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06/05/07

ORDINANCE NO. 2346

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, RELATING TO THE CITY'S BUILDING AND CONSTRUCTION CODES, AMENDING CHAPTERS 15.08 THROUGH 15.20 OF THE REDMOND MUNICIPAL CODE IN ORDER TO ADOPT THE 2006 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, AND INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2005 EDITION OF THE NATIONAL ELECTRICAL CODE AND THE 2006 VERSIONS OF THE WASHINGTON STATE ENERGY CODE AND VENTILATION AND INDOOR AIR QUALITY CODE; AMENDING CHAPTER 15.22 OF THE REDMOND MUNICIPAL CODE TO REFLECT CURRENT PRACTICES IN CONNECTION WITH MOVING BUILDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE OF JULY 1, 2007

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, 2007, the State Building Code Council has adopted the 2006 Editions of International Building Code, International Residential Code, International Mechanical Code, and Uniform Plumbing Code, and

WHEREAS, the Building Division of the Department of Planning and Community Development has recommended that the City adopt the 2006 Edition of the International Property Maintenance Code, the 2005 Edition of the National Electrical Code and the current versions of the Washington State Energy Code and Ventilation and Indoor Air Quality Code, together with certain deletions and amendments, and

WHEREAS, the Building Division desires to make an additional amendment to the Moving Buildings Code in order to reflect current practice in connection with administration of permit fees and deposits, and

WHEREAS, the City Council concurs in the recommendations of the Building Division, NOW, THEREFORE,

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

Section 1. International Building Code and International Residential Code. Chapter 15.08 of the Redmond Municipal Code is hereby amended to adopt the 2006 Editions of the International Building Code and International Residential Code, together with certain deletions and amendments thereto, and to read as set forth on Attachment 1 attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. International Property Maintenance Code. Chapter 15.10 of the Redmond Municipal Code is hereby amended to adopt the 2006 Edition of the International Property Maintenance Code, together with certain deletions and amendments thereto, and to read as set forth on Attachment 2 attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. National Electrical Code. Chapter 15.12 of the Redmond Municipal Code is hereby amended in order to adopt the 2005 Edition of the National Electrical Code, together with certain deletions and amendments thereto, and to read as set forth on Attachment 3 attached hereto and incorporated herein by this reference as if set forth in full.

Section 4. International Mechanical Code. Chapter 15.14 of the Redmond Municipal Code is hereby amended in order to adopt the 2006 Edition of the International

Mechanical Code, together with certain deletions and amendments thereto, and to read as set forth on Attachment 4 attached hereto and incorporated herein by this reference as if set forth in full.

Section 5. Uniform Plumbing Code. Chapter 15.16 of the Redmond Municipal Code is hereby amended in order to adopt the 2006 Edition of the Uniform Plumbing Code, together with certain deletions and amendments thereto, and to read as set forth on Attachment 5 attached hereto and incorporated herein by this reference as if set forth in full.

Section 6. Washington State Energy Code. Chapter 15.18 of the Redmond Municipal Code is hereby amended in order to adopt the 2006 version of the Washington State Energy Code as set forth in chapter 51-11 of the Washington Administrative Code.

Section 7. Washington State Ventilation and Indoor Air Quality Code. Chapter 15.20 of the Redmond Municipal Code is hereby amended in order to adopt the 2006 version of the Washington State Ventilation and Indoor Air Quality Code as set forth in chapter 51-13 of the Washington Administrative Code.

Section 8. Moving Building Code - Administration of Deposits and Fees. All references in Section 15.22.070 of the Redmond Municipal Code to the “building official” shall be deleted and replaced with “the Public Works Director or his/her designee.”

Section 9. Severability. If any section, sentence, clause or phrase of this ordinance or any of the codes or regulations adopted hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the adopted codes or regulations.

Section 10. Effective Date. This ordinance, being an administrative action, is not subject to referendum, and shall take effect and be in full force July 1, 2007. The City Clerk is directed to publish a summary of this ordinance, consisting of the title, as soon as practicable after passage, but in no event later than five days prior to July 1, 2007.


APPROVED:


MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:


CITY CLERK MALISA FILIS

APPROVED AS TO FORM:


CITY ATTORNEY JAMES E. HANEY

FILED WITH THE CITY CLERK:	June 14, 2007
PASSED BY THE CITY COUNCIL:	June 19, 2007
PUBLISHED:	June 25, 2007
EFFECTIVE DATE:	July 1, 2007
ORDINANCE NO. <u>2346</u>	

NOTE: All amended language is underlined.

