

CODE

**CITY OF REDMOND
ORDINANCE NO. 2833**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING RMC CHAPTERS 15.08, BUILDING CODE; 15.14, MECHANICAL CODE; 15.16, PLUMBING CODE; 15.18, ENERGY CODE, TO UPDATE THE CITY'S BUILDING AND CONSTRUCTION CODES TO REFLECT CURRENT STATE STANDARDS

WHEREAS, RCW 19.27.031 mandates that all cities use and enforce the State Building Code adopted by the State Building Code Council; and

WHEREAS, effective July 1, 2016, the State Building Code Council has adopted the 2015 Editions of the International Building Code, International Residential Code, International Mechanical Code, and Uniform Plumbing Code; and

WHEREAS, RCW 19.27A.20 mandates that all cities use and enforce the current versions of the Washington State Energy Code adopted by the State Building Code Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of Chapter. RMC 15.08, Building Code, is here hereby amended to read as follows:

**Chapter 15.08
BUILDING CODE***

Sections:

- 15.08.010 Short title.
- 15.08.020 Adoption.
- 15.08.030 Public inspection.
- 15.08.040 Deletions.
- 15.08.050 Amendments to the International Building Code.
- 15.08.055 Amendments to the International Existing Building Code.**
- 15.08.060 Amendments to the International Residential Code.
- 15.08.070 Complete application for permit.
- 15.08.080 Enforcement and penalties.

*Prior legislation: Ords. 1926, 2014, and 2215. Formerly Chapter 20E.10 RCDG.

15.08.010 Short title.

This chapter and amendments hereto shall constitute the "Building Code" of the City and may be cited as such.

15.08.020 Adoption.

The International Building Code, [~~2012~~] **2015** Edition, published by the International Code Council, with the additions, deletions and exceptions as set forth in Chapter 51-50 of the Washington Administrative Code, and the International Residential Code, [~~2012~~] **2015** Edition, published by the

International Code Council, with the additions, deletions and exceptions as set forth in Chapter 51-51 of the Washington Administrative Code, are hereby adopted by this reference and incorporated herein as if set forth in full as the Building Code for the City, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the appendices for guidance in interpreting and administering the Building Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted.

International Building Code:

Appendix E, Supplemental Accessibility Requirements;

Appendix I, Patio Covers.

International Residential Code:

Appendix A, Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;

Appendix B, Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;

Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;

Appendix F, Passive Radon Gas Controls

~~[APPENDIX G], [SWIMMING POOLS, SPAS AND HOT TUBS, AND]~~

Appendix H, Patio Covers.

Appendix Q Dwelling Unit Fire Sprinkler Systems.

15.08.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.08.040 Deletions.

The following sections of the International Building Code, [~~2012~~] 2015 Edition, are hereby deleted:

1. Section 113 - Board of Appeals.

2. Section 105.1.1 - Annual Permit.
3. Section 105.1.2 - Annual Permit Records.
4. Section 101.4.4 - Property Maintenance.

The following sections of the International Residential Code, [~~2012~~] 2015 Edition, are hereby deleted:

1. Section R112 - Board of Appeals.
2. Chapters 11 and 25 through 43 (WAC 51-51).

15.08.050 Amendments to the International Building Code.

The following sections of the International Building Code adopted by this chapter are hereby amended to read as follows:

1. Amend Section 101.1, Title.

These regulations shall be known as the "Building Code of the City of Redmond," hereinafter referred to as "this code."

2. Amend Section 101.4, Referenced Codes.

The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the International Fuel Gas Code as adopted in Chapter 15.14 RMC shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the International Mechanical Code as adopted in Chapter 15.14 RMC shall apply to the installation, alteration, repair and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating,

cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the Uniform Plumbing Code as adopted in Chapter 15.16 RMC shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the State of Washington requirements for private sewage disposal shall apply to private sewage disposal systems.

