstanding subsections A through C of this section, the district attorney may file a misdemeanor for any violation of this title and shall take other steps and apply to such court as may have jurisdiction to grant such relief.

F. Disposition of Fines and Fees. All fines and fees collected under the provisions of this title shall be paid into the city treasury to the credit of the community development department fund.

G. Notice of Code Violation.

1. Recording Notice. Whenever the building official or his authorized agent determines that a violation of the regulations specified in this title exists, the building official or his authorized agent may record a notice of code violation with the office of the county recorder. The owner(s) of record of the property on which the violation is situated and any other person responsible for the violation shall be notified of the recordation. Notice to the owner(s) shall be sent to the address shown on the most recent tax roll.
2. Releasing Notice. The building official or his authorized agent shall submit a release of notice of code violation to the county recorder when it is determined that noncomplying conditions have been corrected

or removed. A fee, as set forth in the city of Enumclaw building code fee schedule, may be charged the property owner for submittal of a release of notice of code violation.

Chapter 16.10 PROPERTY MAINTENANCE CODE

Sections:

16.10.010 **Adopted.**

16.10.010 Adopted.

The ~~2006~~ 2018 Edition of the International Property Maintenance Code is hereby adopted and incorporated by reference as if set out in full.

Chapter 16.14 SMOKE DETECTORS

Sections:

16.14.010 **Application and scope.**
16.14.020 **Definitions.**
16.14.030 **Conformance with nationally accepted standards.**
16.14.040 **Primary power supply.**
16.14.050 **Number of smoke detector devices required.**
16.14.060 **Location of detection devices.**
16.14.070 **Installation.**
16.14.080 **Maintenance.**
16.14.090 **Violation – Penalty.**

16.14.010 Application and scope.

All Group R occupancies sold, leased, let or rented in the city of Enumclaw shall have installed therein smoke detectors pursuant to the provisions of this chapter listed in the International Building Code, International Residential Code and the International Fire Code adopted by the State of Washington.

16.14.020 Definitions.

For this chapter, the words set out in this section shall have the following meanings:

~~A. "Combination photoelectric/ionization detector" means a smoke detection device containing both an ionization and a photoelectric element.~~

~~B. "Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.~~

A. Existing Building. For the purpose of these rules an "existing building" is considered as any structure in existence prior to December 31, 1980, any portion of which is used, intended for use or thereafter converted for use as a dwelling unit by any person or persons other than the owner who do not otherwise qualify as a guest or member of the household of the owner.

B. Factory-Built Housing. For the purpose of these rules, "factory-built housing" is considered as any structure designed primarily for human occupancy other than a mobile home, the structure of any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site, and which is subject to regulation by the Washington Department of Labor and Industries pursuant to RCW [43.22.450](#) through

~~E. Group R Occupancies. "Group R occupancies" shall have the following meanings:~~

- ~~1. Group R, Division 1, of the Uniform Building Code, guest rooms and dwelling units, i.e., hotels, motels, apartments, and condominiums.~~
- ~~2. Group R, Division 3, of the Uniform Building Code, dwelling units, i.e., duplexes, single-family dwellings, and lodging houses.~~
- ~~3. Mobile home dwelling units.~~

~~F. "Ionization detector" means a smoke detector device which activates in response to invisible particles created by combustion. Sensitive to open flame fire.~~

~~C. Mobile Home. For the purpose of these rules, a "mobile home" is considered as a factory- assembled structure or structures assembled with the necessary service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit without a permanent foundation, and which is subject to regulation by the Washington Department of Labor and Industries pursuant to RCW [43.22.340](#) through [43.22.434](#).~~

~~D. New Building. For the purpose of these rules, a "new building" is considered as any structure constructed, erected or moved onto a permanent site on or after December 31, 1980, any portion of which is used or intended for use as a dwelling unit by any person or persons.~~

~~E. "Photoelectric detector" means a smoke detection device which activates when visible smoke from a fire enters the detector. Sensitive to smoldering fires as well as smoke generated by an open flame fire.~~

~~F. "Smoke detection device" means a self-contained alarm for detecting visible or invisible particles of combustion, which consists of an assembly of electrical components including a smoke chamber, alarm sounding appliance, and provision for connection to a power supply source, either by splice leads or a cord and plug arrangement or containing integral batteries. A supplemental heat detector may be included as part of the appliance. Terminals may be included for connection to a remote, audible signaling appliance or accessory. An integral transmitter may also be included to energize a remote audible signaling appliance. The smoke detection device may be of the photoelectric and/or ionization type.~~

16.14.030 Conformance with nationally accepted standards.

All smoke detection devices shall be designed and manufactured in conformance with the requirements of Underwriters Laboratories, Inc. Standard UL 217 or International Conference of Building Officials Standards 43-6, and shall be approved or listed for the purposes for which they are intended.

16.14.040 Primary power supply.

A. The primary power supply of a smoke detection device shall be a commercial light and power source normally available in the dwelling unit. Connection to a commercial power and light source shall be in the form of permanent wiring to terminals or leads in a separate wiring compartment having provisions for the connection of a conduit, metal clad or nonmetallic sheathed cable, by means of a power supply cord and attachment-plug cap, or by means of a separate power supply.

B. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

C. Exception. Smoke detectors may be battery operated when installed in existing buildings built prior to January 1, 1981, or in buildings without commercial power, or in buildings which undergo alterations, repairs or additions regulated by subsection D of this section.

~~D. When the valuation of an addition or repair to a Group R occupancy exceeds \$1,000, or when one or more sleeping rooms are added or created in existing Group R occupancies, the entire building shall be provided with smoke detectors located as required for new Group R occupancies.~~

16.14.050 Number of smoke detector devices required.

A. At least one smoke detection device shall be installed to protect the sleeping area within each dwelling unit. A "sleeping area" is defined as the area or areas of the dwelling unit in which the bedrooms (or rooms) used for sleeping are separated by other use areas (such as kitchens or living rooms but not bathrooms or closets) or are located on different stories or floor levels; they shall be considered as separate sleeping areas for the purposes of these rules.

