

ORDINANCE NO. 874

AN ORDINANCE OF THE CITY OF CARNATION, WASHINGTON, AMENDING CHAPTER 16.01 CMC CONSTRUCTION AND BUILDING CODES; ADOPTING THE 2015 VERSION OF THE STATE BUILDING CODE AND ASSOCIATED TECHNICAL CODES PURSUANT TO CHAPTER 19.27 RCW; ADOPTING APPROPRIATE LOCAL AMENDMENTS THERETO; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the State of Washington establishes the State Building Code, inclusive of the various technical codes adopted by reference therein, as set forth in Chapter 19.27 RCW; and

WHEREAS, the City Council desires to adopt by reference the current version of the State Building Code and associated technical codes, including appropriate local amendments thereto; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, DO
ORDAIN AS FOLLOWS:

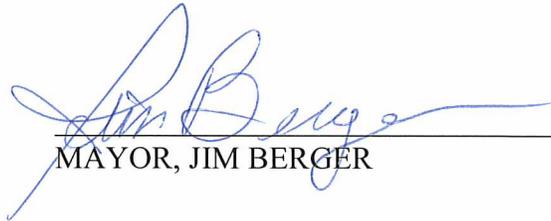
Section 1. Amendment of Chapter 16.01 CMC. Chapter 16.01 CMC Construction and Building Codes is hereby amended to provide in its entirety as indicated in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Copies on File. Pursuant to RCW 35A.13.180 and 35A.12.140, the City shall maintain at least one copy of the technical codes adopted by reference under this ordinance in the office of the City Clerk, and the same shall be made available for public use and examination upon request.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Carnation City Council this 21st day of June, 2016.


MAYOR, JIM BERGER

ATTEST/AUTHENTICATED:


CITY CLERK, MARY MADOLE

FILED WITH THE CITY CLERK: 05/23/2016
PASSED BY THE CITY COUNCIL: 06/21/2016
PUBLISHED: 06/29/2016
EFFECTIVE DATE:..... 07/05/2016
ORDINANCE NO. 874

Exhibit A

16.01.010 Construction Administrative Code adopted.

The purpose of this section is to establish a single, consistent and uniform set of procedural requirements that will govern all of the technical codes adopted under Chapter 16.01 CMC. In order to maintain consistency with the format of these adopted codes, the headings and citations set forth in this section follow the technical code format rather than the standard Carnation Municipal Code format.

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the Construction Administrative Code of the City of Carnation, hereinafter referred to as "this code."

101.2 Scope. This code establishes the administrative, organizational and enforcement rules and regulations for the technical codes which regulate, inter alia, site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the corporate limits of the city. The provisions of this code shall apply to the administration of the technical codes listed below, as adopted and amended by the State of Washington and as further amended pursuant to this chapter:

~~2012~~2015 International Building Code — WAC 51-50

~~2012~~2015 International Existing Building Code — WAC 51-50

~~2012~~2015 International Residential Building Code — WAC 51-51

~~2012~~2015 International Mechanical Code — WAC 51-52

~~2012~~2015 International Fire Code — WAC 51-54

~~2012~~2015 National Fuel Gas Code (NFPA 54) — WAC 51-52

~~2014~~2014 Liquefied Petroleum Gas Code (NFPA 58) — WAC 51-52

~~2012~~2015 International Fuel Gas Code — WAC 51-52

~~2012~~2015 Uniform Plumbing Code — WAC 51-56 and WAC 51-57

~~2012~~2015 International Energy Conservation Code — WAC 51-11

101.2.4 Definitions. For the purpose of this code, certain terms, phrases, words and their derivatives shall have the meanings set forth in this section. Where terms are not defined herein or by the relevant technical code at issue, 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. Unless the context clearly indicates a contrary intent, words used in the singular shall include the plural, and words used in the plural shall include the singular. Words used in the masculine gender shall include the feminine, and words used in the feminine gender shall include the masculine.

1. "Action" means a specific response complying fully with a specific request by this jurisdiction.
2. "Addition" means an extension or increase in floor area or height of a building or structure.
3. "Alter" or "alteration" means a change or modification of a building, structure or building service equipment.

4. "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 principals or tests by recognized authorities, technical or scientific organizations.
5. "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.
6. "Building" means a structure used or intended for supporting or sheltering a use or occupancy.
7. "Existing building" means a building erected prior to the adoption of this code, or one for which a legal building permit has been approved and issued.
8. "Building Official" means the officer or other designated authority charged with the administration and enforcement of this code, or an authorized deputy or designee thereof.
9. "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.
10. "The City" or "this jurisdiction" means the City of Carnation.
11. "Complete response" means an adequate response to all requests from city staff in sufficient detail to allow an application to be processed.
12. "Energy code" means the International Energy Conservation Code promulgated by the Washington State Building Code Council, as adopted by this jurisdiction.
13. "Housing code" means the 1997 Uniform Housing Code promulgated by the International Council of Building Officials, as adopted by this jurisdiction.
14. "IBC" means the latest edition of the International Building Code promulgated by the International Code Council, as adopted by this jurisdiction.
15. "IEBC" means the latest edition of the International Existing Building Code promulgated by the International Code Council, as adopted by this jurisdiction.
16. "IFGC" means the latest edition of the International Fuel Gas Code promulgated by the International Code Council, as adopted by this jurisdiction.
17. "IMC" means the latest edition of the International Mechanical Code promulgated by the International Code Council, as adopted by this jurisdiction.
18. "IRC" means the latest edition of the International Residential Code for One- and Two-Family Dwellings promulgated by the International Code Council, as adopted by this jurisdiction.
19. "NEC" means the latest edition of the National Electrical Code promulgated by NFPA.
20. "NFPA" mean the National Fire Protection Association.
21. "Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.
22. "Owner" means any person, agent, firm or corporation having a legal and/or equitable interest in the subject property.
23. "Permit" means an official document or certificate issued by the Building Official authorizing performance or specified activity.
24. "Shall", as used in this chapter, is mandatory.
25. "Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up of composed of parts joined together in some definite manner.

26. "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, IRC or any other provision of this chapter.
27. "UPC" means the latest edition of the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials, as adopted by this jurisdiction.
28. "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.

101.32.1 Appendices. Provisions in the appendices of the codes listed in Section 101.2 shall not apply unless specifically adopted by this chapter.

101.43 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 fire fighters and emergency responders during emergency operations. PROVIDED, that this code is adopted and is to be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons. No provision of this code is intended to impose any duty upon the city or any of its officers, employees or agents which would subject them to damages in a civil action.

101.54 Referenced codes. The codes listed in Sections 101.54.1 through 101.54.7 and referenced elsewhere in this chapter shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.54.1 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:

1. 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.

101.54.1.42 International Existing Building Code. The provisions of the International Existing Building Code, as referenced by the State Building Code Council as Appendix M in the International Building Code and as published by the International Code Council, shall apply to the repair, alteration, change of occupancy and relocation of buildings legally existing on the date of adoption of this code.