101.4.4 Property Maintenance is not adopted

~~[101.4.6]~~ **101.4.5 Fire Prevention.** The provisions of the International Fire Code as adopted in Chapter 15.06 RMC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from

conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[~~101.4.7.~~] **101.4.6 Energy.** The provisions of the Washington State Energy Code as adopted in Chapter 15.18 RMC shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing Buildings. The provisions of the International Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

3. Amend Section 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 used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2,134 mm) high.
3. Repealed by Ord. 2452.
4. Retaining walls which are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
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, driveways and detached decks not more than 30 inches (762 mm) above adjacent grade

and not over any basement or story below and are not part of an accessible route.

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

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

9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

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

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

12. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require

additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

Electrical:

Repairs and maintenance: Class A Basic Electrical Work as defined in RCW 19.28.006.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers and antennas.

Electrical and telecommunications utility companies: The provisions of this code shall not apply to electrical and telecommunications utility companies as specified in RCW 19.28 and WAC 296-46B.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
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 make 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.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

4. Amend Section 109.2, Schedule of Permit Fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Redmond Zoning Code Section 21.76.030, Application

Requirements, as said section currently exists or is hereafter amended, modified or recodified.

5. Amend Section 109.4, Work Commencing Before Permit Issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

6. Add Section 113, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall

be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

The provisions of this section shall not preclude the Building Official from convening a Code Advisory Body comprised of members who are qualified by experience and training to pass on matters pertaining to building construction.

7. Amend Section 116.3, Notice.

If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure as provided in RMC Section 15.08.080, Enforcement and Penalties.

8. Amend Section 116.4, Method of Service.

The notice and order and any amended or supplemental notice and/or order shall be served as provided in RMC Section 15.08.080, Enforcement and Penalties.

9. Add Section 504.3A, Type VA Wood Frame Story and Height Increase.

504.3A Predominate R-1 and R-2 Occupancies with automatic sprinkler systems. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, the [VALUE] height specified in Table [503] **504.3** for maximum height is increased by [40(12,192 mm)] 20 feet (6096 mm) and the maximum number of stories specified in table 504.4 is increased by [TWO-STORIES] one story.

This increase may be used in conjunction with the frontage/area increase permitted in sections [506.1 AND] 506.2 and 506.3. This increase may be used in conjunction with the SPECIAL PROVISIONS section 510.

This increase cannot be used in conjunction with section[S] [504.2 and 504.3] 504.4.1. [THIS INCREASE CANNOT BE USED IN CONJUNCTION WITH TABLE 601 FOOTNOTE "d".]

This increase is not permitted if the building exceeds the definition of HIGH RISE BUILDING per

section 202. A mezzanine level and occupied roof is considered an occupied floor. A penthouse level is not considered an occupied floor.

This increase applies to buildings that meet all the following requirements:

1. The ordinance is generally for R-1 and R-2 occupancies. Other occupancies are permitted when proven by any code path (accessory uses, non-separated uses, and separated uses). Incidental Uses shall be prescriptively protected by section 509.

2. The building is type VA construction.

3. The building is located in the Overlake or City Center areas as identified by the boundaries shown on the map in figure 504.3A.

Other areas may be permitted where an analysis is submitted to demonstrate Fire Department response times are equal to or less than the response times in Overlake or City Center areas.

4. When SPECIAL PROVISIONS section 510 is used, an approved automatic sprinkler system

shall be provided throughout an S-2 parking garage. Only Type IA and Type IB construction is permitted for S-2 parking garages. Type IB construction is only allowed where allowed in the special provisions in section 510.

5. 2 HR fire resistive rated supporting beam and joists shall be provided under a 2 HR floor (as required in sections 703, 704 and 715.1). A higher fire rated floor/ceiling assembly (and supporting structure) may be required by other code provisions (typically Section 510).

6. Exit[S] stairways shall be constructed as required by Chapter 7[+] or 10. Exits may [BE] include Horizontal Exits (section [~~1025~~] 1026) or exterior exits/ramps (section [~~1026~~] 1027).