~~B. Dwelling units with more than one sleeping area shall require the installation of additional smoke detection devices to protect each sleeping area.~~

16.14.060 Location of detection devices.

A. Smoke detection devices shall be installed outside of bedrooms or rooms used for sleeping purposes but in the immediate vicinity of such rooms, centrally located in the corridor or area giving access to the rooms. In dwelling units without separate sleeping rooms, the smoke detection devices shall be centrally located in the main room. Smoke detection devices shall be located on or near the ceiling. Smoke detection devices should be installed in those locations recommended by the manufacturer except in those cases where the space above the ceiling is open to the outside and little or no insulation is present over the ceiling. Such cases result in the ceiling being excessively cold in the wintertime or excessively hot in the summertime. Where the ceiling is significantly different in temperature from the air space below, smoke has difficulty reaching the ceiling and to a detector which may be placed there. In this situation, placement of the detector on a side wall, within the top four inches to 12 inches from the ceiling is preferred. In dwelling units employing radiant heating in the ceiling, the wall location is the preferred location. Radiant heating in the ceiling can create a hot-air boundary layer along the ceiling surface which can seriously restrict the movement of smoke to a ceiling-mounted detector.

B. A smoke detection device installed in a stairwell shall be so located as to assure that smoke rising in the stairwell cannot be prevented from reaching the detection device by an intervening door or obstruction.

C. Smoke detection devices in rooms with ceiling slopes greater than one-foot rise per eight feet horizontally shall be located at the high side of the room.

D. Smoke detection devices shall not be mounted in front of an air supply duct outlet or between the bedroom and the furnace cold air return.

E. A smoke detector shall be installed in the basement of dwelling units having a stairway which opens from the basement into the dwelling. Such detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area.

16.14.070 Installation.

A. It is the responsibility of the builder or manufacturer of each new building, mobile home or factory-built housing to install smoke detection devices within each dwelling unit.

B. It is the responsibility of the owner of each existing building, mobile home or factory-built housing to install smoke detection devices within each dwelling unit occupied by persons other than the owner.

C. It is the responsibility of the owner of each new or existing building, mobile home or factory-built housing,

containing dwelling units occupied by persons other than the owner, to inspect and test all smoke detection devices at the time of vacancy and make the necessary repairs or replacements to ensure that the smoke detection devices are operational prior to re-occupancy, and to instruct the occupants of the purpose, operation and maintenance of the smoke detection device(s).

16.14.080 Maintenance.

It is the responsibility of the occupant of all new or existing dwelling units, owned by other than the occupant, to maintain and test all smoke detection devices installed within the dwelling unit by the owner. Actual costs of maintenance, repair or replacement of smoke detection devices shall be as agreed beforehand by the occupant and owner. However, failure of the owner to abide by the terms of any such agreement does not relieve the occupant of the responsibility to maintain the smoke detection devices in a fully operational condition at all times. Failure to do so can subject the occupant to the penalty provisions stated in Chapter [1.08](#) EMC.

16.14.090 Violation – Penalty.

A violation of any of the provisions of this chapter shall be a civil infraction, punishable in accordance with Chapter 1.08 EMC.

~~Chapter 16.15 CARBON MONOXIDE ALARMS~~

~~* The provisions regarding carbon monoxide alarms in WAC [51-51-0315](#) and 2009 IRC Section R315, as may be amended from time to time, are incorporated herein by reference.~~

~~All Group R occupancies sold, leased, let or rented in the city of Enumclaw shall have installed therein carbon monoxide detectors pursuant to the provisions listed in the International Building Code, International Residential Code and the International Fire Code adopted by the State of Washington.~~

Chapter 16.22 SWIMMING POOLS

Sections:

~~[16.22.010](#) [Adopted Fence requirements.](#)~~

~~[16.22.020](#) [Gate and door requirements.](#)~~

~~16.22.010 Adopted Fence requirements.~~

~~The 2018 Edition of the International Swimming Pool and Spa Code is hereby adopted.~~

~~From and after the effective date of the ordinance codified in this chapter, every permanent private outdoor swimming pool shall comply with the adopted building code requirements and other applicable sections of this code. All fences erected shall conform to the fence regulations as set forth in EMC [19.18.030](#).~~

~~16.22.020 Gate and door requirements.~~

~~All gates or door openings through the fences required in EMC [16.18.010](#) shall be equipped with a self-closing and self-latching device located upon the inside of the gate or door of sufficient height so that small children cannot reach the latch. All gates and doors shall be kept securely closed at all times when not in use.~~

FIRE CODE

Sections:

16.26.010 Adoption of the International Fire Code.

16.26.020 Enforcement.

16.26.030 Definitions.

16.26.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.

16.26.050 Establishment of limits in which bulk storage of liquefied petroleum gas is to be restricted.

16.26.060 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.

16.26.070 Amendments to the International Fire Code.

16.26.080 Fees.

16.26.090 Appeals.

16.26.100 New materials, processes or occupancies which may require permits.

16.26.110 Repealed.

16.26.120 Conflicts with existing codes and ordinances.

16.26.010 Adoption of the International Fire Code.

Pursuant to RCW 35.21.180, that certain code of technical regulations known as the International Fire Code (~~2012 Edition~~)(2018 Edition), as published by the International Code Council and as adopted and amended in Chapter 51-54A WAC, is hereby adopted by this reference as if fully set forth, subject to the modifications and amendments set forth in this chapter. This adoption includes Appendices B, C and D, except Section D-107 is not adopted. One copy of said fire code shall be maintained on file in the office of the city clerk for public use and inspection.

16.26.020 Enforcement.

A. The International Fire Code shall be enforced by the fire marshal.

B. There shall be a fire marshal in charge of fire prevention who shall be appointed by the city council.

16.26.030 Definitions.

A. Wherever the word "jurisdiction" is used in the International Fire Code, it means the area within the city limits of the city of Enumclaw, Washington.