101.54.1.3 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.

101.54.1.4 Mechanical Code. 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, and including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Exceptions:

1. The International Fuel Gas Code shall apply for all installations utilizing natural gas and gaseous hydrogen except those regulated by the IRC and those utilizing Liquid Propane Gas (LPG).
2. The International Residential Code shall apply for all structures regulated by the IRC except LPG installations
3. NFPA 54 shall apply for all Natural Gas installations
4. NFPA 58 shall apply for all Liquid Propane Gas installations.

101.4.1.5.4 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 (NFPA 54).

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

101.5.64.1.7 Fire Prevention. Unless otherwise provided in this code, The International Fire Code shall apply. The provisions of the IFC 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, material 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.

101.5.74.1.8 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, where connected to a water or sewage system, and all aspects of a medical gas system.

101.5.84.1.9 Energy. The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.5.94.1.10 Electrical. The provisions of the ~~2011~~2014 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 Carnation, enforcement of the NEC shall fall under the jurisdiction of the State of Washington.

SECTION 102 APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code and the standards adopted by reference hereunder specify different materials, methods of construction or other requirements, the most restrictive shall govern except that the hierarchy of the codes named in RCW 19.27 shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

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

102.3 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.

102.4 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.

102.5 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.

102.6 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, other codes referenced in this code, the International Fire Code, or as is deemed necessary by the Building Official or Fire Code Official for the general safety and welfare of the occupants and the public.

SECTION 103

ENFORCEMENT AGENCY DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. There is established in the City the Building Department that shall be under the administration and operational control of the Building Official. The Building Official shall have the power and duties as set forth in this code and as set forth in the codes adopted by reference herein.

SECTION 104

DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The Building Official is hereby authorized and directed to enforce the provisions of this 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.

Exception: The Fire Code Official is authorized and directed to enforce, render interpretations, and adopt policies and procedures with respect to the provisions of the International Fire Code. With respect to the enforcement, interpretation and administration of the International Fire Code, all references to the Building Official in the Construction Administrative Code shall be construed as referring to the Fire Code Official.

104.2 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 shall enforce compliance with the provisions of this code.

104.3 Notices and orders. The Building Official shall issue all necessary notices and orders to ensure compliance with this code.

104.4 Inspections. The Building Official shall make all of the required inspections, and/or 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.

104.5 Identification. The Building Official or his/her designee shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 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.

104.7 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 city's official records for the period required by state law.

104.8 Liability. The building 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 code or other pertinent law or ordinance, shall not thereby be civilly or criminally 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.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with the terms of such approval.

104.89.1 Used materials and equipment. The use of used materials and building service equipment is permitted when approved by the Building Official.

104.910 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 a 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. PROVIDED that nothing herein shall be construed to require the Building Official to grant any modification under any circumstances. The details of action granting modifications shall be recorded and entered in the files of the city. An additional fee shall apply for the Building Official's evaluation of any proposed modification under the provisions of this section.

104.4011 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. An additional fee shall apply for the Building Official's evaluation of any proposed alternate material, design and or method of construction and equipment under the provisions of this section.

104.4011.1 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, including but not necessarily limited to accreditation-testing laboratories for mechanical performance reports, fire-resistive assemblies and special inspection agencies.

104.4011.2 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 city. 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, including but not necessarily limited to the International Code Council, the American Society of Testing and Materials Underwriters Lab, or the American Concrete Institute. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

SECTION 105 PERMITS

105.1 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 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.

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 of 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 accessory to residential buildings constructed under the provisions of the IRC and used as tool and storage sheds, tree supported play structures, playhouse and similar uses, provided the floor area does not exceed ~~200~~120 square feet (18.58 m²) and the structure is located in accordance with all land use regulations.
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 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.
5. 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 to 1.
6. Sidewalks and driveways associated with residential buildings constructed under the provisions of the IRC.
7. Decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC which are not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
8. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Fabricated swimming pools accessory to a One- and Two-Family Dwelling or Group R-3 occupancy, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
11. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
12. Swings, slides and other similar playground equipment.
13. Window awnings supported by an exterior wall of One- and Two-Family Dwellings or Group R-3, and Group U occupancies which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
14. Non-fixed and movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
15. Satellite earth station antennas 6-1/2 feet (2 m) or less in diameter or diagonal dimensions in zones other than residential zones.
16. Satellite earth station antennas 3-1/4 feet (1m) or less in diameter in residential zones.
17. Video programming service antennas 3-1/4 feet (1 m) or less in diameter or diagonal dimension, regardless of zone.

Mechanical:

1. Portable heating, cooking, or clothes drying appliances.
2. Portable ventilation equipment.

3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or render it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

Plumbing:

1. 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.
2. The clearing of stoppages.
3. Reinstallation or replacement of pre-fabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

105.2.1 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.

105.2.2 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.

105.3 Application for permit. To obtain a permit, the applicant shall first file a complete application, as defined by this jurisdiction, therefore in writing on a form furnished by the Building Department for that purpose. Such application shall:

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 and definitely 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.
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.

105.3.21 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 is incomplete or the construction documents or other submittal information does not conform to the requirements of pertinent laws, the Building Official may reject such application in writing, stating the reasons therefore. 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 therefore as soon as practicable.

105.3.32 Time limitation of application.

1. 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 one period not exceeding 180 days.
2. 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.
3. 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; or
 - 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 the applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.

105.4 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 or laws of this jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of this 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.

105.5 Expiration and Extension.

1. Except as provided herein, every permit issued shall expire one year from the date of issuance. The Building Official is authorized to approve a request for an extended expiration date where a construction schedule is provided by the applicant and approved prior to permit issuance.
2. Every permit which has been expired for less than one year may be renewed for a period of one year from the expiration date for an additional fee as long as no changes have been made to the originally approved plans and new building codes have not been adopted. For permits that have been expired for longer than one year, a new permit must be obtained and full new fees paid. No permit shall be renewed more than once.
3. Mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the mechanical and/or plumbing permit shall expire one year from the date of issuance.
4. The City may authorize an extension to the expiration date up to 30 days beyond the written date of notification with no additional fee when only the final building inspection is remaining and all other work has been approved. If work required under a final inspection is not completed within the 30 day extension period, the permit shall expire.

105.6 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.

105.7 Placement of permit. The building permit or copy thereof shall be kept on the site of the work until completion of the project.

SECTION 106

FLOOR AND ROOF DESIGN LOADS

106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf, such design live loads shall be conspicuously posted by the owner or the owner's authorized agent in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107

CONSTRUCTION DOCUMENTS

~~406.1~~**107.1 Submittal documents.** Construction documents, statement of special inspection, and other relevant 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 extraordinary conditions exist, the Building Official may require additional construction documents to be prepared by a registered design professional.

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 unnecessary to obtain compliance with this code.

~~406.1~~**107.2.1 Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents may 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 in the proper orientation and layout as it is to be constructed, 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.