7. Design Options.

Design Option # 1: This option does not utilize [~~PRESSURIZED STAIRWELLS~~] pressurized smokeproof enclosures per IBC section 909.20 or pressurized stairwells per WSBC Chapter 51-50 Section [504.3] 504.4.1 [AND IBC SECTION 909].

a. A minimum of a 2 HR floor/ceiling assembly shall be located [~~AT THE FLOOR LEVEL DIRECTLY ABOVE GRADE EXITS~~] between wood frame first and second floor. The 2 HR floor/ceiling assembly is in addition to the 3 HR floor/ceiling assembly required by IBC Section 510.2 and other assemblies required by special provisions in section 510. [~~ON A SLOPED SITE THIS MAY REQUIRE MORE THAN ONE LEVEL OF 2 HR FLOOR/CEILING ASSEMBLIES.~~] Structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. [~~A HIGHER FIRE RATED FLOOR/CEILING ASSEMBLY (AND SUPPORTING STRUCTURE) MAY BE REQUIRED BY OTHER CODE PROVISIONS (TYPICALLY SECTION 510).~~]

b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.

c. [~~MEANS OF EGRESS PATHS~~] Corridors on residential floor levels shall have automatic smoke detection with annunciation at the fire

department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.

d. Corridor walls shall meet the requirements of section ~~[1018]~~ 1022 and shall have a minimum one hour (60 minute) fire-resistive rating.

Design Option # 2: When ~~[PRESSURIZED-STAIRWELLS]~~ pressurized smokeproof enclosures per IBC section 909.20 or pressurized stairwells per WSBC Chapter 51-50 Section ~~[504.3]~~ 504.4.1 ~~[AND IBC SECTION 909]~~:

a. A minimum of a 2 HR floor/ceiling assembly shall be located ~~[AT THE FLOOR LEVEL DIRECTLY ABOVE GRADE EXITS]~~ between wood frame first and second floor. The 2 HR floor/ceiling assembly is in addition to the 3 HR floor/ceiling assembly required by IBC Section 510.2 and other assemblies required by special provisions in section 510. ~~[ON A SLOPED SITE THIS MAY REQUIRE MORE THAN ONE LEVEL OF 2 HR FLOOR/CEILING ASSEMBLIES.]~~ Structural frame supporting 2 HR floor/ceiling assemblies must be 2 HR minimum. [A

~~HIGHER FIRE RATED FLOOR/CEILING ASSEMBLY (AND SUPPORTING STRUCTURE) MAY BE REQUIRED BY OTHER CODE PROVISIONS (TYPICALLY SECTION 510).]~~

b. Fire sprinkler systems to have floor by floor flow devices with fire department approved local and remote annunciation. Mezzanines within a dwelling unit or sleeping unit do not require independent floor level flow and tamper switches.

c. [~~MEANS OF EGRESS PATHS~~] **Corridors** on residential floor levels shall have automatic smoke detection with annunciation at the fire department entry fire alarm remote annunciator panel. Means of Egress detection shall be zoned by floor or use addressable devices.

d. Occupied Roof Assembly Area on 5 Story V-A Wood Framed Buildings are permitted in buildings using Design Option #2 where all the following requirements are satisfied.

1. Roof Access Exit Stairwells shall have addressable automatic detection with reporting as alarm to building wide notification, front door annunciation and central station.

2. Roof Access Exit stairwells to have Area of Refuge meeting IBC section [1007.6]1009.6.

3. The occupied roof occupant load shall not exceed 49 occupants under roofs or 749 square feet. These covered occupied roof areas are not considered an additional story. The occupied roof occupant load shall not exceed 300 occupants total, including areas under roofs and open spaces. Two stairwells shall extend to the roof where the occupied roof occupant load exceeds 49 occupants.

4. The area of the occupied roof shall not exceed one third of the area of the upper most floor and the area of the occupied roof shall be reduced by the area of any lofts or mezzanines on the upper most floor.

5. The roof occupant load shall be added to the occupant load with the occupant load for the uppermost floor to determine the required number of exits and egress width sizing.

6. Section 905 Standpipes to have roof manifolds for each roof access exit stairwell serving the roof.

7. An elevator shall extend from the roof level to the Fire Department access level(s) and shall serve all intermediate levels. The elevator car shall meet IBC 3002.4 with minimum clear dimension of 4 feet by 7 feet.

