ATTACHMENT A

TITLE 14

BUILDING AND CONSTRUCTION

Title 14 - BUILDINGS AND CONSTRUCTION

Chapters:

Chapter 14.16 - DEFINITIONS
Chapter 14.17 - BUILDING CODE
Chapter 14.18 - RESIDENTIAL CODE
Chapter 14.19 - BUILDING CODE FOR EXISTING BUILDINGS
Chapter 14.21 - CIVIL INFRACTIONS
Chapter 14.22 - THURSTON COUNTY CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS
Chapter 14.24 - MECHANICAL CODE
Chapter 14.26 - FUEL GAS CODE
Chapter 14.28 - PLUMBING CODE
Chapter 14.32 - FIRE CODE
Chapter 14.33 - BOARD OF APPEALS
Chapter 14.34 - WASHINGTON STATE ENERGY CONSERVATION CODE - COMMERCIAL
Chapter 14.35 - ENERGY CONSERVATION CODE - RESIDENTIAL
Chapter 14.37 - APPENDIX J, GRADING
Chapter 14.38 - DEVELOPMENT IN FLOOD HAZARD AREAS
Chapter 14.40 - RESERVED
Chapter 14.42 - RESERVED
Chapter 14.44 - MOBILE AND MANUFACTURED HOMES*
Chapter 14.45 - MOVED BUILDINGS - REPEALED
Chapter 14.46 - APPENDIX C AGRI-COM BUILDINGS
Chapter 14.48 - BUILDING PERMITS PROCESS
Chapter 14.16 of the Thurston County Code is amended to read as follows:

Chapter 14.16 - DEFINITIONS

Sections:

14.16.100 - Justifiable cause.

Justifiable cause is a substantial reason put forth in good faith that is not unreasonable, arbitrary or irrational and that is sufficient to create an excuse for an act under the law. The permit applicant or designated agent must demonstrate justifiable cause in writing. In case of disagreement, the building official or designated representative shall make the final determination whether or not an applicant has demonstrated justifiable cause.

14.16.120 - Change of occupancy.

A change made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies.

14.16.130 - Mobile and manufactured homes.

Mobile and manufactured homes are classified as buildings for the purpose of Thurston County Code Title 14, chapters: .24, .22, .26, .32, .33, .37, .38, and .44; and Titles 17 and 24.
14.16.140 – Mobile food or beverage unit.

Mobile food or beverage units that do not maintain current licensing through the Washington State Department of Transportation, do not have road ready wheels and do not have a permanent method to connect to a vehicle for removal will be considered as buildings for the purposes of Thurston County Code Title 14, chapters: .22,.26,.32,.33,.37,.38, and .44; and Titles 17 and 24.

14.16.150 – Modular shipping containers.

Modular shipping containers are classified as buildings for the purpose of Thurston County Code Title 14, chapters: .21,.22,.32,.33,.37,.38, and 44.

14.16.160 - Private residence.

Detached one- and two-family dwellings and townhouse units meeting the International Residential Code and Building Code definition of townhouse.

14.16.190 - Pursued in good faith.

When an action by the applicant or his designated representative has been taken to satisfy all county requests for information within one hundred eighty days of the request for action.

14.16.200 - Recreational park trailer.

A trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use, which meets the following criteria:

A. Built on a single chassis, mounted on wheels;
B. Having a gross trailer area not exceeding four hundred square feet (37.15 square meters) in the set-up mode; and
C. Certified by the manufacturer as complying with ANSI A119.5.

14.16.250 - Substantial improvement.

Improvement of a structure where the estimated value of the work to be done exceeds fifty percent of the Thurston County Assessor’s assessed value of the structure.

14.16.300 - Tenant improvement.

Any construction to prepare a building for occupancy without changing the occupancy classification.
Chapter 14.17 – BUILDING CODE

Sections:

14.17.010 - Adoption and administration.


14.17.080 – Section 202 amended—Definitions

14.17.0890 - Section [F] 903.2 amended—Fire extinguishing systems, where required.

14.17.010 - Adoption and administration.

A. That portion of the State Building Code known as the International Building Code, as defined in RCW 19.27.031, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-50 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Building Code for Thurston County. The Building Code also includes, as amended, Appendix C, Appendix E and Appendix J of the International Building Code.

B. The Building Code shall be administered in Thurston County by the Resource Stewardship Department. Any reference to the Building Code or the International Building Code shall be considered a reference to the International Building Code provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Building Code (IBC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IBC. For example, if the county provided that it was amending IBC section [A] 105.1, it would only be amending the paragraph denoted as [A] 105.1. The county would not be amending section [A] 105.1.1 or [A] 105.1.2; those sections would not be considered repealed or amended and would remain as provided in the IBC.

International Building Code sections [A] 103.1, [A] 103.2 and [A] 103.3 are amended to read as follows:

[A] 103.1 Creation of enforcement agency. The official in charge of the Resource Stewardship Department shall be known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the building official.

[A] 103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.

[A] 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.


International Building Code sections [A] 105.1, [A] 105.2, [A] 105.3.2 and [A] 105.5 are amended to read as follows; and new sections [A] 105.1.3 and [A] 105.2.4 and [A] 105.3.2.1 are added to read as follows:

[A] 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, or demolish a structure; change the tenancy of, or change the occupancy classification of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert or replace any gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s) and/or approval(s).

[A] 105.1.3 Resource use notice. A building permit for new residences may be issued for properties on or within five hundred feet of any land designated under Chapter 20.30B (Designated Mineral Lands) TCC, or on or within five hundred feet of any land zoned under Chapters 20.08A (Long-Term Agriculture District), 20.08C (Nisqually Agriculture District) or 20.08D (Long-Term Forestry District) TCC, only after the resource use notice described in subsection (a) of this section has been signed by the property owner and recorded against the property with the County Auditor.

(a) The resource use notice shall state that the subject property is near agriculture, forest or mineral resource lands of long-term commercial significance, whichever applies, on which a variety of commercial activities may occur that may not be compatible with residential development for certain periods of limited duration. The notice shall also contain a statement that the ability of owners or occupants to recover for nuisances arising from activities on the Designated Mineral, Agricultural or Forestry Land, whichever applies, may be limited. The notice for
properties within or near Designated Mineral Lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

(b) The resource use notice shall be provided in a form and content prescribed by the building official.

[A] 105.2 Work exempt from permit. Exemptions from permit or inspection 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. Although an action may be exempt from a permit under this code, review and approval may be required by or any other laws or ordinances of this jurisdiction, including, but not limited to chapters 14.37 and 14.38, Titles 15 through 25, the State of Washington or the Federal Government. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures not exceeding 200 square feet (18.58 m²) that meet the requirements for property line protection and occupancy separation of IBC Chapters 5 and 6 and are used as for tool and non-business related storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).

2. Fences not over eight feet (2438.4 mm) high measured from the highest point to grade.

3. Oil derricks.

4. Retaining walls that are not over four 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 IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed five thousand gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks and driveways not more than thirty 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 that are less than twenty-four inches (610 mm) deep, do not exceed five thousand gallons (18 925 L) and are installed entirely above ground.

10. Temporary growing structures constructed with the roof and side of polyethylene, polyvinyl or similar flexible synthetic material, used to provide plants with either frost protection or increased heat retention pursuant to WAC 51-50-007.

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

12. Window awnings supported by an exterior wall that do not project more than fifty-four inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over five feet nine inches (1753 mm) in height.

14. Roof repairs of less than two hundred square feet in any five-year period. Replacement of roof coverings.

**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 that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing ten pounds (5 kg) or less of refrigerant and actuated by motors of one 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.

[A] 105.2.4 Agricultural occupancy exemptions. Exemption from inspection requirements. Single story structures for agricultural occupancies, which do not exceed seven hundred seventy-five square feet are exempt from plan review under this code and have limited inspection requirements of this code. Exempt buildings shall not be heated nor contain toilet facilities. Overhangs shall not extend further than twenty-four inches past exterior walls or supports. A building permit and site plan approval is required for such structures, and the structure shall be set back from property lines at least thirty feet but in no case less than the setbacks prescribed in the Thurston County Zoning Code. For the purposes of determining the required setbacks between buildings on the same property, an assumed property line shall exist between said structures. The setback from the assumed property line to the exempt building shall be thirty feet and the setbacks to other buildings shall be thirty-three feet. For structures housing animals, the setbacks shall be fifty feet from the actual and/or assumed property lines and one hundred feet from wells. Construction may begin after an approved pre-construction inspection for erosion control, where required, and a structure setback inspection. This is the only inspection required. The fee for the permit is as set forth in the Resource Stewardship fee schedule.

These structures must comply with all other regulations of this jurisdiction, the State of Washington and any federal regulations.

No permit is required for remodeling structures described in this section when work does not involve physical enlargement or a change of use or occupancy classification. Such remodeling is also exempt from inspection requirements of this Code.

[A] 105.3.2 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued and a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant one or more two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an
extension of an application shall be as set forth in the Resource Stewardship fee schedule.

[A] 105.3.2.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

[A] 105.5 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. an extension is requested in writing as provided below and granted, or
2. an inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.


International Building Code sections [A] 108.1, [A] 108.2, [A] 108.3 and [A] 108.4 are amended to read as follows:

[A] 108.1 General. For purposes of the Building Code, temporary structures and uses will not be treated differently than permanent structures or uses. All structures and uses shall comply with the provisions of the Building Code.
Exception: The building official may authorize unheated tents and yurts under five hundred square feet accommodating an R-1 occupancy for recreational use as a temporary structure and allow them to be used indefinitely.


[A] 109.1 Payment of fees. A permit shall not be valid until issued and until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Fees shall be assessed in accordance with the provisions of this section and shall be as set forth in the fee schedules adopted by the jurisdiction.

[A] 109.2 Permit fees. The fee for each permit shall be as set forth in the Resource Stewardship fee schedule.

[A] 109.2.1 Plan review fees. When submittal documents are required by Section [A] 107, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be sixty-five percent of the building permit fee as shown in the Resource Stewardship fee schedule. The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 109.2 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items as defined in Section [A] 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.


(a) For private residences and their accessory structures, the determination of value or valuation under any of the provisions of this code shall be made by the building official based on square footage.