~~406.1~~**107.2.2 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. Shop drawings shall be prepared by a certified individual as required by the State of Washington.

~~406.1~~**107.2.3 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, One- and Two-Family Dwellings as applicable in 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.

~~406.1~~**107.2.4 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 if the intent of this code is satisfied and no material detriment to health, safety or welfare results.

~~406~~**107.2.5 Site plan.** The construction documents submitted with the application for a permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, significant trees, 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 may waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

~~406~~**107.3 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.

~~406.3.4~~**Exception: Use of Consultants.** Whenever review of a building permit application requires retention of professional consulting services by the city, the applicant shall reimburse the city for the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The city may require the applicant to deposit an amount estimated in the discretion of the Building Official to be sufficient to cover anticipated costs to retaining the professional consultant services and to ensure reimbursement for such costs.

~~406~~**107.3.31 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 available for inspection by the Building Official or a duly authorized representative.

~~406~~**107.3.43 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.

~~406~~**107.3.4 Design professional in responsible charge.**

~~406.4.1~~**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 Section 1704 of the IBC, the statement of special inspections 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 Section 1704 of the IBC).

~~406.5~~**107.3.4.1 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 with 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 may charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.

~~406.6~~**107.4 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. Substantial changes may require a new permit to be applied for and obtained as determined by the Building Official.

~~406.7~~**107.5 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 the date of completion of the permitted work, or as required by state or local laws.

SECTION ~~407~~108 TEMPORARY STRUCTURES AND USES

~~407~~**108.1 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.

~~407~~**108.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, and means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to protect the public health, safety and general welfare.

~~407.3~~**108.3 Temporary power.** The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

108.4 Termination of approval. The Building Official may terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued where necessary in the Building Official's discretion to prevent injury, damage or any other material threat to safety, health or the public welfare.

SECTION ~~408~~109 FEES

~~408~~**109.1 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 granted until the additional fee, if any, has been paid.

~~408~~**109.2 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 resolution of the Carnation City Council.

~~408.3~~**109.2.1 Plan Review Fees.** When submittal documents are required by Section 106 of this code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The Building Official may charge a 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 is 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 Section 106, an additional plan review fee may be charged.

408.3.4109.2.2 Registered Plans. Registered plans may be provided for plan review for residential building permits within a specific formal subdivision, as follows. Sixty-five percent of the building permit fee as provided by resolution of the city council, based on the value of the building, plus current hourly rate as city council may establish by resolution for plan review required by changes, additions or revisions to plans, shall be charged for the initial registered plan. Thirty-five percent of the building permit fee as provided by resolution of the city council, plus current hourly rate as city council may establish by resolution for plan review of modifications to registered plan, shall be charged for review of subsequent plans which conform to an approved registered plan. A site plan review shall be required for each individual building permit and the full building permit fee shall also be charged. For purposes of this subsection, "registered plans" means a complete set of construction drawings for a single-family residence which, when approved by the building official, is registered and may be used as the construction drawings in subsequent basic residential permit applications for residential structures located within the same subdivision.

408.4109.3 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 Journal" 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 resembles the proposed type of building, or determine a valuation type independently.

408.5109.4 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 that shall be in addition to the required permit fees.

408.6109.5 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 any other fees that are prescribed by law.

408.7109.6 Refunds. The Building Official may authorize 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.

SECTION 409110 INSPECTIONS

409110.1 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 this jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of this 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 this jurisdiction shall be liable for expense entailed in the removal or replacement of any material necessary to allow inspection.

409110.2 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.

~~409.3~~**110.2.1 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.

~~409.4~~**110.3 Required inspections.** The Building Official, upon notification, shall make the inspections set forth in Sections 109.4.1 through 109.4.12.

~~409.4~~**110.3.1 Footing and foundation inspection.** Footing and foundation inspections shall be made after poles or piers are set or trenches or basement areas are excavated and all required hold-down anchor bolts, hold down straps, any forms erected, and any required reinforcing steel is in place and supported. Materials for the foundation shall be on the job, except that where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

~~409.4~~**110.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor 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.

~~409.4~~**110.3.3 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 R324 shall be submitted to the Building Official. FEMA Flood elevation certificates shall contain an original stamp and signature of the Surveyor, licensed by the State of Washington and shall document the elevation of the lowest floor, including basement, and other information required by the flood elevation certificate.

~~409.4.4~~**110.3.3.1 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.

~~409.4.5~~**110.3.3.2 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.

~~409.4.6~~**110.3.3.3 IMC/UPC/GAS/IFGC/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.

~~409~~**110.3.4.7 Frame inspection.** Framing inspections shall be made after the roof deck, wall 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, fire suppression piping, heating wires, pipes and ducts are approved and the building is substantially dried in.

~~409~~**110.3.4.81 Flashing and exterior weather barrier inspection.** Flashing and exterior weather barrier inspections shall be made after flashing and weather barrier materials have been installed, but prior to any of the work being covered.

~~409.4.9~~**110.3.5 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.

~~409.4.10~~**110.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

~~409.4.11~~**110.3.7 Energy efficiency inspection.**

~~409.4.11~~**110.3.7.1 Envelope.**

1. Wall Insulation Inspection: To be made after all wall insulation and air vapor retarded sheet or film materials are in place, but before any wall covering is placed.
2. Glazing Inspection: To be made after glazing materials are installed in the building.

3. Exterior Roofing Insulation: To be made after the installation of the roof insulation, but before concealment.
4. Slab/Floor Insulation: To be made after the installation of the slab/floor insulation, but before concealment.
1. Wall Insulation Inspection: To be made after all wall insulation and air vapor retarded sheet or film materials are in place, but before any wall covering is placed.
2. Glazing Inspection: To be made after glazing materials are installed in the building.
3. Exterior Roofing Insulation: To be made after the installation of the roof insulation, but before concealment.
4. Slab/Floor Insulation: To be made after the installation of the slab/floor insulation, but before concealment.

~~109.4.14~~ **110.3.7.2 Mechanical.**

1. 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.
2. Mechanical Pipe and Duct Insulation: To be made after all pipe, fire suppression piping and duct insulation are in place, but before concealment.

~~109.4.14~~ **110.3.7.3 Lighting and Motors.**

1. Lighting Equipment and Controls: To be made after the installation of all lighting equipment and controls required by this code, but before concealment of the lighting equipment.
2. Motor Inspections: To be made after installation of all equipment covered by this code, but before concealment.

~~109.4.12 **Final inspection.** The final inspection shall be made after all work required by the building permit is completed.~~

~~109.4.13 **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 the inspection was requested is not complete; or when previous corrections called for are not made, or when the approved plans and permit are not on site, or when the building is not accessible. In instances where reinspection fees have been assessed, no additional inspection of the work shall be provided by the city until the required fees are paid.~~

~~109.4.14~~ **110.3.8 Other inspections.** Inspection. In addition to the inspections specified above, the Building Official in Sections 110.3.1 through 110.3.7, 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.