8. Portable fire extinguishers (PFE) for occupied roof to be kept in exit stairwells. Size PFE's per area of use.

9. Occupancies under a roof shall be fire sprinkled. Sprinklers on this level shall be provided with a separate flow switch unless approved by the Fire Marshal. Canopies and covers will be sprinkled as required by Redmond Fire Code or Fire Department Standards.

10. The occupied roof is considered an occupied floor level for determination of whether the building is considered a high rise building.

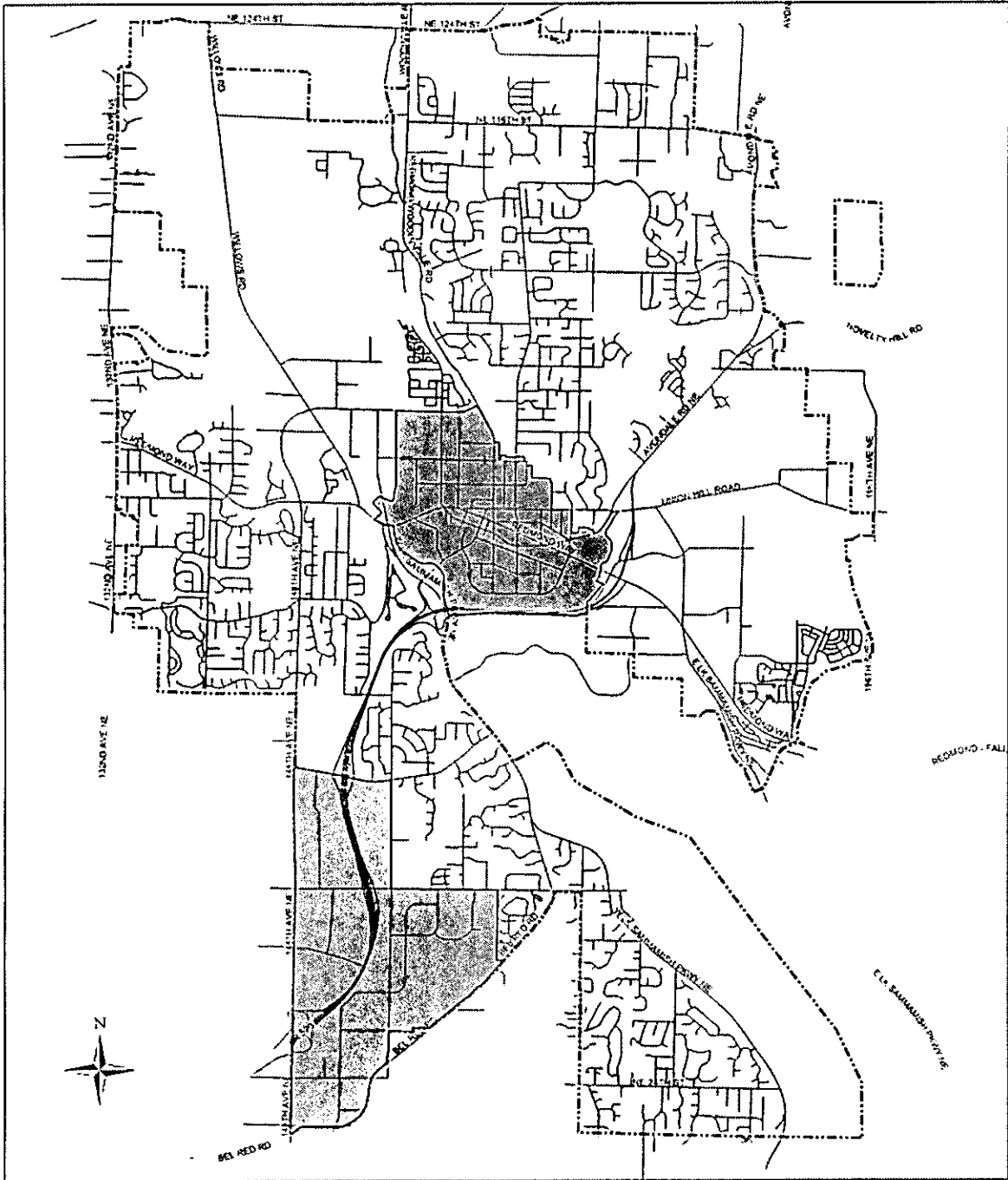



Figure 504.3A
AREAS ALLOWING TYPE V 5 STORY
WOOD FRAME CONSTRUCTION

Figure 504.3A

15.08.055 Amendments to the International Existing Building Code.

1. 105.2 Work Exempt from permit. The provisions for work exempt from permit as adopted in RMC 15.08.050, Item 3. shall apply.