B. Wherever the words "fire code official" are used in the International Fire Code, they mean the fire marshal in charge of fire prevention.

16.26.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.

A. The storage of flammable or combustible liquids in outside aboveground storage tanks is prohibited within the city, except as conditioned below:

1. Aboveground storage tanks shall meet the requirements of Chapter 34 of the International Fire Code.

2. Tanks containing Class I, II or III-A liquids shall not exceed 12,000 gallons individual or 24,000 gallons aggregate.

3. Installation of aboveground tanks shall be subject to berming and screening as required by the public works, planning, and fire departments, respectively.

4. Installation of aboveground tanks shall be limited to HCB or LI zones.

16.26.050 Establishment of limits in which bulk storage of liquefied petroleum gas is to be restricted.

A. The limits referred to in Chapter 38 of the International Fire Code, in which storage of liquefied petroleum gas is restricted, shall apply throughout the city. NFPA 58 shall be used as the installation guide for all propane systems.

16.26.060 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.

A. The limits referred to in Chapter 33 of the International Fire Code, in which storage of explosives and blasting agents is prohibited, shall apply throughout the city.

16.26.070 Amendments to the International Fire Code.

A. Portable fire extinguishers shall be installed in all occupancies. No exceptions will be allowed.

B. Chapter 5 of the International Fire Code adopted by this chapter is hereby amended to read as follows:

Section 503.2.

1. General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

2. Definitions. The following definitions shall apply in the interpretation and enforcement of this section:

a. "Fire apparatus access road(s)" means that area within any public right of way, easement, or private property designated for the purpose of permitting fire trucks and other firefighting or emergency equipment to use, travel upon and park.

- b. "Park," "Parking," "Stop," "Stand," or "Standing," means the halting of a vehicle, other than an emergency vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the direction of a police officer or fire official or traffic signal or sign.
- c. "Vehicle" means a machine propelled by power, other than human power, designed to travel along the ground or rail, by the use of wheels, treads, runners or slides, and shall include, without limitation, truck, automobile, trailer, motorcycle, tractor, buggy, wagon and locomotive.

3. Requirements – Standards.

- a. When required by the Fire Department, hard-surfaced fire apparatus access road(s) shall be provided around facilities which, by their size, location, design or contents warrant access which exceeds that normally provided by the proximity of city streets.
- b. Fire apparatus access road(s) shall be required when any portion of an exterior wall of the first story is located more than 150 feet from Fire Department vehicle access.

4. Surface. Fire apparatus access road(s) shall be either asphalt or reinforced concrete, a minimum two inches thick, or when specifically authorized by the Fire Department, compacted crushed rock or other alternate surfaces may be used. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus.

5. Width. The minimum unobstructed width of a fire apparatus access road shall be not less than 20 feet.

6. Aerial apparatus access roads shall not be less than 26 feet in width.

7. Vertical clearance. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

Exceptions:

- a. When conditions prevent the installation of an approved fire apparatus access road, the Fire Marshal may permit the installation of a fire protection system or systems in lieu of a road.
- b. When there are not more than two Group R Division 3 or Group U occupancies, the requirements of this section may be modified, provided, in the opinion of the Fire Marshal, firefighting or rescue operations would not be impaired.
- c. Clearances or widths required by this section may be increased when, in the opinion of the Fire Marshal, clearances or widths are not adequate to provide fire apparatus access.

8. Turning Radius. The turning radius of a fire apparatus access road shall be approved by the Fire Marshal.

9. Turnarounds. All dead end apparatus access roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus.

10. Bridges. When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the International Building Code or other regulations adopted by the City and shall use designed live loading sufficient to carry the imposed loads of fire apparatus.

11. Grade. The gradient for a fire apparatus access road shall not exceed 15 percent with a cross slope no greater than 5%.

12. Obstruction. The required width of any fire apparatus access road shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

13. Signs.

- a. When required, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- b. Fire apparatus access roads shall be identified by painting the curb red and a 4-inch wide line and block letters 18 inches high, painted in the lane, at 50-foot intervals, stating, "FIRE LANE NO PARKING," color to be bright red, or by the posting of signs stating, "FIRE LANE NO PARKING," and painting the curb. Signs shall be posted on or immediately next to the curb line or on the building. Signs shall be 12 inches by 18 inches and shall have letters and background of contrasting color, readily readable from at least a 50-foot distance. Signs shall be spaced not further than 50 feet apart nor shall they be more than four feet from the ground.
- c. Residential fire apparatus access roads shall be marked with signs described in "B" above, no striping or painting shall be required.

14. Parking Prohibited. Except when necessary to avoid conflict with other traffic, or in compliance with the direction of a police or fire official or traffic control sign, signal or device, no person shall stop, stand or park a vehicle, whether occupied or not at any place where official fire lane signs are posted, except:

- a. Momentarily to pick up or discharge a passenger or passengers, or
- b. Temporarily for the purpose of and while actually engaged in loading property.

15. Fire Apparatus Road(s) as part of Driveways and/or Parking Areas. The Fire Department may require that areas

specified for use as driveways or private thoroughfares shall not be used for parking. These areas, when specified, shall be marked or identified by one of the two means detailed in EMC 16.26.070(B)(13)(b) or EMC 16.26.070(B)(13)(c).

16. Existing Buildings. When the Fire Department determines that a hazard, due to inaccessibility of fire apparatus, exists around existing buildings, they may require fire apparatus access road(s) to be constructed and maintained.

17. Enforcement. It shall be the duty of the Enumclaw Fire Marshal and/or the authorized designee(s) to enforce subsection 503.2.

18. Violation – Penalty. Any person violating any of the provisions of Section 503.2 shall be guilty of a misdemeanor punishable as provided in Chapter 1.08 EMC.

19. False alarm violations. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner. False alarms, in excess of two per year, shall be fined under the following schedule:

- a. First false alarm: no fine, warning.
- b. Second false alarm: no fine, warning.
- c. Third false alarm: \$135.00.
- d. Fourth and subsequent false alarms \$270.00.