~~109.4.15~~ **110.3.9 Special inspections.** In addition to the inspections noted above, the Building Official is authorized to require special inspections for any type of work related to the technical codes by an approved agency at no cost to this jurisdiction.

~~109.5~~ **110.3.10 Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy applicable requirements as to qualifications and reliability.

~~109.6~~ **110.5 Inspection requests.** It shall be the duty of the holder of a building permit or his/her 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.

409.7110.5.1 Re-inspection. 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 the inspection was requested is not complete; or when previous corrections called for are not made, or when the approved plans and permit are not on site, or when the building is not accessible. In instances where reinspection fees have been assessed, no additional inspection of the work shall be provided by the city until the required fees are paid.

110.6 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/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.

SECTION 440111 CERTIFICATE OF OCCUPANCY

440111.1 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 this jurisdiction.

Exception:

1. Work exempt from permits per section 105.2.

440111.2 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 Building Department, 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 the IBC Chapter 3.
9. The type of construction as defined in IBC Chapter 6.
10. The design occupant load.
11. Whether an automatic sprinkler system is provided, and whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

Exception: Structures approved under the International Residential Code may be issued a certificate of occupancy in the form of a signed-off permit inspection card.

440111.3 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% 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.

440111.4 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.

SECTION 444112 SERVICE UTILITIES

444112.1 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 authorized by the Building Official.

444112.2 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.

444112.3 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.

~~SECTION 112 – Reserved.~~

SECTION 113 (Reserved)

SECTION 114 VIOLATIONS

443114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, specifically including but not limited to all technical codes adopted under this chapter, or cause same to be done, in conflict with or in violation of any of the provisions of this code or any notice or order issued hereunder.

443114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

443114.3 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

443114.4 Violation penalties. 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 penalties as prescribed pursuant to CMC 16.01.160. Penalties shall begin to accrue upon the date of any notice of violation issued under this section.

SECTION 444115 STOP WORK ORDER

444115.1 Authority. 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 that are violated during the course of work authorized by the building permit, the Building Official is authorized to issue a stop work order.

444115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

444.3115.2.1 Investigation Fee. Without prejudice to any other penalty or remedy, the Building Official is authorized to assess a special investigation fee for the issuance of a stop work order when work has started without the issuance of a permit.

444.4115.3 Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as provided under this code.

SECTION 445116 UNSAFE STRUCTURES AND EQUIPMENT

445116.1 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 1997 edition of the Uniform Code for The Abatement of Dangerous Buildings or the 1997 edition of the Uniform Housing Code. A vacant structure that is not secured against entry shall be deemed unsafe.

SECTION 446117 APPEALS

446117.1 Hearing Examiner to Hear Appeals. In order to hear and decide appeals of orders, notices, decisions or determinations made by the Building Official, the City of Carnation Hearing Examiner is hereby designated as the appellate body for all such appeals.

446117.2 Waiver. Failure to timely appeal any order, notice, decision or determination of the Building Official issued under this code shall conclusively waive any and all rights to challenge such order, notice, decision or determination.

446117.3 Limitations of Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Hearing Examiner shall have no authority to waive the requirements of this code, specifically including but not limited to the technical codes adopted hereunder.

117.4 Appeal Procedure. Any appeals under this section shall be brought before the Hearing Examiner pursuant to the procedures set forth in Chapter 15.11 CMC.

End of Construction Administration Code

16.01.020 International Building Code adopted.

The ~~2012~~2015 edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, but excluding Chapter 1 "Administration," is adopted, together with the following amendments.

- A. Amend Chapter 11 "Accessibility" to also include ICC A117.1-2009 and Appendix E, pursuant to Chapters 70.92 and 19.27 RCW.
- B. Amend Section 1608.1 "General" to read as follows: "Design snow loads shall not be less than 25 psf, and the design roof loads shall not be less than that determined by Section 1607."
- C. Appendix Chapters E ("Supplementary Accessibility Requirements") and Chapter H ("Signs") are adopted in their entirety.
- D. Appendix Chapter J (Grading) is adopted as amended: The term "city engineer" shall be substituted throughout for the term "building official."

16.01.030 International Residential Code adopted.

The ~~2012~~2015 edition of the International Residential Code, as adopted by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council, but excluding Chapter 1 "Administration" is adopted, together with Appendix Chapter G "Swimming Pools, Spas and Hot Tubs," and with the following amendments.

- 1. International Residential Code Table R301.2.1 Climatic and Geographic Design Criteria, as adopted by this chapter, is amended to add a new sub note "m" to read as follows:
 - m. The climatic and geographic design criteria for the ~~2012-2015~~ IRC table 301.2.1 shall be as follows:

Ground snow load	25#
Wind Speed	83 85 mph
Seismic design	D-1
Weathering	moderate
Frost line depth	12"
Termite	slight to moderate
Winter design temp	26 degrees F
Ice Shield	none

Flood Hazards	CMC 15.64
Air freezing index	174
Mean annual temperature	51.2 degrees F

16.01.040 International Mechanical Code adopted.

The ~~2012~~2015 edition of the International Mechanical Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, but excluding Chapter 1 "Administration" is adopted.

16.01.050 International Fire Code adopted.

The ~~2012-2015~~ edition of the International Fire Code, as adopted by the State Building Code Council in Chapter 51-54A-003 WAC, ~~as published by the International Code Council,~~ as published by the International Code Council, is adopted together with the following amendments. Further, the following Appendix chapters are specifically adopted: Appendix Chapter B ("Fire Flow Requirements for Buildings"), Appendix Chapter C ("Fire Hydrant Locations and Distribution"), and amended Appendix D, D103 and modified Appendix D106 ("Fire Apparatus Access Roads"). In the event of any conflict between any provision of the IFC and this chapter, the provisions of this chapter shall apply. New sections or subsections shall be deemed deleted from the IFC and the amended provisions inserted in their place in accordance with the direction of this chapter.

IFC Section 102 amended. Section 102.7 of the ~~2012-2015~~ International Fire Code is amended by ~~the addition of a new Subsection 102.13, entitled "Appeals", and Subsection 102.13.1, entitled "Limitations on authority",~~ to read as follows:

~~102.137. Appeals~~Referenced codes and standards. ~~The City of Carnation hearing examiner shall hear and make decisions of appeals of orders, decisions or determinations made by the Fire Official relative to the application and interpretations of this code.~~

~~102.13.1. Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code. The codes and standards referenced in this code shall be those that are listed in Chapter 80. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference as determined or modified by the fire code official. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. When allowed by the fire code official, editions of standards not herein after referenced may be utilized provided the entire standard is utilized.~~

IFC Section 104.1 amended. Section 104.1 of the ~~2012-2015~~ International Fire Code is amended ~~to~~ by the addition of a new Section 104.1.1 to read as follows:

~~104.1.1 Assistance from other agencies.~~ If the Fire Department of the City of Carnation ever consolidates its Fire Department with any other fire department, the Fire Chief of the consolidated fire department shall be authorized to administer this code. Such authority shall become effective immediately upon consolidation and shall terminate immediately upon dissolution of the consolidated fire department. Such authority shall be subject to review and approval by the City Manager of the City of Carnation.