2. Section 112 Board of Appeals is not adopted, The provisions for means of appeal as adopted in RMC 15.08.050, Item 6. Shall apply.

3. 115.3 Notice. The provisions for Notice as adopted in RMC 15.08.050, Item 7 shall apply.

4. 115.4 Method of Service. The provisions for Method of Service as adopted in RMC 15.08.050. Item 8 shall apply.

15.08.060 Amendments to the International Residential Code.

The following sections of the International Residential Code adopted by this chapter are hereby amended to read as follows:

1. Amend Section R101.1, Title.

These provisions shall be known as the "Residential Code for One- and Two-Family Dwellings of the City of Redmond," and shall be cited as such and will be referred to as "this code."

2. Amend Section R102.4, Referenced codes and standards.

The referenced codes and standards shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section 15.08.050, Redmond Municipal Code.

3. Amend Section R105.2, 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, provided the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2,134 mm) high.
3. Retaining walls which are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. 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.
5. Sidewalks, driveways, and detached decks not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one- or two-family dwelling.

9. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

10. Light weight roof covering. Light weight roof covering includes composition, or metal roof covering, and similar materials where the installed unit weight is less than 4 pounds per square foot.

11. Removal and replacement of interior doors in existing door frames.

12. Removal and replacement of exterior windows in existing window openings. The size of opening may not be altered and operable opening size may not be decreased.

Electrical:

Repairs and maintenance: A permit shall not be required for Class A Basic Electrical Work as defined in RCW 19.28.006.

Gas:

1. Portable heating, cooking or clothes drying appliances.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

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 make 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 to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided; however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

4. Amend Section R108.2, Schedule of permit fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Redmond Zoning Code 21.76, as said section

currently exists or is hereafter amended, modified or recodified.

5. Amend Section R108.5, Refunds.

The building official shall authorize the refunding of fees based on administrative provision of the International Building Code, RMC 15.08.

6. Amend Section R108.6, Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, may be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other

provisions of this code, nor from any penalty prescribed by law.

7. Add Section R112, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

8. Add new Section R301.1.4, Automatic Fire Sprinkler System Requirements for Townhouses.

All townhouse buildings with an aggregate area of all connected townhouses equaling or exceeding 5,000 square feet or greater shall comply with the requirements of the Redmond Fire Code, as adopted in Chapter 15.06 RMC for automatic fire sprinkler systems.

9. Amend Table R301.2(1), Climatic and Geographic Design Criteria.

Ground Snow Load = 15 psf

Wind Speed = [~~85 mph~~] 110 mph

Topographic effects = NO

Seismic Design Category = D2

Subject to Damage From

Weathering = Moderate

Frost Line Depth = 12"

Termite = Slight to Moderate

Decay = Slight to Moderate

Winter Design Temp. = 27 degrees F

Ice Shield Underlayment Required = No

Flood Hazards = Joined National Flood Insurance
Program 1979

Current Flood Hazard Map - FIRM 1999

Air Freezing Index = 113

Mean Annual Temp. = 52 degrees F

10. Add Section R115, Unsafe Structures and
Equipment.

Unsafe structures and equipment are subject to
the provisions for unsafe structures and
equipment as provided in RMC 15.08.050, amended
Section 116 of the International Building Code.

15.08.070 Complete application for permit.

Determination of whether a building permit application is complete for purposes of administering Redmond Zoning Code Chapter 21.76, Review Procedures, shall be made by the Building Official and shall be based upon the adopted building codes.

15.08.080 Enforcement and penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, at the discretion of the Building Official, shall be subject to the enforcement and penalties provided in RMC Chapter 1.14.