20. The number of false alarms shall be calculated by calendar year beginning January 1 and ending December 31.

21. Hydrant spacing may be reduced to 300 feet when approved the Fire Marshal.

16.26.080 Fees.

A. Permit Fees. A fee, in the amount established in the city's most current fee resolution, shall be charged for each permit required by the International Fire Code.

B. Reinspection Fees. Reinspection fees, in the amounts established in the city's most current fee resolution, shall be charged as follows:

1. Reinspection Fees for New Construction and Tenant Improvements. A reinspection fee will be assessed when an inspection is requested for new construction, tenant improvements or spot inspections and, upon arrival, the fire inspector finds that the work is not complete, not ready for inspection, or does not comply with fire code requirements. Under these conditions, a follow-up inspection will be required.
2. Reinspection Fees for Company Level Inspections. A reinspection fee will be assessed when, on the follow-up inspection 30 days after the initial company level inspection, the inspectors find that the violations have not been corrected. A reinspection fee will be assessed when, on a second follow-up inspection, the inspectors find that the violations have not been corrected. A reinspection fee will be assessed when, on a third follow-up inspection, the inspectors find that the violations have not been corrected. A reinspection fee will be assessed when, on a fourth and subsequent follow-up inspections, the inspectors find that the violations have not been corrected.
3. Exceptions. Any exception to the items covered by this chapter shall be made by the chief of the department or by the fire marshal. Requests for exceptions must be made in writing; exceptions granted or denied shall be in writing.
4. Special Inspections. The fire marshal reserves the right to require special inspections by an independent third party which may incur additional fees. All costs for this work will be paid by the contractor, building owner or building tenant.

16.26.090 Appeals.

Whenever the fire marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the hearing examiner as established in EMC Title 15, Administration of Development Regulations.

16.26.100 New materials, processes or occupancies which may require permits.

The building official, community development director and the fire marshal of the fire department shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required, in addition to those now encumbered in said code. The fire marshal of the fire department shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

16.26.110 Violations – Penalties.

Repealed by Ord. 2575.

16.26.120 Conflicts with existing codes and ordinances.

Whenever any provision of the International Fire Code or appendices adopted by this title conflicts with any provision of any other adopted code or ordinance of the city, the provision providing the greater or most effective

protection shall govern.

Chapter 16.28 FIRE ALARMS

Sections:

- 16.28.010** Required.
- 16.28.020** References.
- 16.28.030** Definitions.
- 16.28.040** Approval and design plans.
- 16.28.050** General requirements.
- 16.28.060** Alarm/control panel requirements.
- 16.28.070** Placement and type of detector.
- 16.28.080** Acceptance testing.
- 16.28.090** Maintenance.
- 16.28.100** Applicability.
- 16.28.110** Monitoring.
- 16.28.120** Special requirements.
- 16.28.130** Reinspection fees for new construction, tenant improvements, and spot inspections.
- 16.28.140** Exceptions.
- 16.28.150** Penalties.
- 16.28.160** Appeals.

16.28.010 Required.

An automatic fire alarm system shall be installed in all new structures less than 10,000 square feet total floor area. Exceptions are noted in EMC 16.28.140.

16.28.020 References.

The following references shall be used in the design, installation and maintenance of fire alarm systems within the city of Enumclaw; if there is a conflict between the codes, the code that provides the greatest degree of fire protection shall apply. References are to the current editions, unless otherwise noted:

- A. NFPA 70, National Electrical Code
- B. NFPA 72, Protective Signaling Systems
- C. NFPA 88A, Parking Structures
- D. IFC, International Fire Code
- E. IBC, International Building Code
- F. Chapter 51-54A WAC, International Fire Code
WAC
- G. Chapter 19.27 RCW, State Building Code Act
- H. Chapter 19.28 RCW, Electrical Code and Ordinances

16.28.030 Definitions.

- A. "Addressable device" means a fire alarm system component with discreet identification that can have its status individually identified or that is used to individually control other functions.
- B. "Alarm indicating device" is any listed bell, buzzer, visual or audible device that produces an alarm signal for fire.
- C. "Alarm initiating device" is any listed device which, when activated, initiates an alarm by manual or automatic operation of an electrical contact through an alarm indicating device.
- D. "Alarm signal" is any listed audible or visual signal, or both, indicating the existence of an emergency fire condition.
- E. "Analog initiating device" (sensor) is an initiating device that transmits a signal indicating varying degrees of condition, as contrasted with a conventional initiating device which can only indicate an on/off condition.
- F. "Annunciator" is any listed equipment that indicates the zone or area of the building from which an alarm has been initiated, the location of an alarm actuating device, or the operation condition of alarm circuits or the system.
- G. "Approved" refers to the approval of the fire marshal.
- H. "Authority having jurisdiction" refers to the fire marshal.
- I. "Automatic fire alarm system" is a combination of listed compatible devices, control panels, audible and visual devices and other equipment, together with the necessary electrical energy, designed and wired to produce an alarm in the event of fire or special system activation.
- J. "Alarm/control panel" is comprised of the controls, relays, switches and associated circuits necessary to furnish power to a fire alarm system, receive signals from fire alarm devices and transmit them to indicating devices and accessory equipment.
- K. "Compatibility listed" means a specific listing process that applies only to two-wire devices (such as smoke detectors) designed to operate with certain control equipment.
- L. "Compatible" means equipment that interfaces mechanically or electrically together as manufactured, without field

modification.

M. "Fire alarm control panel" is a system component that receives input from automatic and manual fire alarm devices and may supply power to detection devices and transponder(s) or off-premises transmitter(s). The control unit may also provide transfer of power to the notification appliances and transfer of condition to relays or devices connected to the control unit. The fire alarm control unit can be a local fire alarm control unit or master control unit.

N. "Listed" means equipment or materials indicated in a list published by an organization acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of listed equipment or materials, and whose listing states either that the equipment or material meets appropriate standards or has been tested and found suitable for use in a specified manner.