(b) For all other structures, the applicant for a permit shall provide an estimated building construction value at time of application. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If upon review, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to justify the valuation.
[A] 109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, grading or plumbing system before obtaining the necessary permits shall be subject to a fee equal to twice the applicable building and plan review fees.

[A] 109.4.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the building official may require a special investigation of County records and/or the construction before a permit may be issued for such work.

[A] 109.4.2 Investigation fee. If an investigation is required under section [A] 109.4.1, an investigation fee, in addition to the permit fee, shall be collected at time of application whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the Resource Stewardship fee schedule. The payment of such fee does not constitute permit issuance and shall not exempt any person from compliance with all other provisions of this code nor from any penalty/fee prescribed by law.

[A] 109.6 Refunds. No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

[A] 109.7 Permit renewal. Permit renewal policies will be established by the Resource Stewardship Department. Fees will be as set forth in the Resource Stewardship fee schedule.

[A] 109.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the Resource Stewardship fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

[A] 109.9 Temporary occupancy. Where a temporary occupancy has been approved by the Resource Stewardship Department, fees will be as set forth in the Resource Stewardship fee schedule.

International Building Code sections [A] 114.2 and [A] 114.4 are amended to read as follows; and new section [A] 114.5 is added to read as follows:

Section [A] 114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved under the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Section [A] 114.4 Violation penalties. The violation of International Building Code [A] 105.1 (building without a permit); Thurston County Code Chapter 14.37 (grading) or International Building Code section 3408 (change in use or character of occupancy) shall be designated as a class 1 civil infraction pursuant to Chapter 7.80 RCW and Chapter 14.21 Thurston County Code.

Any violation of International Building Code [A] 110.1 (forgoing inspections) shall be designated as a class 2 civil infraction pursuant to Chapter 7.80 RCW.

Each day of any such violation is a separate civil infraction. A notice of infraction may be issued for each day of any such violation; however, the enforcement officer is not required to issue a notice of infraction for each day of such violation.

Civil infractions shall be heard and determined according to Chapter 7.80 RCW, Chapter 14.21 TCC as amended, and any applicable court rules. Notwithstanding the existence or use of any other remedy, the building official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of the Thurston County Building Code or other regulations herein adopted.

Section [A] 114.5 Misdemeanor. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each violation.


14.17.080 – Section 202 amended—Definitions

International Building Code section 202 is amended to add the following definition.

**SHIPPING CONTAINERS.** Shipping containers when used as an occupancy or part thereof, shall be treated as structures.

14.17.0890 - Section [F] 903.2 amended—Fire extinguishing systems, where required.

New section [F] 903.2.13 is added to read as follows:

Section [F] 903.2.13 Building area. An approved sprinkler system shall be provided in new buildings, in existing buildings when square footage is added; in fire damaged buildings that are being repaired, and in substantially improved buildings if meeting any one of the following:

(a) In the Lacey, Olympia or Tumwater urban growth area, when municipal water is available and the completed building exceeds seven thousand five hundred square feet. Mezzanine areas shall be counted in the square footage. For purposes of this subsection (a), multiple fire walls do not create separate buildings;

Exception: A single firewall may be used to create two separate buildings without the need for a sprinkler system so long as the buildings on either side of the firewall do not exceed seven thousand five hundred square feet.

(b) Outside the urban growth areas for Lacey, Olympia and Tumwater, completed buildings exceeding twelve thousand square feet; or

(c) Any completed building exceeding thirty-five feet in height.
Chapter 14.18 - RESIDENTIAL CODE

Sections:

14.18.010 Adoption and administration.

14.18.020 - Section R103 amended—Department of building safety.

14.18.030 - Section R105 amended—Permits required.

14.18.040 - Section R107 amended—Temporary structures and uses.

14.18.050 - Section R108 amended—Fees.

14.18.060 - Section R113 amended—Violations, civil infractions and penalties.

14.18.010 Adoption and administration.

A. That portion of the State Building Code known as the International Residential Code, as defined in RCW 19.27.031, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-51 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Residential Code for Thurston County. Provided that chapters 11 and 25 through 43 of this code are not adopted. The Residential Code also includes, as amended, Appendix G—Swimming Pools, Spas and Hot Tubs, and Appendix R— Dwelling Unit Fire Sprinkler Systems of the International Residential Code. Appendix S—Fire Sprinklers of the International Residential Code is not included in the adoption of the Residential Code.

B. The Residential Code shall be administered in Thurston County by the Resource Stewardship Department. Any reference to the Residential Code or the International Residential Code shall be considered a reference to the International Residential Code Provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Residential Code (IRC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IRC. For example, if the county provided that it was amending IRC section R 106.3, it would only be amending the paragraph denoted as R106.3. The county would not be amending section R 106.3.1, R 106.3.2 or R 106.3.3; those sections would not be considered repealed or amended and would remain as provided in the IRC.
14.18.020 - Section R103 amended—Department of building safety.

The International Residential Code section R103.1 and R103.2 are amended as follows:

R103.1 Creation of enforcement agency. The official in charge of the Resource Stewardship Department is known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the building official.

R103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.

14.18.030 - Section R105 amended—Permits required.

International Residential Code sections R105.1, R105.2, R105.3.2 and R105.5 are amended to read as follows; and new sections R105.1.3, and R105.2.4 and R105.3.2.1 are added to read as follows:

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, or demolish a structure; or change the occupancy classification of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert or replace any gas, mechanical or plumbing system, the installation of which is regulated by this code; or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s) and/or approval(s).

R105.1.3 Resource Use Notice. A building permit for new residences may be issued for properties on or within five hundred feet of any land designated under Chapter 20.30B (Designated Mineral Lands) TCC, or on or within five hundred feet of any land zoned under Chapters 20.08A (Long-Term Agriculture District), 20.08C (Nisqually Agriculture District) or 20.08D (Long-Term Forestry District) TCC, only after the resource use notice described in subsection (a) of this section has been signed by the property owner and recorded against the property with the County Auditor.

(a) The resource use notice shall state that the subject property is near agriculture, forest or mineral resource lands of long-term commercial significance, whichever applies, on which a variety of commercial activities may occur that may not be compatible with residential development for certain periods of limited duration. The notice shall also contain a statement that the ability of owners or occupants to recover for nuisances arising from activities on the Designated Mineral, Agricultural or Forestry Land, whichever applies, may be limited. The notice for properties within or near Designated Mineral Lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

(b) The resource use notice shall be provided in a form and content prescribed by the building official.
R105.2 Work exempt from permit. Exemptions from permit or inspection 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. Although an action may be exempt from a permit under this code, review and approval may be required by or any other laws or ordinances of this jurisdiction including, but not limited to chapters 14.37 and 14.38, Titles 15 through 25, the State of Washington or the Federal Government. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures not exceeding 200 square feet (18.58 m²) used as tool and storage sheds, playhouses and similar uses; provided the floor area does not exceed two hundred square feet (18.58 m²).

2. Fences not over eight feet (2438.4 mm) high measured from the highest point to grade.

3. Retaining walls that are not over four 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 IIIA liquids.

4. Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.

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

7. Prefabricated swimming pools that are less than twenty-four inches (610 mm) deep.

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

9. Window awnings supported by an exterior wall which do not project more than fifty-four inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

10. Decks that are not more than thirty inches (762 mm) above adjacent grade:

11. Roof repairs of less than two hundred square feet (18.58 m²) in any five-year period. Replacement of roof coverings.
Gas:

1. Portable heating, cooking or clothes dryer 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 appliances.

2. Portable ventilation appliances.

3. Portable cooling units.

4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.

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

6. Portable evaporative coolers.

7. Self-contained refrigeration systems containing ten pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one 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, drainpipe, 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.

R105.2.4 Agricultural occupancy exemptions. Exemption from inspection requirements. Single story structures for agricultural occupancies, which do not exceed seven hundred seventy-five square feet are exempt from plan review under this code and have limited inspection requirements of this code. Exempt buildings shall not be heated nor contain toilet facilities. Overhangs shall not
extend further than twenty-four inches past exterior walls or supports. A building permit and site plan approval is required for such structures, and the structure shall be set back from property lines at least thirty feet but in no case less than the setbacks prescribed in the Thurston County Zoning Code. For the purposes of determining the required setbacks between buildings on the same property, an assumed property line shall exist between said structures. The setback from the assumed property line to the exempt building shall be thirty feet and the setbacks to other buildings shall be thirty-three feet. For structures housing animals, the setbacks shall be fifty feet from the actual and/or assumed property lines and one hundred feet from wells. Construction may begin after an approved pre-construction inspection for erosion control, where required, and a structure setback inspection. This is the only inspection required. The fee for the permit is as set forth in the Resource Stewardship fee schedule.

These structures must comply with all other regulations of this jurisdiction, the State of Washington and any federal regulations.

No permit is required for remodeling structures described in this section when work does not involve physical enlargement or a change of use or occupancy classification. Such remodeling is also exempt from inspection requirements of this Code.

R105.3.2 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued or a written request for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant one or more extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.

[A] R105.3.2.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

R105.5 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. an extension is requested in writing as provided below and granted, or
2. an inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.
Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five-day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

14.18.040 - Section R107 amended—Temporary structures and uses.

The International Residential Code section R107.1, R107.2, R107.3 and R107.4 are amended as follows:

R107.1 General. For the purposes of the Thurston County Residential Code, temporary structures and uses will not be treated differently than permanent structures or uses. All structures and uses shall comply with the provisions of the Thurston County Residential Code.

14.18.050 - Section R108 amended—Fees.

International Residential Code sections R108.1, R108.2, R108.3, R108.5 and R108.6 are amended to read as follows; and new sections R108.2.1, R108.6.1, R108.6.2, R108.7, R108.8 and R108.9 are added to read as follows:

R108.1 Payment of fees. A permit shall not be valid until issued and until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Fees shall be assessed in accordance with the provisions of this section and shall be as set forth in the fee schedules adopted by the jurisdiction.

R108.2 Permit fees. The fee for each permit shall be as set forth in the Resource Stewardship fee schedule.