ATTACHMENT 1

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.
- 15.08.060 Amendments to the International Residential Code.
- 15.08.070 Complete application for permit.
- 15.08.080 Penalties for violations.

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, 2006 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, 2006 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 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 G, Swimming Pools, Spas and Hot Tubs; and

Appendix H, Patio Covers.

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.

NOTE: All amended language is underlined.

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, 2006 Edition, are hereby deleted:

1. Section 112 – Board of Appeals.
2. Section 105.1.1 – Annual Permit.
3. Section 105.1.2 – Annual Permit Records.

The following sections of the International Residential Code, 2006 Edition, are hereby deleted:

1. Section R112 – Board of Appeals.
2. Chapters 11 and 25 through 42. (WAC 50-51-003).

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 Electrical.

The provisions of the National Electrical Code as adopted in Chapter 15.12 RMC shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 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.

101.4.3 Mechanical.

The provisions of the International Mechanical Code as adopted in Chapter 15.14 RMC shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing.

NOTE: All amended language is underlined.

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.

101.4.5 Property Maintenance.

The provisions of the International Property Maintenance Code as adopted in Chapter 15.10 RMC shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards, responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 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. Energy.

The provisions of the Washington State Energy Code as adopted in Chapter 15.18 RMC and the Washington State Ventilation and Indoor Air Quality Code as adopted in Chapter 15.20 RMC shall apply to all matters governing the design and construction of buildings for energy efficiency.

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 120 square feet (11.15 m²).
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 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.

NOTE: All amended language is underlined.

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 (18925 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 (1372 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 (1753 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 108.2 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

NOTE: All amended language is underlined.

Redmond Community Development Guide Section 20F.30, as said section currently exists or is hereafter amended, modified or recodified.

5. Amend Section 108.4 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. Amend Section 108.6 Refunds.

Applicants may apply for refunds when an application or permit under this chapter is withdrawn or canceled prior to commencing of any review or inspection process. The Building Official shall determine whether a refund is appropriate. Refunds shall be based on the following:

1. Refunds shall be requested in writing, on company letterhead (if applicable), by the original applicant and must include the permit number and the date of the initial permit application.

2. Refunds shall only be issued to the company or person who made the original payment.

3. 100 percent of any fee erroneously paid or collected shall be refunded, regardless of amount.

4. No refund shall be made on permits with a fee of less than \$150.00.

Exception: Fees erroneously paid or collected.

5. Permit applications requiring Plan Review that are withdrawn or cancelled before any Plan Review is done may have not more than 80 percent of the Plan Review Fee refunded.

6. Permits that have been issued may have not more than 80 percent of the Permit Fee refunded if withdrawn or cancelled before any work on the project has been done. Note that no portion of the Plan Review fee shall be refunded on Permits that have been issued.

7. No portion of the Technology Surcharge shall be refunded.

8. No portion of the Washington State Building Code Fee shall be refunded.

9. Permit Applications or Permits that are Expired shall not be refunded.

7. Amend Section 112 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 Community Development Guide Section 20F.30.60 Public Hearings and Appeals, 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.

8. Amend Section 115.4 Method of Service.

The notice and order and any amended or supplemental notice and/or order shall be served upon the record owner and posted on the property.

The record owner for the purposes of the procedures of this chapter shall be the person listed in the records of the King County Department of Finance for the purposes of mailing real property tax statements. The Building Official shall also serve one copy on each of the following, if known to the Building Official or disclosed from the records of the King County Department of Finance, including the records maintained in relation to the one percent estate

NOTE: All amended language is underlined.

excise sales tax: the holder of any mortgage, deed of trust, leasehold, contract purchaser or contract seller.

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

9. Add new Section 307.3.1 Group H, Division 1 Occupancies Prohibited.

No Group H, Division 1 occupancies, as defined in Section 307.3 of the International Building Code, shall be permitted.

Exception: A Group H, Division 1 occupancy may be allowed when otherwise approved by the Building Official and the Fire Chief.