O. "Line-type detector" is a device in which detection is continuous along a path. Typical examples are rate-of-rise pneumatic tubing detectors, projected beam smoke detectors, and heat-sensitive detectors.

P. "Maintenance" refers to repair service, including periodic recurrent inspections and tests per manufacturer's specifications and NFPA 72, required to keep the protective signaling system (automatic fire alarm system) and its component parts in an operative condition at all times, together with the replacement of the system or its components when, for any reason, they become undependable or inoperative.

Q. "Shall" indicates a mandatory requirement.

R. "Should" indicates a recommendation or that which is advised but not required.

S. "Spacing" means a horizontally measured dimension relating to the allowable coverage of fire detectors.

T. "Transmitter" refers to any listed transmitter able to transmit and/or receive status changes automatically or manually from a listed alarm panel to an approved central station via leased telephone lines.

U. "UL central station" refers to a UL-listed central station approved to monitor automatic fire alarm systems within the city of Enumclaw.

V. "Zone" means each building or portion of building, as determined by the authority having jurisdiction.

16.28.040 Approval and design plans.

A. At least three complete sets of blueprint drawings with information regarding the fire alarm system, including detailed specifications, wiring, diagrams, elevation diagram (showing false ceiling areas), and floor plans, shall be submitted to the fire marshal for approval prior to installation of any equipment or wiring (one set of approved plans shall be located at the construction site).

B. Drawings submitted for approval must include the following:

1. Floor layout showing all rooms and spaces, including a cross-section of the space being protected, with accurate measurements drawn to a one-eighth-inch scale.
2. Identification of each room or space, i.e., guest rooms, mechanical room, attic, etc.
3. Location of each system component using the appropriate symbol.
4. Explanatory notes and legend to lend clarity to the plan and identify the manufacturer and model number of each alarm component used.
5. A wiring schematic clarifying type and size of wiring (must comply with NFPA 70), and a point-to-point wiring diagram.
6. Zoning, if applicable.
7. A copy of the technical specifications for each component used in the makeup of the automatic fire alarm system. If the components are not all from the same manufacturer, UL cross listing compatibility cards are required.
8. The current used by each of the initiating and indication devices and current rating of the power supply.
9. Battery calculations for compatibility.
10. Building permit number.
11. Total number of devices being installed.

C. All new fire alarm systems and all modifications to fire alarm systems involving 50 or more devices shall have the written approval of a fire protection engineer licensed by the state of Washington and approved by the fire marshal.

D. After the fire alarm plans have been approved by the fire marshal, a job number will be issued to begin work. The plan review fees shall be charged at the rate shown in the fee code established by the jurisdiction.

16.28.050 General requirements.

A. All companies installing automatic fire alarm systems shall have a state electrical contractor's license.

B. All persons installing automatic fire alarm systems shall hold a state low voltage installer's certificate or journeyman electrician certificate per RCW 19.28.041. An apprentice certificate is acceptable for installers when supervised by a certified journeyman per RCW 19.28.041.

C. An electrical permit shall be posted at all automatic fire alarm system installations per Chapter 16.12 EMC, Electrical Code.

D. All equipment, devices, and wiring shall be listed by Underwriters Laboratories or Factory Mutual and shall be approved for the purpose which they are intended. No one shall perform any type of modification to any device that would void its UL/FM listing.

E. If determined necessary by the authority having jurisdiction, control panels shall have sufficient auxiliary power outlets for automatic door closures, relay boards for elevator control, HVAC detectors, air pressurization, and all other auxiliary devices. They shall also have sufficient power for four-wire smoke detectors, remote LED indicating

lights and duct detectors with relays.

F. Remote alarm annunciation/indication is required at the main entrance if the control panel is not visible from the main entrance.

G. When the control panel is located inside a room, the outside of the door shall have a sign in one-inch letters that reads "Fire Alarm" or "Fire Alarm Control."

H. A rechargeable battery backup is required on any automatic fire alarm system installation. There shall be enough battery capacity at all times to run the alarm system in standby for 24 hours and after that time, sound all alerting devices for at least five minutes. At the end of the battery life cycle, batteries shall be replaced.

I. Audible devices shall be placed in buildings and be so located that, with all intervening doors closed, the alarm device shall be heard at not less than 15 decibels above the ambient noise levels; sleeping areas shall be a minimum of 75 decibels. Visible alarms shall be placed throughout the building in all assembly areas; common use areas, including toilet rooms and bathing facilities; hallways and lobbies; and hotel guest rooms. Individual offices, mechanical rooms, and small storage rooms are not included.

J. Whenever possible, the control panel shall be located in a heated main corridor or a heated main lobby. When the control panel is located inside a room, the room shall be heated, and kept at an ambient temperature between 40 and 100 degrees Fahrenheit. The outside of the door shall have a sign in one-inch letters which reads "Fire Alarm" or "Fire Alarm Control." At no time shall the control panel be located in an exterior location.

K. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at a UL central station.

16.28.060 Alarm/control panel requirements.

A. A light shall indicate that the system is receiving normal power. A failure of normal power shall cause the light to go out and an audible signal to sound.

B. All batteries shall have an automatic rate charger to maintain standby batteries in a fully charged condition.

C. A power transfer circuit shall be installed that will switch to standby power automatically and instantaneously if normal power fails.

D. All alarm signals shall be automatically locked in at the alarm panel until their operated devices are returned to normal condition, and the alarm panel is manually reset.

E. The fire alarm panel shall be reset only by authorized personnel of the fire marshal.

F. The reset code for the fire alarm panel or keypad shall be 1-2-3-4-5. The reset code shall not be changed without the approval of the fire marshal. The reset code should be permanently posted at the keypad.

G. The supervised relay boards that control elevator recall, air pressurization and all other auxiliary functions shall stay locked in, even though the audible signaling circuits have been silenced, until the panel has been reset and returned to normal.

H. For systems employing water flow detection devices, manual pull stations shall be distributed throughout the building. Audible and visible alarms shall be placed in all common-use areas.