R108.2.1 Plan review fees. When submittal documents are required by Section R107, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be sixty-five percent of the building permit fee as shown in the Resource Stewardship fee schedule. The plan review fees
specified in this section are separate fees from the permit fees specified in Section R108.2 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items as defined in Section R107.3.4.2, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

**R108.3 Building permit valuation.**

(a) For private residences and their accessory structures, the determination of value or valuation under any of the provisions of this code shall be made by the building official based on square footage.

(b) For all other structures, the applicant for a permit shall provide an estimated building construction value at time of application. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If upon review, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to justify the valuation.

**R108.5. Refunds.** No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

**R108.6 Work commencing before permit issuance.** Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to twice the applicable building and plan review fees.

**R108.6.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the building official may require a special investigation of County records and/or the construction before a permit may be issued for such work.

**R108.6.2 Investigation fee.** If an investigation is required under section R108.6.1, an investigation fee, in addition to the permit fee, shall be collected at time of application whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the Resource Stewardship fee schedule. The payment of such fee does not constitute permit issuance and shall not exempt any person from compliance with all other provisions of this code nor from any penalty/fee prescribed by law.
R108.7 Permit renewal. Permit renewal policies will be established by the Resource Stewardship Department. Fees will be as set forth in the Resource Stewardship fee schedule.

R108.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the Resource Stewardship fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

R108.9 Temporary occupancy. Where a temporary occupancy has been approved by the Resource Stewardship Department, fees will be as set forth in the Resource Stewardship fee schedule.

14.18.060 - Section R113 amended—Violations, civil infractions and penalties.

International Residential Code sections R113.4 is amended to read as follows; and new section R113.5 is added to read as follows:

Section R113.4 Violation penalties. The violation of International Residential Code R105.1 (building without a permit); Thurston County Code Chapter 14.37 (grading) or International Building Code section 3408 (change in use or character of occupancy) shall be designated as a class 1 civil infraction pursuant to Chapter 7.80 RCW and Chapter 14.21 Thurston County Code.

Any violation of International Residential Code R109.4 (forgoing inspections) shall be designated as a class 2 civil infraction pursuant to Chapter 7.80 RCW.

Each day of any such violation is a separate civil infraction. A notice of infraction may be issued for each day of any such violation; however, the enforcement officer is not required to issue a notice of infraction for each day of such violation. Civil infractions shall be heard and determined according to Chapter 7.80 RCW, Chapter 14.21 TCC as amended, and any applicable court rules.

Notwithstanding the existence or use of any other remedy, the building official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of the Thurston County Residential Code or other regulations herein adopted.

Section R113.5 Misdemeanor. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each
such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each violation.
Chapter 14.19 - BUILDING CODE FOR EXISTING BUILDINGS

Sections:

14.19.010 - Adoption and administration.


14.19.010 - Adoption and administration.

A. The International Existing Building Code, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-50 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Building Code for Existing Buildings including appendix A Guidelines for the Seismic Retrofit of Existing Buildings. The Building Code for Existing Buildings is an alternative code to the requirements of the Building Code Chapter 34, Existing Structures. Use of the Building Code for Existing Buildings must be specifically requested by an applicant.

B. The Building Code for Existing Buildings shall be administered by the Resource Stewardship Department. Any reference to the Building Code for Existing Buildings or the International Existing Building Code shall be considered a reference to the International Existing Building Code Provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Existing Building Code (IEBC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IEBC. For example, if the county provided that it was amending IEBC section [A]106.3, it would only be amending the paragraph denoted as [A]106.3. The county would not be amending [A]106.3.1, [A]106.3.2, [A]106.3.3 or [A]106.3.4; those sections
would not be considered repealed or amended and would remain as provided in the IEBC.


International Existing Building Code sections [A] 103.1 and [A] 103.2 are amended as follows:

[A] 103.1 Creation of enforcement agency. The official in charge of the Resource Stewardship Department shall be known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the code official.

[A] 103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.


International Existing Building Code sections [A] 105.1, [A] 105.2, [A] 105.3.2 and [A] 105.5 are amended to read as follows; and new section [A] 105.3.2.1 is added to read as follows:

[A] 105.1 Required. Any owner or authorized agent who intends to repair, add to, alter, relocate, demolish, change the tenancy of, or change the occupancy classification of a building or to repair, install, add, alter, remove, convert or replace any gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit(s) and/or approval(s).

[A] 105.2 Work exempt from permit. Exemptions from a building permit or inspection 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. Although an action may be exempt from a permit under this code, review and approval may be required by, or any other laws or ordinances of this jurisdiction including, but not limited to chapter 14.38 and Titles 15 through 25, the State of Washington or the Federal Government. Permits shall not be required for the following:

Building:

1. Sidewalks and driveways not more than thirty inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.

2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.

4. Temporary growing structures constructed with the roof and side of polyethylene, polyvinyl or similar flexible synthetic material, used to provide plants with either frost protection or increased heat retention pursuant to WAC 51-50-007.

5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.

6. Movable cases, counters and partitions not over sixty-nine inches (1753 mm) in height.

7. Roof repairs of less than two hundred square feet in any five year period.

   Replacement of roof coverings.

*Electrical:*

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

*Gas:*

1. Portable heating 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 that does not alter the approval of equipment or make such equipment unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing ten pounds (4.54 kg) or less of refrigerant and actuated by motors of one 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, drainpipe, 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.

[A] 105.3.2 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant one or more extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.

[A] 105.3.2.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

[A] 105.5 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. An extension is requested in writing as provided below and granted, or
2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the code official is authorized to grant, in writing, one or more extensions of time for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.


International Existing Building Code sections [A] 107.1 is amended, and sections [A] 107.2, [A] 107.3 and [A] 107.4 are amended repealed entirely as follows:

[A] 107.1 General. For the purposes of the Thurston County Building Code for Existing Buildings, temporary structures and uses will not be treated differently than permanent structures or uses. All structures and uses shall comply with the provisions of the Thurston County Building Code for Existing Buildings.


[A] 108.1 Payment of fees. A permit shall not be valid until issued and until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Fees shall be assessed in accordance with the provisions of this section and shall be as set forth in the fee schedules adopted by the jurisdiction.

[A] 108.2 Permit fees. The fee for each permit shall be as set forth in the Resource Stewardship fee schedule.
[A] 108.2.1 Plan review fees. When submittal documents are required by Section [A] 107, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be sixty-five percent of the building permit fee as shown in the Resource Stewardship fee schedule. The plan review fees specified in this section are separate fees from the permit fees specified in Section [A] 108.2 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items as defined in Section [A] 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

[A] 108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the code official. If upon review, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to justify the valuation.

[A] 108.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an applicable fee equal to twice the building and plan review fees.

[A] 108.4.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the code official may require a special investigation of County records and/or the construction before a permit may be issued for such work.

[A] 108.4.2 Investigation fee. If an investigation is required under section [A] 108.4.1, an investigation fee, in addition to the permit fee, shall be collected at time of application whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in the Resource Stewardship fee schedule. The payment of such fee does not constitute permit issuance and shall not exempt any person from compliance with all other provisions of this code nor from any penalty/fee prescribed by law.

[A] 108.6 Refunds. No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

[A] 108.7 Permit Renewal. Permit renewal policies will be established by the Resource Stewardship Department. Fees will be as set forth in the Resource Stewardship fee schedule.
[A] 108.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the Resource Stewardship fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

[A] 108.9 Temporary Occupancy. Where a temporary occupancy has been approved by the Resource Stewardship Department, fees will be as set forth in the Resource Stewardship fee schedule.


International Existing Building Code sections [A] 113.2 and [A] 113.4 are amended to read as follows; and new section [A] 113.5 is added to read as follows:

Section [A] 113.2 Notice of violation. The code official is authorized to serve a notice of violation or order on the person responsible for the repair, alteration, extension, addition, moving, removal, demolition or change in the occupancy of a building in violation of the provisions of this code, in violation of a detail statement or a plan approved under the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Section [A] 113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy 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 penalties as prescribed by law. The violation of International Existing Building Code [A] 105.1 (building without a permit) or Thurston County Code Chapter 14.37 (grading) shall be designated as a class 1 civil infraction pursuant to Chapter 7.80 RCW and Chapter 14.21 Thurston County Code.

Any violation of the International Existing Building Code [A] 109.1 (forgoing inspections) shall be designated as a class 2 civil infraction pursuant to Chapter 7.80 RCW.

Each day of any such violation is a separate civil infraction. A notice of infraction may be issued for each day of any such violation; however, the enforcement officer is not required to issue a notice of infraction for each day of such violation.
Civil infractions shall be heard and determined according to Chapter 7.80 RCW, Chapter 14.21 TCC as amended, and any applicable court rules.

Notwithstanding the existence or use of any other remedy, the code official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of the Thurston County Existing Building Code, this chapter or other regulations herein adopted.

Section [A] 113.5 Misdemeanor. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each violation.


[A] 115.6 Chapter 14.22 Thurston County Code (TCC). Nothing in International Existing Building Code section [A] 115 would prevent the County from applying Chapter 14.22 TCC regarding unsafe buildings and equipment if it so chooses. It is the County’s choice in deciding whether to utilize section [A] 115 or Chapter 14.22 TCC in dealing with unsafe buildings and equipment. Section [A] 115 should not be read as requiring the County to act under section [A] 115. Instead, section [A] 115 provides the County with another alternative.


[A] 116.7 Chapter 14.22 Thurston County Code (TCC). Nothing in International Existing Building Code section [A] 116 would prevent the County from applying Chapter 14.22 TCC regarding unsafe buildings and equipment if it so chooses. It is the County’s choice in deciding whether to utilize section [A] 116 or Chapter 14.22 TCC in dealing with unsafe buildings and equipment. Section [A] 116 should not be read as requiring the County to act under section [A] 116. Instead, section [A] 116 provides the County with another alternative.


International Existing Building Code is amended by adding new section [A] 117.5.

[A] 117.5 Chapter 14.22 Thurston County Code (TCC). Nothing in International Existing Building Code section [A] 117 would prevent the County from applying Chapter 14.22 TCC regarding unsafe buildings and equipment if it so chooses. It is the County’s choice in deciding whether to utilize section [A] 117 or Chapter
14.22 TCC in dealing with unsafe buildings and equipment. Section [A] 117 should not be read as requiring the County to act under section [A] 117. Instead, section [A] 117 provides the County with another alternative.
Chapter 14.24 - MECHANICAL CODE

Sections:

14.24.010 - Adoption and administration.