10. Add the following item in Section 504, Height Modifications.

504.4 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 specified in table 503 for maximum height is increased by 40 feet (12192 mm) and the maximum number of stories is increased by two stories. These increases are permitted in addition to the area increase in accordance with section 506.2 and 506.3. These increases may be used with the special provisions in section 508. These increases shall not be permitted if the approved automatic sprinkler system has been used to substitute for one-hour fire resistive construction as allowed in table 601, footnote e. These increases apply only to buildings that meet all of the following requirements.

1. The building includes only R-1 and R-2 occupancies except that occupancies other than R-1 and R-2 are permitted in the type I S-2 parking garage as allowed in section 509.2, 509.4, and 509.7. This provision would not prohibit incidental use areas and accessory use areas as allowed in section 302.

2. The building is type VA construction.

3. The building is located in the Overlake or Downtown neighborhoods as identified by the boundaries shown on the map in figure 504.4.

4. Only Type IA and Type IB construction is permitted for S-2 parking garages.

5. The floor construction including supporting beam and joists shall have a minimum 1.5 hour (90 minute) fire-resistive rating. A higher rating shall be provided when required by other code sections. The fire-resistive rating of structural members and assemblies required in section 714.1 supporting the floor construction shall have a minimum one hour fire-resistive rating (60 minutes) unless a higher rating is required by other code sections.

6. Exit stairways shall be enclosed with fire barriers separating interior construction with not less than two hour (120 minute) fire-resistive rating as outlined in section 1020. The exceptions in section 1024.1 are not permitted.

7. Corridor walls shall meet the requirements of section 1017 and shall have a minimum one hour (60 minute) fire-resistive rating.

8. Stairway construction shall meet the requirements of section 1009 except that stairways shall be built using non-combustible materials or fire retardant treated wood.

9. A separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided. (See section 907.8 and section 907.9 of the International Fire Code) 1. Smoke detectors, 2. Sprinkler water-flow devices, 3. Manual fire alarm boxes, 4. Other approved types of automatic fire detection devices or suppression systems.

11. Add new Section 901.2.1 Additional fire protection system requirements.

NOTE: All amended language is underlined.

Refer to the Redmond Fire Code, as adopted in Chapter 15.06 of the Redmond Municipal Code, for additional Automatic Fire Sprinkler System, Alternative Automatic Fire-Extinguishing System, Standpipe System, Portable Fire Extinguisher, Fire Alarm and Detection System and Emergency Alarm System requirements.

NOTE: All amended language is underlined.