I. All trouble and supervisory indication for post indicating valves, wall indicating valves, and outside stem and yoke valves shall be on a zone isolated from waterflow indication, for trouble only.

J. All fire alarm panels/keypads shall have alarm silence capability.

16.28.070 Placement and type of detector.

A. All detectors shall be installed and spaced according to the manufacturer's instructions and NFPA 72. The fire marshal may require additional detectors or decreased spacing.

B. At least one of the following types of detectors shall be placed in all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings, storage lockers, closets, electrical rooms, machine equipment rooms, shafts, crawl spaces and stairwells: smoke, rate-of-rise, fixed-temperature, photobeam, flame, rate-compensation, or line-type. Access shall be provided to the attics and crawl spaces for maintenance of the detectors.

C. All detectors placed above the ceiling shall have remote indicating lights in the ceiling directly below the device or other means of indication as approved by the fire marshal.

D. All rate-of-rise and fixed-temperature heat detectors shall have replacement links or be self-restoring for testing purposes.

E. Smoke detectors shall be the preferred detector type in all areas. When conditions are such that smoke detectors are not practical, other type(s) of detectors shall be installed as approved by the fire marshal.

16.28.080 Acceptance testing.

A. Upon completion of a system installation, a satisfactory test of the entire installation shall be made by the contractor's representative in the presence of the fire marshal and shall comply with the procedures contained in NFPA 72 and the manufacturer's specifications. The use of a decibel meter will be employed to determine minimum sound levels during acceptance testing. Final approval is contingent upon a successful performance test.

B. A condition of final acceptance of the fire alarm system shall be the receipt of a completed contractor's material and test certificate – fire alarm and automatic detection systems, to the effect that the system has been installed in accordance with approved plans and tested in accordance with the manufacturer's specifications and appropriate NFPA requirements. The completed installation certificate shall be returned to the fire marshal prior to the acceptance test.

C. As-builts shall be provided prior to system acceptance and final approval if any modifications not shown on the original plans have been done to the system.

16.28.090 Maintenance.

A. A satisfactory contract covering the maintenance, operation and efficiency of the system shall be provided by the property owner or his agent. The contract shall provide for inspections, tests and maintenance as specified in NFPA 72 and manufacturer's instructions. The property owner or his agent shall be responsible for the maintenance of the automatic fire alarm system with the following provisions:

1. The renter or lessee shall notify the property owner or his agent of the need of any suspected maintenance or malfunction of the system.
2. The property owner or his agent shall assume no liability in the event any unauthorized person, renter or lessee tampers with, attempts to repair or damages any part of the automatic fire alarm system so as to render it inoperative; provided, however, the property owner and his agent shall be liable in the event either of them become aware of tampering or efforts to repair or damage the system, and they thereafter fail to restore the system within a reasonable period of time so that it functions in accordance with the standards provided for in this chapter.

B. A copy of inspection, test, and maintenance records shall be forwarded to the fire marshal.

C. The automatic fire alarm system shall be maintained in operative condition at all times.

D. Battery-powered detectors in existing buildings shall have new batteries installed in accordance with the manufacturer's specifications, and shall be tested at least annually by the building owner or the building owner's representative. Documentation of the testing and applicable repairs shall be sent to the fire department.

E. Inspections, maintenance and testing of fire alarm systems shall be performed by personnel with qualifications acceptable to the fire marshal.

16.28.100 Applicability.

A. Automatic fire alarm systems shall be installed in the following occupancies:

1. Hotels.
2. Motels.
3. Multifamily dwellings (with more than four units): See EMC 16.28.120(B), special requirements.
4. All other new commercial/industrial buildings under 10,000 square feet, unless fully protected by an automatic sprinkler system.
- ~~5. When sold, existing commercial and industrial buildings that are not protected by an automatic sprinkler system.~~

Exceptions:

- ~~a. Any structure 400 square feet or less in total usable floor area.~~
- ~~b. Single family residential structures.~~

~~6. 5.~~ When sold, existing hotel/motel occupancies which are not protected by an automatic sprinkler system shall install a fire alarm system throughout. The guest rooms shall comply with EMC 16.28.120(A).

~~7. 6.~~ When sold, multifamily dwellings which are protected by an automatic sprinkler system shall install a fire alarm system complying with EMC 16.28.120(B).

Exception: Multifamily dwellings of four units or less.

~~8. 7.~~ When sold, multifamily dwellings which are not protected by an automatic sprinkler system shall install smoke detectors in sleeping areas, in accordance with the International Building Code. Common areas and exit corridors shall be protected by detectors and manual pull stations monitored by a UL central station. Audibility shall meet the requirements of NFPA 72.

Exception: Multifamily dwellings of four units or less.

~~9. 8.~~ Any building or portion of a building which, due to the nature of its occupancy, is required by the International Fire Code or other nationally recognized standard to have an automatic fire alarm system.

~~10. 9.~~ Any building or portion of a building which, due to the nature of its occupancy, is determined by the chief Fire Marshal to be a special hazard or have a high life safety need.

~~11. 10.~~ A manual fire alarm system shall be installed in all new sprinklered buildings. Visual and audible devices shall be installed per EMC 16.28.050(I).

B. For subsections (A)(5), (6), (7) and (8) of this section, the installation of an automatic fire alarm system shall be completed within 120 days from the date of notification by the fire marshal.

16.28.110 Monitoring.

The following fire alarm systems are required to be monitored by a city of Enumclaw-approved UL central station:

A. All new automatic and manual systems as required by EMC 16.28.100, or required by any other code or standard.

B. All existing fire alarm systems.

C. All fire alarm systems installed by the occupant/owner that are optional in commercial, industrial and multifamily

occupancies.

D. Smoke detectors that are installed in lieu of a one-hour corridor requirement.

E. HVAC units that are required to have duct detectors and that serve more than one occupancy or serve an area open to the public.

F. City of Enumclaw-approved UL central stations that fail to maintain their UL listing shall be prohibited from monitoring fire alarm systems within the city of Enumclaw.