14.24.010 - Adoption and administration.

A. That portion of the State Building Code known as the International Mechanical Code, as defined in RCW 19.27.031, and as amended and updated by the State Building Code Council pursuant to RCW 19.27.074 and Chapter 51-52 WAC, and as amended throughout this title, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Mechanical Code for Thurston County.

B. The Mechanical Code shall be administered in Thurston County by the Resource Stewardship Department. Any reference to the Mechanical Code or the International Mechanical Code shall be considered a reference to the International Mechanical Code provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Mechanical Code (IMC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IMC. For example, if the county provided that it was amending IMC section [A] 105.3, it would only be amending the paragraph denoted as [A] 105.3. The county would not be amending section [A] 105.3.1, [A] 105.3.2 or [A] 105.3.3; those sections would not be considered repealed or amended and would remain as provided in the IMC.


The International Mechanical Code sections [A] 103.1 and [A] 103.2 are amended as follows:

[A] 103.1 General. The official in charge of the Resource Stewardship Department is known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the code official.

[R][A] 103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.

International Mechanical Code sections [A] 106.3.3, [A] 106.4.3, [A] 106.4.4, [A] 106.5, [A] 106.5.1, [A] 106.5.2, and [A] 106.5.3 are amended; and section [A] 106.3.3.1 is added as follows:

[A] 106.3.3 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued, a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the code official may, for good cause shown, grant one or more two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.3.3.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.4.3 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. An extension is requested in writing as provided below and granted, or
2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

[A] 106.4.4 Extensions. When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the code official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.
A request for an extension must be submitted in writing prior to the expiration of the permit and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.5 Fees. A permit shall not be issued until the applicable fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] 106.5.1 Work commencing before permit issuance. Any person who commences work on mechanical system before obtaining the necessary permits shall be subject to a fee equal to twice the applicable building and plan review mechanical fees.

Section [A] 106.5.2 Fee Schedule. The fees for each permit shall be as set forth in the Resource Stewardship fee schedule.

(a) Plan review fees. When submittal documents are required by section [A] 106.3.1, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be as set forth in the Resource Stewardship fee schedule. The plan review fees specified in this section are separate fees from the permit fees specified in section [A] 106.5 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

Section [A] 106.5.3 Fee refunds. The code official shall authorize the refunding of fees as prescribed in the Building Code for Thurston County, section [A] 109.6.


The International Mechanical Code section [A] 108.4 is amended as follows:

[A] 108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair mechanical work 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 guilty of a misdemeanor, punishable by a fine of not more one thousand dollars or by imprisonment not exceeding ninety days, or both such fine and imprisonment. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted.
Notwithstanding the existence or use of any other remedy, the Building Official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of this chapter or other regulations herein adopted.
Chapter 14.26 - FUEL GAS CODE

Sections:

14.26.010 - Adoption and administration.


14.26.010 - Adoption and administration.

A. That portion of the State Building Code known as the International Fuel Gas Code, as defined in RCW 19.27.031, and as amended and updated by the State Building Code Council pursuant to RCW 19.27.074 and Chapter 51-52 WAC, and as amended throughout this title, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Fuel Gas Code for Thurston County.

B. The Fuel Gas Code shall be administered in Thurston County by the Resource Stewardship Department. Any reference to the Fuel Gas Code or the International Fuel Gas Code shall be considered a reference to the International Fuel Gas Code provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Fuel Gas Code (IFGC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IFGC. For example, if the county provided that it was amending IFGC section [A] 105.3, it would only be amending the paragraph denoted as [A] 105.3. The county would not be amending section [A] 105.3.1, [A] 105.3.2 or [A] 105.3.3; those sections would not be considered repealed or amended and would remain as provided in the IFGC.


The International Fuel Gas Code sections [A] 103.1 and [A] 103.2 are amended as follows:

[A] 103.1 General. The official in charge of the Resource Stewardship Department is known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the code official.

[R][A] 103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.

International Fuel Gas Code sections [A] 106.3.2, [A] 106.5.3, [A] 106.5.4, [A] 106.6, [A] 106.6.1, [A] 106.6.2, and [A] 106.6.3 are amended; and section [A] 106.3.2.1 is added as follows:

[A] 106.3.2 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the code official may, for good cause shown, grant one or more two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.3.2.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.5.3 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. An extension is requested in writing as provided below and granted, or
2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

[A] 106.5.4 Extensions. When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the code official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the expiration of the permit and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for
inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

[A] 106.6 Fees. A permit shall not be issued until the applicable fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] 106.6.1 Work commencing before permit issuance. Any person who commences work on an installation before obtaining the necessary permits shall be subject to a fee equal to twice the applicable building and plan review fees.

Section [A] 106.6.2 Fee Schedule. The fees for each permit shall be as set forth in the Resource Stewardship fee schedule.

(a) Plan review fees. When submittal documents are required by section [A] 106.3.1, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be as set forth in the Resource Stewardship fee schedule. The plan review fees specified in this section are separate fees from the permit fees specified in section [A] 106.6 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

Section [A] 106.6.3 Fee refunds. The code official shall authorize the refunding of fees as prescribed in the Building Code for Thurston County, section [A] 109.6.


The International Fuel Gas Code section [A] 108.4 is amended as follows:

[A] 108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter, or repair work 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 guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars or by imprisonment not exceeding ninety days, or both such fine and imprisonment. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted.

Notwithstanding the existence or use of any other remedy, the code official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of this chapter or other regulations herein adopted.
Chapter 14.28 - PLUMBING CODE

Sections:

14.28.010 - Adoption and administration.

14.28.020 - Section 102 amended—Organization and enforcement.

14.28.030 - Section 103 amended—Permits and inspections.

**14.28.010 - Adoption and administration.**

A. That portion of the State Building Code known as the Uniform Plumbing Code, as defined in RCW 19.27.031, and as amended and updated by the State Building Code Council pursuant to RCW 19.27.074 and Chapter 51-56 WAC and 51-57 WAC, and as amended throughout this title, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Plumbing Code for Thurston County. Provided that chapters 12 and 15 of this code are not adopted and that Appendixes A, B, and I are adopted. Provided further that those requirements of the Uniform Plumbing Code relating to the venting and combustion air of fuel fired appliances as found in Chapter 5 and those portions of the Code addressing building sewers are not adopted.

B. The Plumbing Code shall be administered in Thurston County by the Resource Stewardship Department. Any reference to the Plumbing Code or the Uniform Plumbing Code shall be considered a reference to the Uniform Plumbing Code provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the Uniform Plumbing Code (UPC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the UPC. For example, if the county provided that it was amending UPC section 102.2.1, it would only be amending the paragraph denoted as 102.2.1. The county would not be amending section 102.2.2 or 102.2.3; those sections would not be considered repealed or amended and would remain as provided in the UPC.

**14.28.020 – Section 102 amended—Organization and enforcement.**

The Uniform Plumbing Code section 102.3.2 5 is amended as follows:

102.3.2 5 Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or erect, install, alter, or repair work 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 guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars or by imprisonment not exceeding ninety days, or both such fine and imprisonment. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted. Notwithstanding the
existence or use of any other remedy, the Authority Having Jurisdiction may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of this chapter or other regulations herein adopted.

14.28.030 - Section 103 amended—Permits and inspections.

Uniform Plumbing Code sections 103.3.4, 103.3.3, 103.4.1, 103.4.2, and 103.4.3, 103.4.4.1 and 103.4.5.3 are amended; and sections 103.4.3.1, 103.4.4.1, and 103.4.4.2; 103.4.5.2, and 103.4.5.3 are repealed; and section 103.4.2.1 is added, as follows:

103.3.4 103.3.3 Expiration. Every permit issued shall expire three hundred sixty-five days after its issuance unless:

1. An extension is requested in writing as provided below and granted, or
2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection, or if the work authorized by such permit is suspended or abandoned.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the Authority Having Jurisdiction is authorized to grant, in writing, one or more extensions of time for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the expiration of the permit. end of any of the three hundred sixty-five-day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

103.4 Permit Fees. A permit shall not be issued until the applicable fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The fees for each permit shall be as set forth in the Resource Stewardship fee schedule.

103.4.21 Plan Review Fees.

When submittal documents are required, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be as
set forth in the Resource Stewardship fee schedule. The plan review fees specified in this section are separate fees from the permit fees specified in section 103.4.1 and are in addition to the permit fees. When submittal documents are incomplete or changed requiring additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

103.4.3.2 Expiration of Plan Review. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued, a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the Authority Having Jurisdiction may, for good cause shown, grant one or more two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.

Section 103.4.2.1 Time limitation of approved applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

103.4.4.1 103.4.3 Investigation Fees – Work Without a Permit. Any person who commences work on an installation before obtaining the necessary permits shall be subject to a fee equal to twice the applicable building and plan review fees.

103.4.4.2 103.4.3.1 Is not adopted.

Section 103.4.5.14 Fee Refunds. The Authority Having Jurisdiction shall authorize the refunding of fees as prescribed in the Building Code for Thurston County, section [A] 109.6.

103.4.5.24.1 Is not adopted.

103.4.5.34.2 Is not adopted.
Chapter 14.32 - FIRE CODE

Sections:

14.32.010 - Adoption and administration.

14.32.020 - Section [A] 103 amended—Department of fire prevention.


14.32.040 - Section [A] 106 amended—Inspections.


14.32.060 - Section [A] 113 amended—Fees.

14.32.070 - Section 202 amended—Definitions.

14.32.075 - Section 501.1 amended—Scope.

14.32.080 - Section 503 amended—Fire apparatus access roads.

14.32.090 - Section 505 amended—Premises identification.

14.32.100 - Section 506 amended—Key boxes.

14.32.110 - Section 507 amended—Fire protection water supplies.

14.32.120 - Section 901 amended—General.

14.32.130 - Section 903 amended—Automatic sprinkler systems.

14.32.140 - Section 904 amended—Alternative automatic fire-extinguishing systems.

14.32.150 - Section 907 amended—Fire alarm and detection systems.