IFC Section 104.5 amended. Section 104.5 of the ~~2012-2015~~ International Fire Code is amended to read as follows:

104.5 Notices and orders. The Fire Code Official is authorized to issue such notices or orders as are required to affect compliance with this code in accordance with the Construction Administrative Code.

IFC Section 104.10.1 amended. Section 104.10.1 of the 2015 International Fire Code is amended to read as follows:

104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires or the enforcement of this code as requested by the fire code official.

IFC Section 104.11.2 amended. Section 104.11.2 of the 2015 International Fire Code is amended to read as follows:

104.11.2 Obstructing operations. No person shall obstruct the operations of the fire department in connection with extinguishment, control or investigation 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.

IFC Section 107.5 amended. Section 107.5-6 of the ~~2012-2015~~ International Fire Code is amended to read as follows:

107.5-6 Overcrowding. Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. The fire code official, upon finding any overcrowding conditions or obstructions in aisles, passageways or other means of egress, or upon finding any condition which constitutes a life safety hazard, shall be authorized to direct actions be taken to reduce the overcrowding or to cause the event to be stopped until such condition or obstruction is corrected.

IFC Section 108 ~~deleted~~ amended. Section 108 of the ~~2012-2015~~ International Fire Code is amended to read as follows, including the ~~deleted~~ deletion of Subsection 108.3, entitled "Qualifications", in its entirety:
:

108.1 Appeals. The City of Carnation hearing examiner shall hear and make decisions of appeals of orders, decisions or determinations made by the Fire Official relative to the application and interpretations of this code.

108.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority to waive requirements of this code.

IFC Section 307 amended. Section 307 of the ~~2012-2015~~ International Fire Code is amended by the addition of a new Subsection 307.6, entitled "~~Sky Lanterns~~" to read as follows:

307.6 Sky Lanterns. Sky Lanterns are airborne paper lanterns similar to a mini hot air balloon, also known as Kongming Lanterns (wish lanterns), which are also referred to as Chinese lanterns, sky candles or fire balloons. As such Sky Lanterns are considered open burning, and are not controlled once they are airborne. The use of Sky Lanterns is prohibited.

~~IFC Section 308 amended. Section 308 of the 2012 International Fire Code is amended by the addition of new Exception 4 to Subsection 308.3 entitled "Group A occupancies," to read as follows:~~

~~4. Where approved by the Fire Code Official.~~

IFC Section 503 amended. Sections 503.1, 503.2.1, 503.2.7, and 503.3 of the ~~2012-2015~~ International Fire Code, entitled "~~Fire Apparatus Access Roads~~" is are hereby adopted. amended to read as follows:

503.1 Where required. Fire apparatus access roads in the International Fire Code Sections 503.1 through 503.4 shall be retained by the City of Carnation, in accordance with WAC 51-54A-0503, and Subsection 503.2.1 is amended as follows:

503.2.1 Dimensions. Fire apparatus access roads, other than those governed above, shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Emergency vehicle access roads shall be constructed in accordance with the City of Carnation municipal code and standards.

503.2.7 Grade. The grade of fire apparatus access roads shall be no more than 15 percent. Access roads may be permitted to exceed 15 percent, with approval of Fire Code Official, providing all buildings are provided with approved fire sprinkler systems.

~~IFC Section 503.3 amended. Section 503.3 of the 2012 International Fire Code is amended to read as follows~~Marking.:

- A. Fire lanes. The Fire Code Official shall establish and designate fire lanes in conformance with the following requirements:
1. All designated fire lanes shall be clearly marked by the property owner in the following manner: Vertical curbs shall be painted 6 inches in height and shall be painted red on the top and side, extending the length of the designated fire lane with 4-inch white block lettering stenciled on the face "NO PARKING — FIRE LANE". The stenciling shall be spaced every 50 feet. Rolled curbs or surfaces without curbs shall have a red 6-inch-wide stripe painted extending the length of the designated fire lane with 4-inch white block lettering stenciled on the stripe "NO PARKING — FIRE LANE." The stenciling shall be spaced every 50 feet.
 2. Signs may be substituted for curb painting when approved in writing by the Fire Code Official.
 3. Signs shall not be less than 18 inches in height by 12 inches in width, with block lettering of not less than 3-inch-high brush stroke, reading: "NO PARKING — FIRE LANE." Such signs shall be reflective in nature, with red lettering on a white background, and be spaced at intervals of not less than 50 feet apart. The top of such signs shall not be less than 4 feet nor more than 6 feet from the ground. Signs may be placed on buildings when approved in writing by the Fire Code Official. When posts are required, they shall be constructed of either 2-inch or greater galvanized steel, or 4-inch by 4-inch or greater pressure treated wood.
 4. The Fire Code Official may approve deviations from any of the specifications when practical difficulties exist. Requests for deviations must be in writing and shall state the reasons therefore and shall be maintained on file in the fire department's records.
 5. Existing signs may be allowed to remain until the Fire Code Official determines that a need for replacement exists based on the illegibility or other deterioration of the existing signs. Such replacement shall occur within 30 days of receiving written notification of the deficiency.
 6. Fire lane markings shall be established and maintained as often as required by the Fire Code Official to clearly identify the designated area as a fire lane, at the sole expense of the property owner. The property owner shall have completed the required establishment or maintenance of fire lanes within 30 days of receiving written notification that such is necessary.
 7. At the entrance to the property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location, and shall clearly state that vehicles parked in fire lanes may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.
 8. The owner, manager, or person in charge of any property upon which any designated fire lane has been established shall be responsible to prevent the parking of vehicles in such fire lanes by informing the appropriate towing company of the violation. If the lane is blocked by any other obstructions, the owner, manager, or person in charge of the property shall attempt

to remove the obstruction, and, if unable, shall inform the Fire Department that the obstruction exists.

9. All criminal violations of the International Fire Code and obstruction of a fire apparatus road may be enforced by any regular or reserve police officer of the Police Department.
10. The Fire Code Official shall have the authority to issue notices of violation for violations of the International Fire Code on forms provided by the City for such purposes.
11. Any vehicle or object obstructing a designated fire lane is hereby declared to be an immediate hazard to the public safety, and may be impounded without notice to the owner pursuant to Chapter 46.55 RCW.

B. Fire Lanes - Penalties.

1. Any person who fails to mark or maintain the marking of or tampers with the marking of a designated fire lane or sign as required by this section, or willfully obstructs or allows the obstruction of a designated fire lane or sign is guilty of a misdemeanor, and shall be subject to a fine not to exceed \$1,000 and/or imprisonment not to exceed 90 days.
2. Except when in compliance with the law or at the direction of a police or fire officer, no person shall stop, stand, or park a vehicle in ~~an~~ a red or yellow area designated "Fire Lane." Violation of this subsection is an infraction and shall be punished by a fine not to exceed \$250.00.
3. Except when in compliance with the law or at the direction of a police or fire officer, no person shall park a vehicle within fifteen feet (15') of a fire hydrant located on public or private property. For the purposes of this section, fire hydrants on private property shall be subject to RCW 46.61.570(1)(b)(ii).