16.28.120 Special requirements.

A. The guest room detectors of hotel/motel occupancies shall annunciate at a panel located at or near the front desk. These detectors will not transmit an alarm to the UL central station. The alarm panel, located at or near the front desk, shall be monitored 24 hours a day by the hotel/motel staff.

B. Multifamily dwellings and lodging houses fully protected by an automatic sprinkler system shall have detectors installed in accordance with the International Building Code. Common areas and exit corridors shall be protected by detectors and manual pull stations, monitored by a UL central station.

C. When monitoring of an existing system is lost for any reason, a fire watch must be posted during nonbusiness hours. The fire watch person shall call the recorded fire prevention phone line at two-hour intervals confirming the all-clear status of the building. In the event of a fire emergency the fire watch shall call 911 immediately to report the fire emergency.

D. Duct detectors shall send a supervisory signal only and shall not cause an alarm.

E. Lock boxes shall be provided for an access to alarm panels and sprinkler risers.

F. An exterior horn or bell/strobe shall be installed outside all buildings/tenant spaces that have a fire alarm system.

16.28.130 Reinspection fees for new construction, tenant improvements, and spot inspections.

A reinspection fee of \$108.00 will be assessed when an inspection is requested for new construction, tenant improvements or spot inspections, and upon arrival, the fire inspector finds that the work is not complete, not ready for inspection, or does not comply with fire code requirements. Under these conditions, a follow-up inspection will be required.

16.28.140 Exceptions.

Any exception to the items covered by this chapter shall be made by the fire marshal. Request for exception must be made in writing; exceptions granted or denied shall be in writing.

16.28.150 Penalties.

Any person violating the provisions of this chapter, the International Fire Code or appendices adopted by this chapter, or who shall 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 and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the fire marshal or by a court of competent jurisdiction within the time fixed therein, shall be punishable as provided in Chapter 1.08 EMC.

16.28.160 Appeals.

Whenever the fire marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the hearing examiner established in Chapter 15.13 EMC. Section 108 of the International Fire Code shall be amended to read

Disputes regarding interpretation of code provisions shall be settled by the International Fire Code Institute. When deemed appropriate, the fire marshal will request a formal, written interpretation from the Institute.

Chapter 16.30 SPRINKLER SYSTEMS

Sections:

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16.30.030 Definitions.

16.30.040 Approval and design plans.

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16.30.120 Exceptions.

16.30.130 Repealed.

16.30.140 Appeals.

16.30.010 Required.

An automatic sprinkler system shall be required as outlined in this chapter.

16.30.020 References.

The following references shall be used in the design, installation and maintenance of sprinkler systems within the city of Enumclaw; if there is a conflict between the codes, the one offering the greatest degree of fire protection shall apply. References are to the current editions, unless otherwise noted:

A. NFPA 13, Installation of Sprinkler Systems

B. NFPA 13D, Residential Sprinkler Systems

C. NFPA 14, Standpipe and Hose Systems

D. NFPA 15, Water Spray Fixed Systems

E. NFPA 24, Private Fire Service Mains and Their Appurtenances

F. NFPA 25, Inspection, Testing and Maintenance of Water-Based Fire Protection Systems

G. NFPA 88A, Parking Structures

H. IFC, International Fire Code

I. IBC, International Building Code

J. Chapter 18.160 RCW, Washington State Sprinkler Contractor Law

16.30.030 Definitions.

A. "Approved" refers to the approval of the fire marshal.

B. "Automatic sprinkler system" is an integrated system of underground and overhead piping designed in accordance with fire protection engineering standards. The installation includes one or more automatic water supplies. The portion of the sprinkler system aboveground is a network of specially sized or hydraulically designed piping installed in a building, structure or area, generally overhead, and to which sprinklers are attached in a systematic pattern. The valve controlling each system riser is located in the system riser or its supply piping. Each sprinkler system riser includes a device for actuating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area.

C. "Listed" refers to equipment or materials indicated in a list published by an organization acceptable to the authority having jurisdiction and concerned with product evaluation, that maintains periodic inspection of production of listed equipment or materials, and whose listing states either that the equipment or material meets appropriate standards or has been tested and found suitable for use in a specific manner.

16.30.040 Approval and design plans.

A. All new sprinkler systems and all modifications to sprinkler systems involving more than 50 heads shall have the written approval of a fire protection engineer licensed by the state of Washington and approved by the fire marshal. Exception: The fire marshal reserves the right to require preapproval, by a fire protection engineer, for any modification to a hydraulically designed system regardless of the size of the job.

B. All sprinkler drawings shall be prepared by persons meeting the requirements of Chapter 18.160 RCW.

C. At least three complete sets of blueprint drawings with information regarding the automatic sprinkler system as identified in NFPA 13, Sections 6-1, 6-2 and 6-3, and at least one civil engineering blueprint showing the underground installation from watermain tap to base riser, shall be submitted to the fire marshal for approval prior to installation or modification of any equipment. One set of approved plans shall be located at the job site.

D. Drawings submitted for approval must include floor layout drawn to one-eighth-inch scale, showing all rooms and spaces with accurate measurements. Drawings shall include the building permit number.

E. As-builts shall be provided prior to system acceptance and final approval, if any modifications not shown on the original plans have been done to the system.

F. The installer shall perform all required acceptance tests (as identified in NFPA 13) in the presence of the fire marshal. The installer shall complete the contractor's material and test certificate(s) and forward the certificates to the fire marshal prior to asking for approval of the installation.

G. After the sprinkler plans have been approved by the fire marshal, a job number will be issued to begin work. The plan review fees shall be charged at the rate shown in the fee code established by the jurisdiction.

16.30.050 Where required.

A. A fully automatic sprinkler system designed, installed and tested per NFPA 13 shall be installed in all new buildings 5,000 square feet or greater in total floor area.