14.32.160 – Section 192608 amended—Storage and processing of wood chips, hogged material, fines, compost and raw product associated with yard waste and recycling facilities.

14.32.170 - Section 305301 amended—General.

14.32.180 - Section 335604 amended—Explosive materials storage and handling.

14.32.190 - Section 345701 amended—Flammable and combustible liquids.
14.32.200 - Section 386104 amended—Location of LP-gas containers.

14.32.210 - Hearing examiner approval required.


14.32.230 - Appendix C amended—Fire hydrant locations and distribution.

14.32.010 - Adoption and administration.

A. That portion of the State Building Code known as International Fire Code, as defined in RCW 19.27.031, and as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-54 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Fire Code for Thurston County. The Fire Code also includes appendix B, C, E, F, and G of the International Fire Code.

B. The Fire Code shall be administered by the Resource Stewardship Department. Any reference to the Fire Code or the International Fire Code shall be considered a reference to the International Fire Code provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Fire Code (IFC) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IFC. For example, if the county provided that it was amending IFC section [A]104.11, it would only be amending the paragraph denoted as [A] 104.11. The county would not be amending section [A] 104.11.1, [A] 104.11.2, or [A] 104.11.3; those sections would not be considered repealed or amended and would remain as provided in the IFC.

14.32.020 - Section [A] 103 amended—Department of fire prevention.

International Fire Code sections [A] 103.1 and [A] 103.2 are amended to read as follows:

[A] 103.1 General. The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be implementation, administration and enforcement of the provisions of this code. The official in charge of the Resource Stewardship Department shall be known as the Director of Resource Stewardship. The Director of Resource Stewardship assumes the duties of the fire code official.

[A] 103.2 Appointment. The Director of Resource Stewardship shall be appointed by the appointing authority of the jurisdiction.


International Fire Code sections [A] 105.1.2, [A] 105.2.3, [A] 105.3.1, [A] 105.3.2, [A] 105.6.46, and, [A] 105.7.40 11 are amended and section [A] 105.6.27 is added to read as follows:
[A] 105.1.2 Types of permits. There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section [A] 105.6.
2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section [A] 105.7; and allows the fire code official to perform plan review and inspection of new construction in conjunction with the building permit application.

[A] 105.2.3 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after the date of filing if a permit has not been issued in response to a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the fire code official may, for good cause shown, grant one or more extensions of time for additional periods not exceeding one hundred eighty days each. The extension shall be requested in writing and must demonstrate justifiable cause.

Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.

Section [A] 105.3.1 Expiration.

(a) An operational permit shall automatically renew in conjunction with the safety inspections in section [A] 106.2. Fees for an operational permit shall be as set forth in the Resource Stewardship fee schedule. Permits are not transferable and any change in occupancy, operation or ownership shall require that a new permit be issued.

(b) Construction permits shall automatically become invalid unless the work authorized by such permit is approved within three hundred sixty-five days after its issuance, or if the work authorized by such permit is suspended or abandoned. Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension. Before such work commences, a new permit shall be first obtained and the fee to recommence work, if any, shall be paid as set forth in the Resource Stewardship fee schedule, provided no changes have been made or will be made in the original construction documents for such work.

[A] 105.3.2 Extensions. A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The fire code official is authorized to grant, in writing, one or more extensions of the time period of a permit for periods of not more than one hundred eighty days each. Such extensions shall be requested by the permittee.
holder in writing and justifiable cause demonstrated. A request for an extension must be submitted in writing prior to the end of any of the time periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension.

Approved work performed under other permits issued by Thurston County does not extend the building permit.

When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.

A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.

[A] 105.6.27 LP-gas. An operations permit is required for the installation of an LP-gas system.

Exception: Liquid petroleum gas (lp-gas) storage tanks of five hundred gallons or less or multiple containers systems having an aggregate quantity not exceeding 500 gallons water capacity used in conjunction with a dwelling unit constructed under the International Residential Code and their accessory structures.

[A] 105.6.46 Wood products. An operational permit is required to store and process wood chips, hogged material, lumber, plywood, or fines, compost and raw product in excess of two hundred cubic feet (6m³) per parcel.

[A] 105.7-40-11 LP-gas. A construction permit is required for installation of or modification to an LP-gas system.

Exception: Liquefied petroleum gas (lp-gas) storage tanks of five hundred gallons or less water capacity or multiple containers systems having an aggregate quantity not exceeding 500 gallons water capacity used in conjunction with a dwelling unit constructed under the International Residential Code and their accessory structures.

14.32.040 - Section [A] 106 amended—Inspections.

International Fire Code section [A] 106.2 is amended to read as follows:
[A] 106.2 Inspections. The fire code official is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by approved agencies or individuals. To verify compliance with the Thurston County fire code, safety inspection are required for all occupancies except dwelling units and their accessory structures constructed under the International Residential Code and all U occupancies. Safety inspection frequency shall be set forth by the Resource Stewardship Department. Fees for the safety inspection shall be as set forth in the Resource Stewardship fee schedule.

All reports of such inspections shall be prepared and submitted in writing for review and approval. Inspection reports shall be certified by a responsible officer of such approved agency or by the responsible individual. The fire code official is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.


International Fire Code section [A] 109 is amended to read as follows:

[A] 109.3 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars or by imprisonment not exceeding ninety days, or both such fine and imprisonment. Such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted. Violations shall be prosecuted through Thurston County Chapter 14.21.

14.32.060 - Section [A] 113 amended—Fees.

International Fire Code sections [A] 113.1, [A] 113.2, [A] 113.3, and [A] 113.5 are amended; and sections [A] 113.6, [A] 113.7, [A] 113.8, and [A] 113.9 are added to read as follows:

[A] 113.1 Fees. A permit shall not be valid until issued and until the fees have been paid; nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] 113.2 Schedule of permit fees. A fee for each permit shall be paid as shown in the Resource Stewardship fee schedule.

[A] 113.3 Work commencing before permit issuance. Any person who commences any work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to a fee equal to twice the applicable permit and, if any, plan review fees.
[A] 113.5 *Refunds.* No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

[A] 113.6 *Permit renewal.* Permit renewal policies will be established by the Resource Stewardship Department. Fees will be as set forth in the Resource Stewardship fee schedule.

[A] 113.7 *Re-inspections.* A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the Resource Stewardship fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

[A] 113.8 *Temporary occupancy.* Where a temporary occupancy has been approved by the Resource Stewardship Department, fees will be as set forth in the Resource Stewardship fee schedule.

[A] 113.9 *Plan review and records review fees.* Fire code and records review fees for operational permits, construction permits, safety inspections, change of occupancy, or tenant improvements shall be as set forth in the Resource Stewardship fee schedule.

14.32.070 - Section 202 amended—Definitions.

International Fire Code section 202 is amended to add the following definition:

*Substantial Improvement.* A substantial improvement shall be as defined in TCC 14.16.250.

14.32.075 - Section 501.1 amended—Scope.

International Fire Code section 501.1 is amended to read as follows:

*501.1 Scope.* Fire service features for buildings, structures and premises shall comply with this chapter. In case of a conflict between the requirements of this chapter and the Thurston County Road Standards, the International Fire Code shall govern.
14.32.080 - Section 503 amended—Fire apparatus access roads.

International Fire Code sections 503.1.1, 503.1.2, 503.1.3, 503.2, 503.2.1, 503.2.2, 503.2.3, 503.2.4, 503.2.5, 503.2.6, 503.2.7, 503.2.8, 503.3 and 503.4 are amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed, substantially improved or moved into or within the jurisdiction.

The fire apparatus access road shall comply with the requirements of this section. Fire access roadways shall be provided on site and shall extend to within one hundred fifty feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by clear and unobstructed route as determined by the fire code official around the exterior of the building or facility. The fire code official has the authority to require a setback from the roadway to the building based on the height of the structure or site constraints.

Exception: The fire code official is authorized to increase the dimension of one hundred fifty feet (45 720 mm) to three hundred feet (91 440 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

503.1.2 Additional access. The fire code official is authorized to require additional fire apparatus access roads based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Residential Developments where the number of dwelling units exceeds thirty shall be provided with a minimum of two separate access roads.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 232.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than twenty feet (6096 mm), exclusive of shoulders, meeting Thurston County Roadway standards, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than thirteen feet six inches (4115 mm) unless otherwise approved by the fire code official.
Exception: Fire apparatus access roads for access to limited access occupancies such as cell towers may have access roads between twelve and sixteen feet in width with pullouts every three hundred feet. The pullouts shall be a minimum of eight feet in width and fifty feet in length plus twenty-five foot tapers at each end. "No Parking-Fire Lane" signs shall also be placed at each end of the pullout.

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be as required in the Thurston County Road Standards.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of one hundred fifty feet (45.720 mm) in length, curved access roads, or access roads that would require backing onto an arterial or collector road shall be provided with an area for turning around fire apparatus. Fire access road turn-a-rounds shall comply with the Thurston County Road Standard.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.7 Grade. The maximum grade for fire apparatus access is twelve percent for nonresidential structures and fifteen percent for residential structures unless otherwise approved at a different percentage by both the fire code official and local fire chief.

   Exception: The maximum grade for a private rural road or private driveway may be per the Thurston County Road Standards if the private rural road or driveway does not serve more than two residences.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
503.4 *Obstruction of fire apparatus access roads.* Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

14.32.090 - Section 505 amended—Premises identification.

International Fire Code section 505.1 is amended to read as follows:

505.1 *Address identification.* New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be Arabic numbers and/or alphabetical letters. These numbers shall sharply contrast with their background. The distance from the road to the sign or structure displaying the address numbers determines the size of the address numbers. Numbers shall be a minimum of:

<table>
<thead>
<tr>
<th>Distance</th>
<th>Minimum Height</th>
<th>Minimum Width (Stroke)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-35 feet</td>
<td>6 inches</td>
<td>1 inch</td>
</tr>
<tr>
<td>36-50 feet</td>
<td>9 inches</td>
<td>1 1/4 inch</td>
</tr>
<tr>
<td>over 50 feet</td>
<td>12 inches</td>
<td>1 1/2 inch</td>
</tr>
</tbody>
</table>

14.32.100 - Section 506 amended—Key boxes.

International Fire Code sections 506.1, 506.1.1 and 506.2 are amended to read as follows:

506.1 *Where required.* Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, a key box shall be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the local fire district.