Section 3. Amendment of Chapter. RMC 15.14, Mechanical Code, is here hereby amended to read as follows:

**Chapter 15.14
MECHANICAL CODE***

Sections:

- 15.14.010 Short title.
- 15.14.020 Adoption.
- 15.14.030 Public inspection.
- 15.14.040 Deletions.
- 15.14.050 Amendments to the International Mechanical Code.
- 15.14.060 Amendments to the International Fuel Gas Code.
- 15.14.070 Penalties for violations.

Prior legislation: Ords. 1926, 2014, and 2215. Formerly Chapter 20E.60 RCDG.

15.14.010 Short title.

This chapter and amendments hereto shall constitute the "Mechanical Code" of the City and may be cited as such.

15.14.020 Adoption.

The International Mechanical Code, [~~2012~~] 2015 Edition, published by the International Code Council, with the additions, deletions and exceptions as set forth in Chapter 51-52 WAC and the International Fuel Gas Code, [~~2012~~] 2015 Edition, published by the International Code Council, are hereby adopted by this reference and incorporated herein as if set forth in full as the Mechanical Code for the City, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the appendices for guidance in interpreting and administering the Mechanical Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

International Mechanical Code:

None.

International Fuel Gas Code:

Appendix A, Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;

Appendix B, Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents; and

Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

15.14.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.14.040 Deletions.

The following sections of the International Mechanical Code, [~~2012~~] 2015 Edition, are hereby deleted:

1. Section 109 - Means of Appeal.

The following sections of the International Fuel Gas Code, [~~2012~~] 2015 Edition, are hereby deleted:

1. Chapter 1 - Administration.

15.14.050 Amendments to the International Mechanical Code.

The following sections of the International Mechanical Code adopted by this chapter are hereby amended to read as follows:

1. Amend Section 101.1, Title.

These regulations shall be known as the "Mechanical Code of the City of Redmond," hereinafter referred to as "this code."

2. Amend Section 102.8, Referenced codes and standards.

The referenced codes and standards shall be as specified in Section 101.4 of the amended

administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code.

3. Amend Section 106.4.1, Approved construction documents.

When the code official issues a permit where construction documents are required, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such reviewed construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official or a duly authorized representative.

The code official shall have the authority to issue a permit for the construction of part of a mechanical system before the construction

documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire mechanical system will be granted.

4. Amend Section 106.5.2, Fee schedule.

A fee for each permit shall be paid as required, in accordance with the Redmond Zoning Code Section 21.76.030(E), as said section currently exists or is hereafter amended, modified or recodified.

5. Amend Section 106.5.3, Fee refunds.

The code official shall authorize the refunding of fees based on administrative provision of the International Building Code, Chapter 15.08 Redmond Municipal Code.

6. Amend Section 108.4, 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 mechanical system 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 the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

7. Amend Section 109, Means of Appeal.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

15.14.060 Amendments to the International Fuel Gas Code.

The following sections of the International Fuel Gas Code adopted by this chapter are hereby amended to read as follows:

1. Add new Chapter 1, Administration.

The amended administrative provisions of the International Mechanical Code, Redmond Municipal Code 15.14.050, shall apply.

15.14.070 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure mechanical system 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 the penalties provided for in RMC 1.01.110 and Chapter 1.14 RMC, as said section currently exists or is hereafter amended, modified or recodified.

Section 4. Amendment of Chapter. RMC 15.16, Plumbing Code, is here hereby amended to read as follows:

**Chapter 15.16
PLUMBING CODE***

Sections:

<u>15.16.010</u>	Short title.
<u>15.16.020</u>	Adoption.
<u>15.16.030</u>	Public inspection.
<u>15.16.040</u>	Deletions.
<u>15.16.050</u>	Amendments.
<u>15.16.060</u>	Penalties for violations.

*Prior legislation: Ords. 1926, 2014 and 2215. Formerly Chapter 20E.70 RCDG.

15.16.010 Short title.

This chapter and amendments hereto shall constitute the "Plumbing Code" of the City and may be cited as such.