IFC Section 510 amended. Section 510 of the ~~2012-2015~~ International Fire Code is amended to read as follows:

~~510.1 Building radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided with buildings meeting any of the following conditions: Except as otherwise provided, no person shall maintain, own, erect, or construct any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency services workers, including but not limited to firefighters and police officers.~~

~~Exceptions:~~

~~1. This section shall not apply to: single family residential buildings; any building constructed of wood frame; or any building thirty five (35) feet high (as defined by International Building Code) or less as long as none of the aforementioned buildings make primary use of metal or concrete construction or contain below grade storage or parking areas. For purposes of this section, parking structures are included in the definition of building, and stair shafts are included in the definition of all parts of a building, but elevators may be excluded.~~

~~2. Buildings constructed prior to the implementation of this section shall not be required to comply with public safety radio coverage provisions of this section. However, should exempted structures undergo renovation, restoration, or significant alteration, exceeding 50% of the building valuation, to the original structure, exemption from the provisions of this requirement shall not apply.~~

~~510.1.1 Adequate radio coverage. A minimum signal strength of three (3) micro volts shall be available in 95% of all areas of the building and 99% in elevators (measured at the primary recall floor), stair shafts and Fire Command Centers when transmitted from the Regional 800 MHz. Radio System.~~

~~510.1.2 Minimum signal strength. A minimum signal strength of one half (0.5) micro volts shall be received by the Regional 800 MHz. Radio System when transmitted from 95% of all areas of the building and 99% in elevators (measured at the primary recall floor), stair shafts and Fire Command Centers.~~

~~510.1.3 Frequency range. The current frequency range which must be supported shall be 806 MHz. to 824 MHz. and 851 MHz. to 869 MHz. in all areas of the building as described in 510.1.1. The system must be capable to adapt to all frequencies used in the Public Safety Spectrum in the future such as the frequencies between 824 MHz and 851 MHz and the 700 MHz range. Measurements in buildings for the purpose of this ordinance shall be to a portable radio with a half-wave antenna, worn on the belt. The City may designate alternate methods of measuring the signal level, which satisfy appropriate levels of public safety grade coverage.~~

1. There are more than five stories above grade plane (as defined by the International Building Code Section 202):

2. The total building is 50,000 square feet or more;

3. The total basement area is 10,000 square feet or more; or

4. There are floors used for human occupancy more than 30 feet below the finish floor of the lowest level of exit discharge.

Radio coverage is based upon the existing coverage levels of the public safety communication systems of the jurisdictions at the exterior of the building. This section shall not require improvements of the existing public safety communication system.

~~510.2 Inadequate Radio Coverage~~Emergency responder radio coverage in existing buildings. Existing buildings shall be provided with approved radio coverage for emergency responders as required in IFC 1103.2. Buildings and structures which cannot support the required level of radio coverage shall be equipped:

~~1. A radiating cable system; and/or~~

~~2. An internal multiple antenna system with FCC certificated bi-directional 800 MHz amplifiers; or~~

~~3. Systems otherwise approved by the city radio system manager in order to achieve the required adequate radio coverage.~~

~~In the event that a signal booster is employed, it shall be fully encased with a NEMA 4 (or equivalent) dust/waterproof rated enclosure, and filters that reject adjacent frequencies in addition to the multi-band pass filters.~~

~~510.3 Battery Backup Required~~Operational permit. If any part of the installed system or systems contains an electrically powered component, the installed system or systems shall be provided with an independent battery system capable of operating for a period of at least twenty four (24) hours without external power input. The battery system shall automatically charge in the presence of external power input. An operational permit is required to operate an in-building radio system.

510.4.2.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All active signal booster components shall be contained in a (NEMA) 4, IP66 -type waterproof cabinet or equivalent.

2. The battery system shall be contained in a (NEMA) 4, IP66-type waterproof cabinet or equivalent.

3. The system shall include automatic alarming of malfunctions of the signal booster and battery system. Any resulting trouble alarm shall be automatically transmitted to an approved central station.

4. Equipment shall have FCC certification prior to installation.

510.5.3 Acceptance Test procedure. Acceptance testing for Emergency responder radio amplification system is required, upon completion of installation. It is the building owner's responsibility to have the radio system tested by qualified personnel to ensure a minimum of 95% two-way coverage on each floor of the building.

A report shall be submitted to the Fire Marshal at the conclusion of acceptance testing containing a floor plan and the signal strengths at each location tested and other relevant information. A representative of the Fire Marshal's Office may oversee the acceptance test. Acceptance testing is also required whenever changes occur to the building that would materially change the original field performance test. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of approximately forty (40) equal areas.
2. Testing shall use a two (2) watt, portable transceiver with speaker/microphone and flexible antenna (or any calibrated device which will produce signal levels useable by the prescribed portable radio). Field strength testing instruments must have been calibrated within one (1) year of the date of the acceptance test. Field strength testing instruments must be of the frequency selective type incorporating a flexible antenna similar to the ones used on the hand held transceivers. City Radio System Manager may designate alternate methods of measuring the signal level, which satisfy appropriate levels of public safety coverage.
3. A maximum of two (2) nonadjacent areas will be allowed to fail the test.
4. In the event that three (3) of the areas fail the test, the floor may be divided into eighty (80) equal areas in order to be more statistically accurate. In such event, a maximum of four (4) nonadjacent areas will be allowed to fail the test. After the eighty (80) area tests, if the system continues to fail, the building owner shall have the system altered to meet the 95% coverage requirement.
5. A spot located approximately in the center of a grid area will be selected for the test, then the radio will be keyed to verify two-way communication to and from the outside of the building through the Regional 800 MHz Radio System. Once the spot has been selected, prospecting for a better spot within the grid area is not permitted. The gain values of all amplifiers shall be measured and the results kept on file with the building owner so that the measurements can be verified each year during the annual tests. In the event that the measurement results become lost, the building owner will be required to rerun the acceptance test to reestablish the gain values.
6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.
7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at time of installation and subsequent annual inspections.

510.5.5 Approval Prior to Occupancy. A Certificate of Occupancy will not be issued to any structure if the building fails to comply with Section 510.

510.6 Maintenance. The emergency responder radio coverage system shall be maintained operational at all times in accordance with Sections 510.6.1 through 510.6.3.

510.6.1 Testing and proof of Compliance. The emergency responder radio coverage system shall be inspected and tested annually, or whenever structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building coverage test as described in Section 510.5.3.

Exception: Group R Occupancy annual testing is not required within dwelling units

2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.