506.1.1 *Locks.* Locks installed on gates or similar barriers at fire access roads must be of a type approved by the local fire district.

506.2 *Key box maintenance.* The operator of the building shall immediately notify the local fire district and provide the new key when a building or gate lock is changed or rekeyed. The key to such lock shall be secured in the key box.

14.32.110 - Section 507 amended—Fire protection water supplies.

International Fire Code sections 507.1, 507.2, 507.3 and 507.5.1 are amended, and section 507.6 is added to read as follows:
507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed, or are converted from a single/two family dwelling or townhome to a non-residential use, or are substantially improved or moved into or within the jurisdiction.

Exceptions:

1. Group U Occupancies.
2. Private residences, townhouses and their accessory structures not served by a municipal water supply. However, if a municipal water system supplies hydrants for group R-3 and U occupancies, the hydrants shall comply with Appendix C as amended by Thurston County.
3. All other occupancies when the largest Fire Area as defined in Appendix B is less than 1,600 square feet.
4. Fire flow is not required for structures under five hundred square feet with a B, U, or R-1 occupancy where structures are at least thirty feet from any other structure and are used only for recreation.

Mixed occupancies that contain private residences, townhouses and their accessory structures or a group U occupancy shall consider the entire square footage for the determination of fire flow or separate the construction with a fire wall.

Section 507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. Water for firefighting or fire suppression systems shall not be from lakes, ponds, or other unimproved natural depressions or swimming pools.

Section 507.3 Fire flow. The fire flow requirements for buildings or portions of buildings and facilities shall be determined using Appendix B as modified by Thurston County.

Exception: Fire flow is not required for structures under five hundred square feet with a B, U, or R-1 occupancy where structures are at least thirty feet from any other structure and are used only for recreation.

507.5.1 Where required. Where hydrants are providing water to meet the fire flow requirements, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction, is more than three hundred feet (91.44 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.

Exceptions:

1. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be six hundred feet (183 m).
507.6 Listed Fire Pumps. Listed fire pumps shall be provided as noted in Table 507.6. Fire pumps required to be listed, shall be listed by a nationally recognized testing agency and the power source provided per NFPA 20 and NFPA 70.

Table 507.6 Fire Pump Listing Determination

<table>
<thead>
<tr>
<th>Fire Pump Listing Determination</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire flow provided by water tanks with fire hydrants on site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinkler system served by municipal water(^1) that can provide adequate pressure and duration.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprinkler system served by municipal water(^1) that cannot provide adequate pressure and duration.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sprinkler systems when adjusted fire flow exceeds 500 gpm, the system is required by IFC Chapter 9, the system is required, the structure is in an Urban Growth Area, or if the square footage exceeds 12,000 square feet.</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Limited water supply systems and sprinkler systems where the adjusted fire flow is 500 gallons or less.</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) (Group A and B water systems are not considered municipal water supplies)

14.32.120 - Section 901 amended—General.

International Fire Code Section 901.4011 is added to read as follows:

901.4011 False alarms. In each instance involving three false alarm activations that occur from any one system within a continuous ninety-day period, the local fire district shall notify in writing such person, firm or corporation that they may be held responsible for costs of responding to such false alarms if they continue to occur. A fee may be charged when four false alarms occur in any ninety-day period.

Should additional false alarms occur in the ninety-day period, the local fire district is authorized to recover cost for each response, according to a fee schedule adopted by the same jurisdiction. The local fire district shall adopt a fee schedule, independent of Thurston County, which reflects the actual costs incurred to respond.

14.32.130 - Section 903 amended—Automatic sprinkler systems.

International Fire Code Section 903.2 is amended; and new sections 903.2.8 and 903.2.13 are added to read as follows:
903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in section 903.2.1 through 903.2.12. All sprinkler systems must be central station monitored. If there are two provisions that pertain to a situation, the most stringent requirement for sprinkler systems will apply.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 712 of the International Building Code, or both.

Section 903.2.8 Group R. An automatic sprinkler system shall be installed in accordance with section 903.3 throughout all buildings with a Group R fire area when the building is designed and constructed under the International Building Code.

Section 903.2.13 Building area. An approved sprinkler system shall be provided in new buildings, in existing buildings when square footage is added, in fire damaged buildings that are being repaired, and in substantially improved buildings if meeting any one of the following:

(a) In the Lacey, Olympia or Tumwater urban growth areas, when municipal water is available and the completed building exceeds seven thousand five hundred square feet. Mezzanine areas shall be counted in the square footage. For purposes of this subsection (a), multiple fire walls do not create separate buildings;

Exception: A single firewall may be used to create two separate buildings without the need for a sprinkler system so long as the buildings on either side of the firewall do not exceed seven thousand five hundred square feet.

(b) Outside the urban growth areas for Lacey, Olympia and Tumwater, completed buildings exceeding twelve thousand square feet; or

(c) Any completed building exceeding thirty-five feet in height.

14.32.140 - Section 904 amended—Alternative automatic fire-extinguishing systems.

International Fire Code section 904.11.2 is amended to read as follows:

Section 904.11.2 System interconnection. The actuation of the fire extinguishing system shall automatically shut down the fuel or electrical power supply to the cooking equipment. The fuel and electrical supply reset shall be manual. The system shall be connected to the fire alarm panel when a fire alarm panel is required by other code sections.
14.32.150 - Section 907 amended—Fire alarm and detection systems.

International Fire Code Section 907.98.5 is amended to read as follows:

907.98.5 Maintenance, inspection and testing. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official. Immediate notification is required to be sent to the fire code official by the service company following any inspection or testing which identifies system deficiencies.


International Fire Code section 2306.9 is added to read as follows:

2306.9 Emergency Generator Requirements. Fuel dispensing facilities shall be provided with an emergency generator.

14.32.160 - Section 192808 amended—Storage and processing of wood chips, hogged material, fines, compost and raw product associated with yard waste and recycling facilities.

International Fire Code section 192808.3 is amended to read as follows:

192808.3 Size of piles. Piles shall not exceed twenty-five feet (7620 mm) in height, one hundred feet (30 480 mm) in width and one hundred twenty feet (36 756) in length.

Exception: The fire code official is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based upon the capabilities of the system installed.

14.32.170 - Section 305301 amended—General.

International Fire Code Section 305301.2 is amended to read as follows:

305301.2 Permits. Permits shall be required as set forth in Section [A] 105.6. Storage of compressed natural gas is prohibited in the unincorporated areas of the county, unless otherwise authorized by a permit. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.

14.32.180 - Section 335604 amended—Explosive materials storage and handling.

International Fire Code section 335604.1 is amended to read as follows:

335604.1 General. Storage of explosives and explosive materials, small arms ammunition, small arms primers, propellant-actuated cartridges and smokeless
propellants in magazines shall comply with the provisions of this section. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.

14.32.190 - Section 345701 amended—Flammable and combustible liquids.

International Fire Code sections 345701.4 is amended to read as follows:

345701.4 Permits. Storage of Class I and Class II liquids in outside aboveground storage tanks is prohibited in Thurston County, unless authorized by a permit. Permits shall be required as set forth in Sections [A] 105.6 and [A] 105.7. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.

14.32.200 - Section 386104 amended—Location of LP-gas containers.

International Fire Code sections 386104.2 is amended to read as follows:

386104.2 Maximum capacity within established limits. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210. Within the limits established by law restricting the storage of liquefied petroleum gas, the aggregate capacity of any one installation shall not exceed a water capacity of two thousand gallons (7570 L).

14.32.210 - Hearing examiner approval required.

A. The approval authority for permits issued under this section is the hearing examiner.

B. The hearing examiner, after consultation with the fire code official may authorize issuance of a permit only if: (1) the proposed use does not create a fire hazard which threatens human health or safety, and, (2) is consistent with the Thurston County Zoning Ordinance. In making this determination, the hearing examiner shall consider all relevant information, including, but not limited to, topographical features, proximity to buildings and the nature of their occupancy, the nature of nearby land uses, proximity to population centers or developed areas, the capacity of the proposed use, the degree of fire protection to be provided and the facilities of the local fire department, and the nature and quantity of stored material. The hearing examiner may require the applicant to submit any additional information or material which the hearing examiner finds necessary for the proper review of the application. The hearing examiner shall state in writing the reasons for granting or denying such a permit.

C. Authorization shall expire three years from the date of final approval of a permit for a use that has not commenced operation, or upon abandonment or vacation for a period of one year of a use that has been permitted.

D. The hearing examiner may impose such additional conditions, safeguards and restrictions upon the proposed use as are deemed necessary in the public interest.

E. Notice. Notice of the public hearing shall be in the manner described in Section 20.60.020(3) of this code.

F. The hearing examiner shall conduct a public hearing prior to taking action in accordance with Section 20.60.020(3) of the Thurston County Code.
G. The decisions of the hearing examiner may be appealed to the Thurston County Board of County commissioners in the manner prescribed by Chapter 2.06 of this code.


International Fire Code Appendix B sections B102.1, B103.1, B103.2, B103.3, B104.2, B105.1, B105.2 and Table B105.1 are amended; and sections B105.2.1, B105.2.2, Figure B105.1 and Table B105.2 are added to read as follows:

B102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

FIRE-FLOW CALCULATION AREA. The gross floor area, in square feet (m²), used to determine the required fire flow. Buildings on the same lot that do not meet the setback to property line requirements of International Building Code chapter 6, table 602, shall be treated as a single fire area.

LIMITED WATER SUPPLY SPRINKLER SYSTEM is an integrated system of piping and listed fire protection devices used for structures that have no access to municipal water supplies. Limited water supply sprinkler systems components are installed in accordance with nationally recognized standards NFPA 13, NFPA 13R or NFPA 13D as applicable to the occupancy type then and connected to a water supply capable of providing the required density for the most remote four sprinkler heads. The piping shall be hydraulically designed to a national design standard. Limited water supply sprinkler systems shall be installed in accordance with provisions as set forth by the fire code official.

Definitions not added or amended will remain as provided in B102.1.

B103.1 Decreases. Not adopted.

B103.2 Increases. Not adopted.

B103.3 Areas without water supply systems. Limited water supply systems may be installed in accordance with provisions set forth by the fire code official. See figure B105.1.