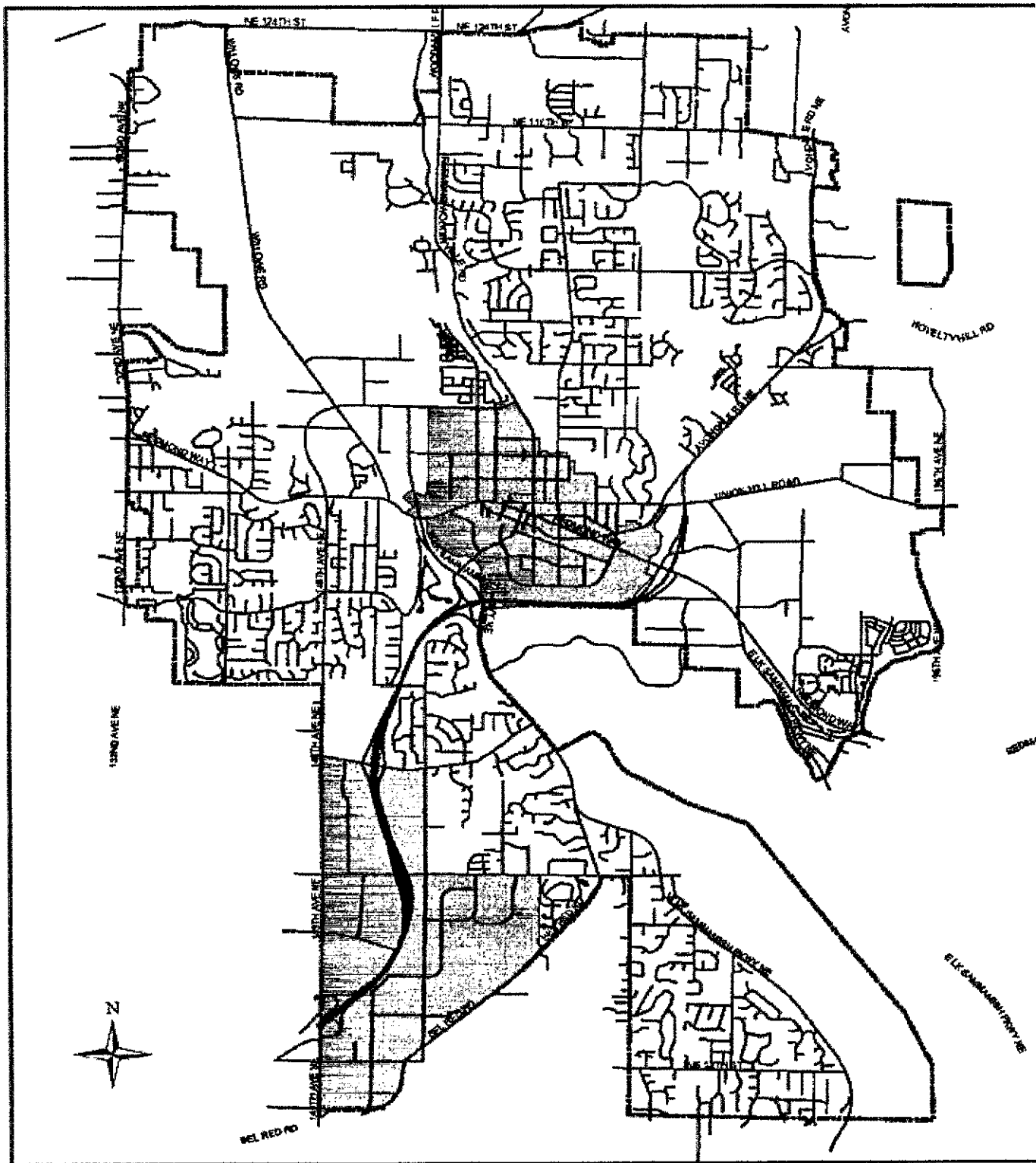


Figure 504.4
AREAS ALLOWING TYPE V 5 STORY
WOOD FRAME CONSTRUCTION

NOTE: All amended language is underlined.

12. Amend Section 1011.1 Where required.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas which require only one exit or exit access, provided the exit or exit access is clearly identifiable and is approved by the building official.
2. Main exterior exit doors or gates which obviously and clearly are identifiable as exits need not have exit signs where approved by the building official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3.
4. Exit signs are not required in sleeping areas in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

13. Amend Section 1011.5.1 Graphics.

Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide except the letter "I," and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be "Green" on a high contrasting background and shall be clearly discernible when the exit sign illumination means is or is not energized. If an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction cannot be readily changed.

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:

NOTE: All amended language is underlined.

1. One-story detached accessory structures, provided the floor area does not exceed 120 square feet (18.6 m²).
2. Fences not over 6 feet (1829 mm) high.
3. 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.
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 and driveways 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 (1372 mm) from the exterior wall and do not require additional support.

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

NOTE: All amended language is underlined.

Redmond Community Development Guide Section 20F.30, 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 amended administrative provision Section 108.6 of the International Building Code, RMC 15.08.050.

6. Add new 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. Amend Section R112 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 RCDG 20F.30.60, Public Hearings and Appeals, 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 ps

Wind Speed = 85 mph

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

15.08.070 Complete application for permit.

Determination of whether a building permit application is complete for purposes of administering RCDG Title 20F shall be made by the Building Official and shall be based upon the adopted Building Codes.

15.08.080 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

NOTE: All amended language is underlined.

provided for in RMC 1.01.110 and Chapter 1.14 RMC, as said section currently exists or is hereafter amended, modified or recodified.

NOTE: All amended language is underlined.

ATTACHMENT 2

Chapter 15.10 PROPERTY MAINTENANCE CODE

Sections:

15.10.010 Short title.

15.10.020 Adoption.

15.10.030 Public inspection.

15.10.040 Deletions.

15.10.050 Amendments to the International Property Maintenance Code.

15.10.060 Penalties for violations.

15.10.010 Short title.

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

15.10.020 Adoption.

The International Property Maintenance Code, 2006 Edition, published by the International Code Council, is hereby adopted by this reference and incorporated herein as if set forth in full as the Property Maintenance Code for the City, except such portions as may be deleted, modified or amended by this chapter.