B. Without regard to exceptions to the sprinkler system requirements as set forth in this section, a fully automatic sprinkler system, per subsection (A) of this section, may be required by the fire marshal for new buildings under 5,000 square feet total floor area when, in their judgment, any of the following conditions exist:

1. Hazardous operations.
2. Hazardous contents.
3. Critical exposure problems.
4. Limited accessibility to the building.
5. Inadequate waterflow availability.

- C. Sprinklers are required in all Group R, Division 1, 2 and 3 occupancies (as defined in the IBC) having three or more floor levels or containing five or more dwelling units.
- D. Sprinklers are required in Group A occupancies (as defined in the IBC) such as nightclubs, discos or restaurants where the total gross floor area exceeds 5,000 square feet.
- E. Fire walls, fire barriers, or vertical or horizontal fire barriers as noted in Section 705.1 of the International Building Code shall not be considered to separate a building to enable deletion of a required automatic sprinkler system.
- F. Single-family residences that have between 500 and 1,000 GPM fire flow availability.
- G. Single-family residences that exceed minimum distance requirements to a hydrant may, at the discretion of the fire marshal, be allowed to install a sprinkler system in lieu of a hydrant.

16.30.060 Standpipes.

- A. When standpipes are required, they shall be Class III wet.
Exception: In unheated structures, the standpipe may be dry.
- B. Buildings over four stories shall have in the stair tower, adjacent to the standpipe, beginning on the third floor and alternating every other floor, in hose cabinets, 150 feet of one and three-fourths-inch double jacket hose with one and one-half-inch NST hose couplings. The hose lengths shall be connected and bundled together. The cabinet shall be labeled "FIRE DEPARTMENT USE ONLY."

16.30.070 General requirements.

- A. Sprinkler installations and modifications shall be done by companies licensed by the state of Washington to perform this type of work.
- B. The automatic sprinkler system for new warehouses shall have a minimum design density of 0.495 gallons per 2,000 square feet, plus an allowance of 1,000 GPM for in-rack fire sprinklers and hose allowance.
- C. All other occupancies shall be a minimum design density of ordinary hazard Group I unless otherwise provided for in this chapter.
- D. On all hydraulically designed sprinkler systems, the velocity of water in the overhead pipe shall not exceed 32 feet per second. The velocity of water in the underground pipe shall not exceed 16 feet per second.
- E. Hydraulic calculations shall be provided by the contractor for calculated systems; the contractor shall, upon request, provide calculations for pipe schedule systems.
- F. Calculated sprinkler systems shall be designed with a 10 psi cushion for low reservoir conditions.
- G. Automatic sprinkler systems and all other fire suppression systems shall be monitored by a city of Enumclaw-approved UL central station. This shall include all water control valves, tamper devices, pressure supervision and waterflow switches. In buildings having a fire alarm/detection system, the sprinkler system shall be tied to the fire alarm system (last zone(s)).
- H. Permanent, all-weather sprinkler riser zone maps shall be installed at the fire department connection and riser.
- I. All exterior components of sprinkler systems shall be painted red. This includes: post indicator valves/outside stem and yoke valves, wall indicating valves, fire department connections, and water motor gong.
- J. The fire department connection shall have a downward angle bend between 22.5 and 45 degrees, with a four-inch Storz fitting and/or two 2 ½ inch fittings at the Fire Marshal's request.
- K. A manual fire alarm system shall be installed in all new sprinklered buildings. Visual and audible devices shall be installed per Chapter 16.28 EMC.
- L. Maintain a four-foot clear space around the sprinkler riser(s) for emergency access.

16.30.080 Special requirements.

- A. All hotel/motel occupancies shall be sprinklered a minimum ordinary hazard Group I density throughout; no omissions are allowed. Sprinkler spacing in the guest rooms may be light hazard.
- B. Each new commercial/industrial or multifamily building shall have its own control valve on the exterior or outside away from the building. Each floor of a multistory building shall have sectional control valves.
- C. Multifamily dwelling sprinkler systems shall be designed minimum light hazard; no omissions are allowed.
- D. All sprinkler system control valves shall be electronically supervised against tampering.

16.30.090 Existing buildings.

- A. Existing fully sprinklered buildings, when remodeled or added on to, shall retain the feature of being sprinklered in the remodeled or added-on portion.
- B. If, by increasing usable square footage of an existing building, the resulting total structure falls within the coverage of EMC 16.30.050(A), the entire structure shall be fully sprinklered.

16.30.100 Maintenance.

- A. The owner is responsible for the condition of the sprinkler system and shall keep the system in operating condition in accordance with NFPA 25.
- B. Regular maintenance by a Washington State licensed sprinkler contractor shall be done in accordance with NFPA 25. If the sprinkler system is connected to a fire alarm system, the contractor shall coordinate with the fire alarm maintenance company for any work involving the fire alarm system or control panel.
- C. The fire marshal shall be notified immediately of any impairment of the sprinkler system. The owner shall be responsible for the repair of the system, and shall maintain a 24-hour fire watch until the system is returned to normal condition. High hazard operation may be suspended until the sprinkler system is back in normal condition.

16.30.110 Reinspection fees for new construction, tenant improvements, and spot inspections.

A reinspection fee of \$108.00 will be assessed when an inspection is requested for new construction, tenant improvements or spot inspections, and, upon arrival, the fire inspector finds that the work is not complete, not ready for inspection, or does not comply with fire code requirements. Under these conditions, a follow-up inspection will be required.

16.30.120 Exceptions.

Any exception to the items covered by this chapter shall be made by the fire marshal. Requests for exception must be made in writing; exceptions granted or denied shall be in writing.

16.30.130 Penalties.

Repealed by Ord. 2575.

16.30.140 Appeals.

Whenever the fire marshal disapproves an application or refuses to grant a permit applied for, the applicant may appeal the decision to the hearing examiner established in Chapter 15.13 EMC. Section 108 of the International Fire Code shall be amended to read:

Disputes regarding interpretation of code provisions shall be settled by the International Fire Code Institute. When deemed appropriate, the fire marshal will request a formal, written interpretation from the Institute.

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