B104.2 Area separation. Portions of buildings, which are separated by firewalls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas. Buildings in urban growth areas shall be limited to one firewall separation.

B105.1 One- and two-family dwellings and townhouses. Not adopted.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow for buildings other than one- and two-family dwellings shall be as specified in Table B105.1
and Figure B105.1. Where sprinkler systems are substituted for a reduction in construction type, the reduced lesser construction type shall be used to determine fire flow.

Exceptions:

1. Buildings which require five hundred gallons per minute or less after applying the required modifications are exempt from the fire flow requirement.

2. Buildings protected with an approved automatic fire sprinkler system installed in accordance with nationally recognized standards need only provide the required water supply for the system design, provided such systems is not required by other sections of the code.

B105.2.1 Modifications.

1. A reduction in required fire flow of up to fifty percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code.

2. Where the mitigated fire flow is less than one thousand five hundred gpm and the occupancy is not an H or an I occupancy a limited supply sprinkler system may be used.

The fire-flow requirement shall be adjusted based on the occupancy classification as specified in Table B105.2.

B105.2.2 Duration. Water supplies shall be capable of providing the required flow for at least one hour for flows of two thousand gallons per minute or less, for two hours for flows greater than two thousand gallons per minute, and for three hours for flows greater than three thousand gallons per minute.

Exception: Buildings that do not exceed the square footage at the five hundred gpm requirement do not need to adjust the fire flow based on the occupancy.

The fire-flow requirement for buildings protected throughout with an approved automatic fire detection system that includes a central station monitoring installed in accordance with the provisions of NFPA72, may be reduced an additional two hundred fifty gallons per minute.
Figure B105.1
Find the fire flow required based on construction type, apply surcharge or credit for occupancy type on Table B105.1.

- Is there adequate water on the site for firefighting? Is this provided by fire hydrants?
  - Yes
  - No
  - Can construction type be upgraded to mitigate flow?
    - Yes
    - No
    - Can fire flow be mitigated by a full coverage fire alarm system?
      - Yes
      - No
      - Can fire flow be mitigated by a sprinkler system?
        - Yes
        - No
        - Can fire flow be mitigated by a sprinkler system and a full coverage fire alarm?
          - Yes
          - No
          - Is a sprinkler system required by Chapter 9
            - Yes
            - No
            - Is the structure greater than 7500 square feet in an Urban Growth Area?
              - Yes
              - No
              - Is the structure over 12000 square feet?
                - Yes
                - No
                - Is adjusted fire flow 500 gpm or less?
                  - Yes
                  - No
                  - Limited water supply system can be used.
        - No
        - Is a sprinkler system required by Chapter 9
          - Yes
          - No
          - Provide water tank with listed fire pump
    - No
      - No additional fire flow water required?
        - Yes
        - No
          - Full NFPA sprinkler system.
            - Is residual water required?
              - Yes
              - No
              - Limited water supply system can be used.
**TABLE B105.1**  
MINIMUM REQUIRED FIRE-FLOW

<table>
<thead>
<tr>
<th>CONSTRUCTION TYPE</th>
<th>FIRE FLOW (GALLONS PER MINUTE)</th>
<th>I A&amp;B</th>
<th>II A</th>
<th>II-A</th>
<th>III A</th>
<th>IV-H.T.</th>
<th>II - B</th>
<th>III-B</th>
<th>V-B</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>500</td>
<td>5,500</td>
<td>3,700</td>
<td>2,600</td>
<td>2,100</td>
<td>1,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>750</td>
<td>7,800</td>
<td>5,000</td>
<td>3,500</td>
<td>2,700</td>
<td>2,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,000</td>
<td>11,100</td>
<td>6,800</td>
<td>4,700</td>
<td>3,500</td>
<td>2,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,250</td>
<td>15,900</td>
<td>9,300</td>
<td>6,200</td>
<td>4,500</td>
<td>2,900</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,500</td>
<td>22,750</td>
<td>12,700</td>
<td>8,200</td>
<td>5,900</td>
<td>3,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,750</td>
<td>30,200</td>
<td>17,000</td>
<td>10,900</td>
<td>7,900</td>
<td>4,800</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,000</td>
<td>38,700</td>
<td>21,800</td>
<td>12,900</td>
<td>9,800</td>
<td>6,200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,250</td>
<td>48,300</td>
<td>24,200</td>
<td>17,400</td>
<td>12,600</td>
<td>7,700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,500</td>
<td>59,000</td>
<td>33,200</td>
<td>21,300</td>
<td>15,400</td>
<td>9,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,750</td>
<td>70,900</td>
<td>39,700</td>
<td>25,500</td>
<td>18,400</td>
<td>11,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,000</td>
<td>83,700</td>
<td>47,100</td>
<td>31,100</td>
<td>21,800</td>
<td>13,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,250</td>
<td>97,700</td>
<td>54,900</td>
<td>35,200</td>
<td>25,900</td>
<td>15,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,500</td>
<td>112,700</td>
<td>63,400</td>
<td>40,600</td>
<td>29,300</td>
<td>18,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,750</td>
<td>128,700</td>
<td>72,400</td>
<td>46,400</td>
<td>33,500</td>
<td>20,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,000</td>
<td>145,900</td>
<td>82,100</td>
<td>52,500</td>
<td>37,900</td>
<td>23,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,250</td>
<td>164,200</td>
<td>92,400</td>
<td>59,100</td>
<td>42,700</td>
<td>26,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,500</td>
<td>183,400</td>
<td>103,100</td>
<td>66,000</td>
<td>47,700</td>
<td>29,300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,700</td>
<td>203,700</td>
<td>114,600</td>
<td>73,300</td>
<td>53,000</td>
<td>32,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5,000</td>
<td>225,200</td>
<td>126,700</td>
<td>81,100</td>
<td>58,600</td>
<td>36,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5,250</td>
<td>247,700</td>
<td>139,400</td>
<td>89,200</td>
<td>65,400</td>
<td>39,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5,500</td>
<td>271,200</td>
<td>152,600</td>
<td>97,700</td>
<td>70,600</td>
<td>43,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5,750</td>
<td>295,900</td>
<td>166,500</td>
<td>106,500</td>
<td>77,000</td>
<td>47,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,000</td>
<td>UNLIMITED</td>
<td>UNLIMITED</td>
<td>115,800</td>
<td>83,700</td>
<td>51,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,200</td>
<td>UNLIMITED</td>
<td>UNLIMITED</td>
<td>125,500</td>
<td>90,600</td>
<td>55,700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,500</td>
<td>UNLIMITED</td>
<td>UNLIMITED</td>
<td>135,500</td>
<td>97,900</td>
<td>60,200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PERCENTAGE OF BASE FIRE FLOW CREDITS:</td>
<td>OCCUPANCY GROUPS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>-------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-25%</td>
<td>S-2, I-1, I-2, I-3, R-1, R-2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-20%</td>
<td>E, E-Daycare, A-1, A-2, A-3, A-4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-15%</td>
<td>E, I-4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-10%</td>
<td>A-2, A-5, B, R-4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SURCHARGES:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>S-1, M-FUEL DISPENSING</td>
</tr>
<tr>
<td>15%</td>
<td>H-4, S-1 AIRCRAFT REPAIR, VEHICLE REPAIR</td>
</tr>
<tr>
<td>20%</td>
<td>H-3</td>
</tr>
<tr>
<td>25%</td>
<td>H-1, H-2, H-5</td>
</tr>
</tbody>
</table>

**TABLE B105.2 OCCUPANCY FIRE FLOW MODIFIERS**

14.32.230 - Appendix C amended—Fire hydrant locations and distribution.

International Fire Code Appendix C sections C101.1, C102.1, C103.1 and C105.1 are amended to read as follows:

*C101.1 Scope.* Fire hydrants provided to mitigate fire flow or fire hydrants in areas where municipal water supply is available to buildings other than one or two family dwelling units shall be in accordance with this appendix.

*C102.1 Fire hydrant locations.* Where fire hydrants are required, they shall be located along required fire apparatus access roads or adjacent public streets. **One fire hydrant**
shall be located at the site entrance as a minimum. Additional hydrants may be required.
See C105.1 for hydrant spacing.

*C103.1 Fire hydrants available.* The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1.

*C105.1 Hydrant spacing.* The average location and spacing between fire hydrants shall comply with the distances listed in Table C105.1, but need not exceed the requirements of the municipality in which they are located. Fire hydrants shall be placed no closer than forty feet from the building or structure protected.
Chapter 14.33 - BOARD OF APPEALS

Sections:

14.33.010 - Board of appeals established.
14.33.015 - Administration.
14.33.020 - Membership and quorum.
14.33.030 - Board officers.
14.33.040 - Scope of authority.
14.33.050 - Who may appeal.
14.33.060 - Filing and service.
14.33.070 - Scheduling of hearings.
14.33.080 - Procedure at hearings.
14.33.090 - Board inspection of premises.
14.33.100 - Record of proceedings.
14.33.110 - Board decision.
14.33.120 - Appeal to board of county commissioners.
14.33.130 - Judicial review.
14.33.140 - Appearance of fairness.
14.33.150 - Computation of time.
14.33.160. - Supplementary rules.

14.33.010 - Board of appeals established.

Section [A].109, Thurston County Code 14.38.060 (Development in Flood Hazard Areas) and International Fuel Gas Code (IFGC) Section [A].109, as set forth in this chapter.

14.33.015 - Administration.

This chapter shall be administered by the Resource Stewardship Department.

14.33.020 - Membership and quorum.

A. The combined board of appeals shall consist of fourteen members and six alternates. Each member and each alternate shall be appointed by the board of county commissioners (BOCC) and shall hold office at the pleasure of the BOCC.

B. The combined board of appeals shall consist of:
   1. Three members and one alternate with experience and training in building contracting;
   2. Three members and one alternate with experience and training in the plumbing trade;
   3. Three members and one alternate with experience and training in the mechanical trade;
   4. Two members and one alternate with experience and training in fire prevention and safety;
   5. Two members and one alternate who are architects;
   6. One member and one alternate who are structural engineers.