15.10.030 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.

15.10.040 Deletions.

The following sections of the International Property Maintenance Code, 2006 Edition, are hereby deleted:

1. Section 111 – Means of Appeal.

2. Section 304.14 – Insect screens.

15.10.050 Amendments to the International Property Maintenance Code.

The following sections of the International Property Maintenance 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 "Property Maintenance Code of the City of Redmond," hereinafter referred to as "this code."

2. Amend Section 102.3, Application of other codes.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, Section 15.08

NOTE: All amended language is underlined.

Redmond Municipal Code. Nothing in this code shall be construed to cancel, modify or set aside any land-use or zoning provision of the Redmond Community Development Guide, Chapter 20 Redmond Municipal Code.

3. Amend Section 103.5, Fees.

Fees shall be in accordance with the Chapter 20F.30 RCDG, as said section currently exists or is hereafter amended, modified or recodified.

4. Amend Section 106.3, Prosecution of violation.

Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of one of the offenses provided for in Section 1.14.060 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified. If the notice of violation is not complied with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

5. Amend Section 107.2, Form.

Such notice prescribed in Section 107.1 shall be in accordance with Section 1.14.100 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

6. Amend Section 107.3, Method of service.

The notice and order and any amended or supplemental notice and/or order shall be served upon the record owner and posted on the property.

The record owner for the purposes of the procedures of this chapter shall be the person listed in the records of the King County Department of Finance for the purposes of mailing real property tax statements. The Building Official shall also serve one copy on each of the following, if known to the Building Official or disclosed from the records of the King County Department of Finance, including the records maintained in relation to the one percent estate excise sales tax: the holder of any mortgage, deed of trust, leasehold, contract purchaser or contract seller.

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

7. Amend Section 109.5 Costs of emergency repairs and demolition.

The Code Official shall keep an itemized account of the expenses incurred by the City in the repair of demolition of any building done pursuant to the provisions of Section 109 or 110 of this code. Upon the completion of the work of repair of demolition, the Code Official shall prepare and file with the Director of Finance a report specifying the work done, the itemized and total cost of the work done, including an administration and collection fee in the amount of \$200.00 to cover the cost of publication, recording and service of all notices and the cost incurred by the City in the collection of the assessment or obligation, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 107.3.

8. Add new Section 109.7 Collection of assessment.

A copy of the ordinance confirming the special assessment shall be filed with the City Clerk. A certified copy of said ordinance shall be recorded with the King County Department of

NOTE: All amended language is underlined.

Elections and Records. The Director of Finance or their designee upon receipt of said ordinance shall proceed to collect the special assessment in the same manner as local improvement district assessments, including installments thereof, are collected; provided however, that the 30 days' prepayment notice need not be published but shall be mailed to the owner of record.

9. Amend Section 111 Means of Appeal.

Appeals of orders, decisions or determinations made by the Code Official related to the application or interpretation of this code shall be made pursuant to Redmond Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.

10. Amend Section 602.3 Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68 degrees F (20 degrees C) in all habitable rooms, bathrooms and toilet rooms.

11. Amend Section 602.4 Occupiable work spaces.

Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65 degrees F (18 degrees C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

12. Amend Chapter 8 Referenced Standards.

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

15.10.060 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 Code 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.

NOTE: All amended language is underlined.

ATTACHMENT 3

Chapter 15.12 ELECTRICAL CODE

Sections:

- 15.12.010 Short title.
- 15.12.020 Adoption.
- 15.12.030 Public inspection.
- 15.12.040 Deletions.
- 15.12.050 Amendments.
- 15.12.060 Penalties for violations.

15.12.010 Short title.

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

15.12.020 Adoption.

The National Electrical Code (NFPA 70), 2005 Edition, published by the National Fire Protection Association, with the additions, deletions and exceptions as set forth in Chapter 296-46B of the Washington Administrative Code is hereby adopted by this reference and incorporated herein as if set forth in full as the Electrical Code for the City, except such portions as may be deleted, modified or amended by this chapter.

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

Annex A, Product Safety Standards;

Annex B, Application Information for Ampacity Calculation; and

Annex C, Conduit and Tubing Fill Tables for Conductors and Fixture Wires of the Same Size.

15.12.030 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.