4. All other active components shall be checked to verify operation within the manufacturer's specifications.

5. At the conclusion of the testing, a report, which shall verify compliance with Section 510.5.3, shall be submitted to the fire code official.

510.6.2 Identification. Radio Coverage system shall be identified by a sign located on or near the Fire Alarm Control Panel stating "This building is equipped with an Emergency Responder Radio Coverage System."

510.6.3 Field Testing. Police and Fire Personnel shall at any time have the right to enter onto the property to conduct its own field-testing to be certain that the required level of radio coverage is present.

~~510.4 Supervision/continuing operation. The occurrence of any fault in this radio system where the system function is decreased will result in the transmission of a supervisory signal to the central station. If the system cannot be fully restored within one hour, the fire chief will be notified.~~

~~510.5 Proof of compliance. Each owner shall submit at least one field test, or as determined by the Fire Code Official, whenever structural changes occur to the building that would materially change the original field performance tests by a consultant approved by the Fire Code Official. The performance test shall include at a minimum a floor plan and the signal strength in various locations of the building.~~

~~510.6 Annual test. It shall be the building owner's responsibility to have all active components of the system, such as amplifiers, power supplies and backup batteries tested a minimum of once every twelve (12) months. Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If, within the one hour test period, and in the opinion of the testing technician, the battery exhibits symptoms of failure, the test shall be extended for additional one-hour periods until the integrity of the battery can be determined. All other active components shall be checked to determine that they are operating within the manufacturer's specification for the intended purpose. A report shall be submitted to the fire code official upon conclusion of the testing and not later than January 30th of each year.~~

~~510.7 Five-Year Tests. In addition to the annual test, it shall be the building owner's responsibility to perform a radio coverage test a minimum of once every five (5) years to ensure that the radio system continues to meet the requirements of the original acceptance test. A report shall be submitted to the fire code official upon conclusion of the testing.~~

~~510.8 Qualification of Testing Personnel. Personnel conducting radio system tests shall be qualified to perform the work. All tests shall be documented and signed by a person in possession of a current FCC General Radio Telephone Operator License, or a current technician certification issued by the Associated Public Safety Communications Officials International (APCO), the National Association of Business and Education Radio (NABER) or the Personal Communications Industry Association (PCIA).~~

~~510.9 Approval prior to installation. No amplification system capable of operating on frequencies used by the Regional 800 MHz. Radio System shall be installed without prior coordination and approval and any such system must meet any standards adopted by the King County Regional Communications Board.~~

~~510.10 Acceptance Tests. Acceptance testing for an in-building radio amplification system is required, upon completion of installation. It is the building owner's responsibility to have the radio system tested by qualified personnel to ensure a minimum of 95% two-way coverage on each floor of the building.~~

Point of Information

~~510.10.1 A Certificate of Occupancy will not be issued to any structure if the building fails to comply with these provisions. Talk-back testing from a site to the Regional 800 MHz. Radio System shall use a two (2) watt, portable transceiver with speaker/microphone and flexible antenna (or any calibrated device which will produce signal levels useable by the prescribed portable radio). Field strength testing~~

~~instruments must have been calibrated within one (1) year of the date of the acceptance test. Field strength testing instruments must be of the frequency selective type incorporating a flexible antenna similar to the ones used on the hand held transceivers. The City may designate alternate methods of measuring the signal level, which satisfy appropriate levels of public safety coverage. A report shall be submitted to the City at the conclusion of acceptance testing containing a floor plan and the signal strengths at each location tested and other relevant information. A representative of the City may oversee the acceptance test. Acceptance testing is also required whenever changes occur to the building that would materially change the original field performance test.~~

~~510.10.2 Testing Criteria. Each floor of the building shall be divided into a grid of approximately forty (40) equal areas. A maximum of two (2) nonadjacent areas will be allowed to fail the test. In the event that three (3) of the areas fail the test, the floor may be divided into eighty (80) equal areas in order to be more statistically accurate. In such event, a maximum of four (4) nonadjacent areas will be allowed to fail the test. After the eighty (80) area tests, if the system continues to fail, the building owner shall have the system altered to meet the 95% coverage requirement. A spot located approximately in the center of a grid area will be selected for the test, then the radio will be keyed to verify two-way communication to and from the outside of the building through the Regional 800 MHz. Radio System. Once the spot has been selected, prospecting for a better spot within the grid area is not permitted. The gain values of all amplifiers shall be measured and the results kept on file with the building owner so that the measurements can be verified each year during the annual tests. In the event that the measurement results become lost, the building owner will be required to rerun the acceptance test to reestablish the gain values.~~

~~IFC Section 602.1 amended. Section 602.1 of the 2012 International Fire Code is amended by the addition of new definitions for "Electrical Code" to read as follows:~~

~~ELECTRICAL CODE. All references in the 2012 International Fire Code to the ICC Electrical Code shall refer to the National Electrical Code.~~

IFC Section 901.7 amended. Section 901.7 of the 2012-2015 International Fire Code, entitled "Systems out of service," is amended by the addition of a new Subsection 901.11 to read as follows:

901.11 It shall be unlawful for any person to silence or reset a commercial fire alarm system without the approval of the Fire Chief.

~~901.7 Systems out of Service. Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the Fire Code Official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.~~

~~Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.~~

IFC Section 903.2 amended. Sections 903.2, 903.4.2, and 903.4.3 of the 2012-2015 International Fire Code, entitled "Where required," is are amended to read as follows, including by deleting deletion of the exception thereto to 903.2 in its entirety:

~~IFC Section 903.2 amended. Section 903.2 of the 2012 International Fire Code is amended by deleting the section entitled "Where Required" and replacing it with the following:~~

903.2 Where required.

- A. Automatic fire-extinguishing system. All newly constructed buildings with the exception of detached single family residences with a gross square footage over 5,000 square feet must be sprinklered. Additions to existing buildings which would result in a gross floor area greater than 5,000 square feet and which exceed 50 percent of the building valuation must be retrofitted with an automatic sprinkler system. Subject to the approval of the Fire Code Official, a phasing plan of up to 5 years is permitted.

- B. Floor area gross. For the purpose of this section, gross floor area shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. For the purposes of this section, fire barriers, walls and/or partitions of any type do not constitute separate buildings.

~~**IFC Subsection 903.4.2 amended.** Subsection 903.4.2 of the 2012 International Fire Code, entitled "Alarms," is amended to read as follows:~~

903.4.2 Alarms. Approved audible and visible alarm notification appliances, to meet the American with Disabilities Act, shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm.

~~Exception: With approval of the Fire Code Official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in 1 or 2 family dwelling units if not otherwise specifically required.~~

~~**IFC Subsection 903.4.3 amended.** Subsection 903.4.3 of the 2012 International Fire Code, entitled "Floor control valves," is amended to read as follows:~~

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

~~Exception: When approved by the Fire Code Official in NFPA 13D systems.~~

~~**IFC Section 905.8 amended.** Section 905.8 of the 2012-2015 International Fire Code, entitled "Dry standpipes," is amended to read as follows:~~

905.8 Dry standpipes. Dry standpipes, when approved by the Fire Code Official, are acceptable in other than high-rise buildings.