15.16.020 Adoption.

The Uniform Plumbing Code, [~~2012~~] 2015 Edition, published by the International Association of Plumbing and Mechanical Officials, together with the additions, deletions and exceptions as set forth in Chapter 51-56 WAC, are hereby adopted by this reference and incorporated herein as if set forth in full as the Plumbing Code for the City, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the appendices for guidance in interpreting and administering the Plumbing Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted:

Appendix A, Sizing the Water Supply System;

Appendix B, Explanatory Notes on Combination Waste and Vent Systems; and

Appendix I, Installation Standards.

15.16.030 Public inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.16.040 Deletions.

The following sections of the Uniform Plumbing Code, [2012] 2015 Edition, are hereby deleted:

1. Section [~~103.4.2~~] 104.3.2 - Plan Review Fees.

2. Table [~~1-1~~] 104.5 - Plumbing Permit Fees.

3. Chapters 12 and 15, plus those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances found in Chapter 5 and those portions of the code addressing building sewers (WAC 51-56-003).

15.16.050 Amendments.

The following sections of the Uniform Plumbing Code adopted by this chapter are hereby amended to read as follows:

1. Amend Section [~~102.5~~] 106.3, 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 plumbing system 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 the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

2. Amend Section [~~102.3~~] 107.0, Board of Appeals.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Zoning Code Section 21.76.060(I), Appeals of Type I and II Permits, as said section currently exists or is hereafter amended, modified or recodified.

3. Amend Section [~~103.4~~] 104.5, [~~Permit~~] Fees.

A fee for each permit shall be paid as required, in accordance with the Redmond Zoning Code Section 21.76.030(E), as said chapter currently exists or is hereafter amended, modified or recodified.

4. Amend Section [~~103.4.4~~] 104.5.3, Fee Refunds.

Section 108.6 Refunds of the administrative provisions of the International Building Code, Chapter 15.08 Redmond Municipal Code, shall apply.

15.16.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure plumbing system 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 the penalties provided for in RMC 1.01.110 and Chapter 1.14 RMC, as said section currently exists or is hereafter amended, modified or recodified.

Section 5. Amendment of Chapter. RMC 15.18, Energy Code, is here hereby amended to read as follows:

Chapter 15.18
ENERGY CODE*

Sections:
15.18.010 Short title.
15.18.020 Adoption.

15.18.030 Public inspection.
15.18.040 Deletions.
15.18.050 Amendments.
15.18.060 Penalties for violations.

*Prior legislation: Ords. 1926, 2014, and 2215. Formerly Chapter
20E.50 RCDG.

15.18.010 Short title.

This chapter and amendments hereto shall constitute
the "Energy Code" of the City and may be cited as such.

15.18.020 Adoption.

The Washington State Energy Code, [~~2012~~] 2015
version, Chapter 51-11C and 51-11R of the Washington
Administrative Code, is hereby adopted by this reference
and incorporated herein as if set forth in full as the
Energy Code for the City, except such portions as may be
deleted, modified or amended by this chapter.

15.18.030 Public inspection.

The City shall at all times keep on file with the
City Clerk, for reference by the general public, not less
than one copy of the codes and resolutions, or parts
thereof, as herein adopted by reference, together with
the amendments and supplements thereto herein made a part
of this chapter.

The copies of the codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.18.040 Deletions.

There are no deletions to the Washington State Energy Code.

15.18.050 Amendments.

There are no amendments to the Washington State Energy Code.

15.18.060 Penalties for violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in RMC 1.01.110 and Chapter 1.14 RMC, as said section currently exists or is hereafter amended, modified or recodified.

Section 6. 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.

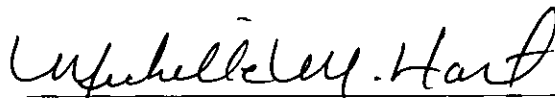
Section 7. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 7th day of June,
2016.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:


MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:


JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: May 17, 2016
PASSED BY THE CITY COUNCIL: June 7, 2016
SIGNED BY THE MAYOR: June 10, 2016
PUBLISHED: June 13, 2016
EFFECTIVE DATE: June 18, 2016
ORDINANCE NO. 2833

YES: ALLEN, BIRNEY, CARSON, MARGESON, SHUTZ, STILIN