15.12.040 Deletions.

The following sections of the National Electrical Code, 2005 Edition, are hereby deleted:

1. Article 80 – Administration and Enforcement

The following sections of Washington Administrative Code Chapter 296-46B, Electrical Safety Standards, Administration and Installation, are hereby deleted:

2. References to fees in WAC 296-46B-905, 296-46B-910 and 296-46B-911.

NOTE: All amended language is underlined.

15.12.050 Amendments.

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

1. Add new Section 90.4(A) Administration.

The amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code, shall apply.

2. Add new Section 90.4(B) Basic Electrical Work.

The Basic Electrical Work definition and classification as specified in RCW 19.28.006.

3. Add new Section 90.4(C) Inspections.

The installation, alteration or extension of any electrical system, fixtures or components for which an Electrical Permit is required by this Code shall be subject to inspection by the Building Official and such electrical systems, fixtures and components shall remain accessible and exposed for inspection purposes until approved by the Building Official. It shall be the duty of the permit applicant to cause the electrical systems to remain accessible and exposed for inspection purposes. The City shall not be liable for any expense entailed in the removal or replacement of material required to permit inspection. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source or energized until authorized by the Building Official.

4. Add new Section 90.4(D) Special Inspections.

The Building Official may require special inspection of equipment or wiring methods where the installation requires special training, equipment, expertise, knowledge, or other such factors. Where such special inspection is required, an independent third party acceptable to the Building Official shall perform it. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. The Building Official prior to the installation being approved shall receive a written report from the designated special inspection agency indicating that the installation conforms to the appropriate Codes and standards. All costs for such testing and reporting shall be the responsibility of the permit holder.

5. Add new Section 90.4(E) Unused Conductors.

Electrical conductors not in use shall be removed unless otherwise authorized by the Building Official.

6. Add new Section 90.4(F) Corrections.

If, upon inspection, any installation is found not to be fully in conformity with this Code, the Building Official shall at once forward to the person, firm, or corporation making the installation a written notice stating the defects that have been found to exist. Correction of these defects shall be made within 15 days.

7. Add new Section 90.4(G) Approval of Violations.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the National Electrical Code or other laws or ordinances of the City. Inspections presuming to give authority to violate or cancel provisions of the National Electrical Code or other laws or ordinances of the City shall not be valid.

15.12.060 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 electrical 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

NOTE: All amended language is underlined.

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.

NOTE: All amended language is underlined.

ATTACHMENT 4

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.

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, 2006 Edition, published by the International Code Council, with the additions, deletions and exceptions as set forth in Chapter 51-52 of the Washington Administrative Code and the International Fuel Gas Code, 2006 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.

NOTE: All amended language is underlined.

15.14.040 Deletions.

The following sections of the International Mechanical Code, 2006 Edition, are hereby deleted:

1. Section 109 – Means of Appeal.

The following sections of the International Fuel Gas Code, 2006 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 Community Development Guide Chapter 20F.30, 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 amended administrative provision Section 108.6 of the International Building Code, Section 15.08.050 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.

NOTE: All amended language is underlined.

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 Community Development Guide Section 20F.30.60 Public Hearings and Appeals, 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.

NOTE: All amended language is underlined.

ATTACHMENT 5

Chapter 15.16 PLUMBING CODE

Sections:

- 15.16.010 Short title.
- 15.16.020 Adoption.
- 15.16.030 Public inspection.
- 15.16.040 Deletions.
- 15.16.050 Amendments.
- 15.16.060 Penalties for violations.

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, 2006 Edition, and the Uniform Plumbing Code Standards, 2006 Edition, both published by the International Association of Plumbing and Mechanical Officials, together with the additions, deletions and exceptions as set forth in Chapters 51-56 and 51-57 of the Washington Administrative Code, 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 Mechanical 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, 2006 Edition, are hereby deleted:

1. Section 103.4.2 – Plan Review Fees.

2. Table 1-1 – Plumbing Permit Fees.

NOTE: All amended language is underlined.

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 102.3.2 - 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. Add new Section 102.4 - 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 Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.

3. Amend Section 103.4.1 - Permit Fees.

A fee for each permit shall be paid as required, in accordance with the Redmond Community Development Guide Chapter 20F.30, as said chapter currently exists or is hereafter amended, modified or recodified.

4. Amend Section 103.4.5 - Fee Refunds.

Section 108.6 Refunds of the amended administrative provisions of the International Building Code, Section 15.08.050 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.