~~**IFC Subsection 906.1.1 exception amended.** Section 906.1.1 exception of the 2012-2015 International Fire Code, entitled "Portable Fire Extinguishers," is amended to read as follows:~~

Exception: Group R-2 occupancies are not required to provide portable fire extinguishers within each dwelling unit. Fire extinguishers are required in common areas and corridors.

~~**IFC Section 907.2 amended.** Section 907.2 of the 2012-2015 International Fire Code, entitled "Where required — new buildings and structures," is amended to read as follows:~~

907.2 Where required — new buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 or where required by the Fire Code Official. Where automatic sprinkler system protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

~~An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2 and 907.1.3 The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.~~

IFC Section 907.6.5 amended. Section 907.6.5 of the ~~2012-2015~~ International Fire Code is amended by the addition of a new Subsection 907.6.5.1, entitled "Monitoring," to read as follows:

907.6.5.1 Monitoring. When required by the Fire Code Official, all new and existing fire detection systems shall be monitored, ~~and shall meet the following requirements:~~

- ~~1. The current NFPA Article 72, National Fire alarm Code;~~
- ~~2. The current International Fire and Building Code;~~
- ~~3. The system shall be supervised;~~
- ~~4. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official;~~
- ~~5. The building owner shall provide the fire department with proof of monitoring service;~~
- ~~6. The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications; and~~
- ~~7. The system shall have a signed maintenance agreement prior to certificate of occupancy.~~

IFC Section 5003.9 amended. Section 5003.9 of the International Fire Code is amended to read as follows, with the addition of a new Section 5003.9.11:

5003.9 General safety precautions. General precautions for the safe storage, handling or care of hazardous materials shall be in accordance with Sections 5003.9.1 through 5003.9.11.

5003.9.11 Manufactures Limitations. The storage and use of hazardous materials shall not exceed the manufacturer's limitations on shelf life and any other restrictions on use.

IFC Section 5307.5.2 amended. Section 5307.5.2 of the International Fire Code is amended by the addition of the following subsections:

3. Activation of the emergency alarm system shall initiate a local alarm at the entrance to room(s) and inside a room where CO2 systems are installed.

4. Warning signs required at local alarm device: "Carbon Dioxide Alarm. Do not enter. Call 911"

IFC Section 5604.1 amended. Section 5604.1 of the International Fire Code is amended to read as follows:

5604.1 Explosive Materials Storage and Handling – General. The storage of explosive materials is prohibited within Carnation city limits.

Exceptions:

1. Materials listed and stored in accordance with IFC 5601.1 "Exceptions 1-5, and 7-9."

2. Model rocket motors, as defined by 2013 NFPA 1122, stored in accordance with 2013 NFPA 1122 Sections 4.20.1 and 4.20.2. Quantities of more than one pound shall be stored in accordance with 2013 NFPA 1127 Sections 4.19.1 through 4.19.2.4.

3. When approved by the Fire Marshal, high power rocket motors as defined by 2013 NFPA 1127 and rocket motor reloading kits, stored in accordance with 2013 NFPA 1127 Sections 4.19.1 through 4.19.2.4, 4.19.4 and 4.19.5.

IFC Section 5605.1 amended. Section 5605.1 of the International Fire Code is amended to read as follows:

5605.1 Manufacturing, assembly and testing of explosives, explosive materials, ammunition, blasting agents, and fireworks – General. The manufacturing of explosives, explosive materials, ammunition, blasting agents, and fireworks is prohibited within Carnation city limits.

IFC Appendix D, Section D106 adopted and amended. Appendix D, Section D106 of the ~~2012~~2015 International Fire Code, entitled "Multiple Family Residential Developments," is adopted and amended to read as follows:

Single family and multiple family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having more than 100 units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code.

16.01.060 National Fuel Gas Code (NFPA 54) adopted.

The ~~2012~~2015 edition of the National Fuel Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA, is adopted.

16.01.070 Liquefied Petroleum Gas Code (NFPA 58) adopted.

The ~~2011~~2014 edition of the Liquefied Petroleum Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA, is adopted.

16.01.080 International Fuel Gas Code adopted.

The ~~2012~~2015 edition of the International Fuel Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, but excluding Chapter 1 "Administration," is adopted.

16.01.090 Uniform Plumbing Code adopted.

The ~~2012~~2015 edition of the Uniform Plumbing Code, as adopted by the State Building Code Council in Chapters 51-56 and 51-57 WAC, as published by the International Association of Plumbing and Mechanical Officials, but excluding Chapter 1 "Administration," is adopted, together with the following amendments:

1. Adopt Appendix Chapter A "Recommended Rules for Sizing the Water Supply System".
2. Adopt Appendix Chapter B "Explanatory Notes on Combination Waste and Vent Systems".
3. Adopt Appendix Chapter I "Installation Standards".
4. Adopt Appendix Chapter H "Grease Interceptors".
5. Adopt Appendix Chapter L "Sustainable Practices".

16.01.100 International Energy Conservation Code adopted.

The ~~2012~~2015 International Energy Conservation Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, is adopted.

16.01.110 Reserved.

16.01.120 Abatement of Dangerous Buildings Code adopted.

The 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings Code as published by the International Council of Building Officials/International Code Council is adopted, except that references to the Uniform Codes shall be replaced with the appropriate technical codes and sections as adopted by this jurisdiction.

16.01.130 Uniform Housing Code adopted.

The 1997 edition of the Uniform Housing Code as published by the International Council of Building Officials/International Code Council is adopted except that references to the Uniform Codes shall be replaced with the appropriate technical codes and sections as adopted by this jurisdiction.

16.01.140 Documents to be filed and available for public inspection.

The codes, appendices, and standards adopted by reference in this chapter shall be filed with the building department and a copy made available for use and examination by the public upon request.

16.01.150 Repealing existing codes.

With respect to any permit, building or structure that was completed or otherwise legally vested prior to the effective date of the regulations set forth in this chapter, adoption of said regulations shall not relieve any person of compliance with the prior regulations applicable to said permit, building or structure.

16.01.160 Violation—Penalty.

Except as otherwise specifically provided, violations of this chapter, including any regulation adopted by reference hereunder, shall subject the violator to penalties as provided in this section.

- A. Any violation of any provision of this chapter constitutes a civil violation and is punishable in the amount of two hundred fifty dollars per day for each day the violation exists.
- B. In addition to or as an alternative to any other penalty or remedy provided in this chapter or by law, any person who violates any provision of this chapter shall be guilty of a misdemeanor and may be subject to punishment pursuant to Section 1.16.010 CMC.
- C. In addition to or as an alternative to any other penalty or remedy provided in this chapter or by law, any violation of this chapter shall constitute a public nuisance subject to abatement.