C. Each member and one alternate shall be qualified by experience and training to pass upon the subject matter of the appeals in which they participate. If an insufficient number of members from an area of expertise is available to hear an appeal, the alternate will be requested to participate in hearing and deciding the appeal.

D. The Board shall be provided as follows:

   1. In any appeal concerning the IEBC, IECC- Residential and IECC- Commercial, chapter 14.38 TCC, IBC or the IRC, the board of appeals shall consist of seven members: three members representing building contracting, one member representing structural engineering, one member representing fire prevention and safety, one member representing the plumbing trade and one architect.

   2. In any appeal concerning the IMC, the board of appeals shall consist of seven members: three members representing the mechanical trade, one member representing the plumbing trade, one member representing building contracting, and one architect and one member representing fire protection and safety.

   3. In any appeal concerning the UPC, the board of appeals shall consist of seven members: three members representing the plumbing trade, two members representing the mechanical trade, one member representing building contracting and one architect.

   4. In any appeal concerning the IFC, the board of appeals shall consist of five members: two members representing fire safety and protection, one member representing building contracting, one member representing the mechanical trade, and one architect.
5. If an appeal requires fewer than the total number of members available from a certain area of expertise, the building official or fire code official shall choose the members from such field to hear the appeal by lot.

E. Appointment.

1. The initial members and alternates from the building contracting, plumbing, and fire prevention and safety fields shall be appointed for terms expiring on January 1, 1995. The initial members and alternates for the remaining positions shall be appointed for terms expiring on January 1, 1994. After these initial terms, all members shall be appointed for terms of two years expiring on the last day of February. No person may serve more than three consecutive terms.

2. As an alternative to having an ongoing appointed Board of Appeals, the BOCC may appoint members to meet the requirements of section D, above, at the time an appeal is filed.

F. The quorum for a seven-person board of appeals is five members or alternates. The quorum for a five-person board of appeals is three members or alternates.

G. The building official is an ex-officio, nonvoting member of the board of appeals in appeals concerning the IBC, IECC-R and IECC- C, IRC, IFGC, IMC or UPC. The fire code official is an ex-officio, nonvoting member of the board of appeals in appeals concerning the IFC. The building official or fire code official shall serve as secretary to the board of appeals and shall schedule meetings, maintain records, prepare and publish required notices, disseminate findings and decisions, and assure that accurate minutes of meetings are kept. However, as ex-officio member the building official or fire code official shall not ask questions or take part in any deliberations which are part of a hearing or decision on an appeal.

14.33.030 - Board officers.

At the first meeting of the board of appeals, and at its first meeting in each succeeding calendar year, the members of the board shall elect a chair and vice chair. The chair shall preside at all meetings of the board of appeals and conduct all appeals according to governing rules. The vice chair shall perform all duties of the chair if the chair is absent.

14.33.040 - Scope of authority.

A. The board of appeals has authority to hear and decide appeals of orders, decisions or determinations by the building official or fire code official relating to the application and interpretation of substantive provisions of the IBC, IRC, IEBC, IECC-R and IECC- C, chapter 14.38 TCC, IMC, IFGC, UPC and IFC. Except for those provisions authorizing the use of alternate materials and methods of construction, the board of appeals does not have authority over appeals relating to the application or interpretation of:
1. IEBC, IBC and IRC Chapter 1;
2. IFC Chapter 1;
3. IMC Chapter 1;
4. UPC Chapter 1;
5. IFGC Chapter 1;
6. Any provisions of the IBC or IRC which regulate construction in flood hazard areas;
7. IECC-R and IECC-C.

In addition, the board of appeals does not have authority to waive any requirement of the IEBC, IECC-R and IECC-C, IBC, IRC, IFC, IMC, IFGC or UPC.

B. If an appeal is filed which may affect the validity of an abatement or demolition order issued by the county, such order shall be stayed pending the decision of the board of appeals on such appeal. However, such order shall not be stayed if, in the opinion of the building official or fire code official, as appropriate, it is necessary to protect the public health or safety.

14.33.050 - Who may appeal.

The following persons may file an appeal authorized by Section 14.33.040 of this chapter:

A. Any person owning an interest in the building project or site involved in the appeal;
B. Any contractor or subcontractor working on the building project involved in the appeal;
C. Any person residing in the building involved in the appeal.

14.33.060 - Filing and service.

A. Persons who wish to appeal a decision shall complete the application form prescribed by the board of appeals. This form shall require, at a minimum, a concise statement of facts relevant to the appeal, a concise explanation of the reasons why the appeal should be granted, and a description of the precise result or relief which the appellant is requesting.
B. Appeals shall be filed with the Resource Stewardship Department at the Thurston County Courthouse. The board of appeals will only hear those items specifically appealed and shall only hear the particular appeal once. All items of appeal must appear on the same appeal form. The appellant shall file with the application a list of names, addresses and telephone numbers of those served under subsection D of this section.
C. All appeal application forms shall be accompanied by a fee as set forth in the Resource Stewardship fee schedule.
D. The appellant shall also serve a copy of the appeal application form on all persons having any ownership interest in the building project or site.
E. Appeals must be filed and served no later than twenty days after the date the order, decision or determination to be appealed was mailed to the appellant.
14.33.070 - Scheduling of hearings.

A. All hearings shall be scheduled within thirty days of the date the appeal application form is filed, unless waived by appellant or unless a later hearing date is necessary to obtain a quorum of board of appeals members.

B. All board of appeals members and alternates shall indicate if they are unable to sit on an appeal in advance, so that the secretary can seek the services of an alternate prior to the appeal date.

C. The secretary shall provide the appellant and those served under Section 14.33.060, five working days' written or telephonic notice of a scheduled hearing unless such is waived by the appellant or party served.

D. The notice of hearing of the board of appeals shall be prominently posted at the Resource Stewardship Department in the Thurston County Courthouse forty-eight hours before the hearing.

14.33.080 - Procedure at hearings.

A. All meetings and hearings of appeals are open to the public in conformance with the Open Public Meeting Act, RCW Chapter 42.30.

B. The parties to hearings on appeal are the Thurston County Resource Stewardship Department and the appellant(s).

C. At hearings of appeals, evidence, including hearsay evidence, is admissible if it is the type on which reasonably prudent persons are accustomed to rely in the conduct of their affairs. Evidence is not admissible if it is irrelevant, unduly repetitious or excludable on the grounds of evidentiary privilege recognized in the courts of this state.

D. Testimony shall be taken at hearings only on oath or affirmation.

E. At hearings, the order of presentation of evidence shall be as follows:

1. The appellant will present his/her case, including all witnesses and documentary and physical evidence.

2. The Resource Stewardship Department will present its case, including all witnesses and documentary and physical evidence.

3. The appellant may present rebuttal evidence in response to the department's case.

4. At the conclusion of each witness' testimony, the witness is subject to cross-examination by the opposing party.

5. Closing argument or summation by the department.

6. Closing argument or summation by the appellant.

7. The board of appeals may, at any time, ask questions, request additional information, or present the testimony of additional witnesses.

F. Each party shall have the following rights at a hearing of an appeal:

1. To present and examine witnesses;

2. To introduce documentary and physical evidence;

3. To cross-examine opposing witnesses on any matter proper for cross-examination;

4. To rebut the evidence against him/her;

5. To represent himself/herself or to be represented by an attorney.
G. The board of appeals may continue hearings on appeal on its own motion or on motion of a party.

14.33.090 - Board inspection of premises.

At any time before conclusion of the hearing on an appeal, the board of appeals may view or inspect any building or premises involved in the appeal. The board shall give each party reasonable notice of any such visit and afford each party the opportunity to be present. No party shall make any remark concerning the appeal to any board of appeals member during any such visit.

14.33.100 - Record of proceedings.

A record of each hearing on appeal shall be made by tape recording. A transcript or tape recording of the proceedings shall be made available to all parties upon request and upon advance payment of a fee equal to the cost to be incurred in preparing a transcript or tape.

14.33.110 - Board decision.

A. The burden of proof is on the appellant by a preponderance of the evidence.
B. Decisions of the board of appeals shall be by majority vote of the members present. Only those board members who heard the evidence presented at the hearing or listened to the entire record of the hearing may vote on a decision on an appeal. A tie vote results in denial of the appeal.
C. The decision on an appeal shall be in writing, signed by the board of appeals member who served as chair at the hearing and shall contain findings of fact and an order. A copy of the decision shall be delivered to the appellant personally or sent to him/her by certified mail, postage prepaid, return receipt requested, within seven days of the hearing. The findings and order shall be filed with the building and fire safety department for appropriate action.

14.33.120 - Appeal to board of county commissioners.

A. A final decision by the board of appeals may be appealed to the board of county commissioners by any party to the proceeding before the board of appeals. All parties to the proceeding before the board of appeals are deemed parties to the appeal to the board of county commissioners.
B. Appeals to the board of county commissioners are commenced by filing a complete written notice of appeal with the Resource Stewardship Department on forms prescribed by the department and by paying an appeal fee as set forth in the Resource Stewardship fee schedule.
C. Appeals must be filed and the appeal fee paid no later than twenty days after the date the decision of the board of appeals at issue was mailed to the appellant.
D. The timely filing of a notice of appeal shall stay the effective date of the decision of the board of appeals until the appeal is adjudicated by the board of county commissioners or withdrawn.
E. The contents of the notice of appeal, the filing of memoranda, and notification by the county are governed by Section 2.06.070(b) and (c).
F. Board of commissioners action on appeals is governed by Section 2.06.080 (a), (c) and (d), with references in those sections to "planning department" and "examiner" read, respectively, as references to "Resource Stewardship Department" and "board of appeals."

14.33.130 - Judicial review.

A final decision by the board of county commissioners may be appealed to Superior Court as allowed by applicable law.

14.33.140 - Appearance of fairness.

A. In order to assume the appearance of fairness in matters under consideration by the board of appeals, no person shall have an ex parte contact with board of appeals members regarding such matter, and no person, including government officials and employees, shall attempt to interfere with or influence the board of appeals outside a public hearing.

B. No board of appeals member shall conduct or participate in any hearing or discussion in which he or she may have a direct or indirect financial or personal interest or in which such conduct or participation would violate any rule of law applicable thereto.

14.33.150 - Computation of time.

In computing any period of time, the day of the act from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday or a county legal holiday, in which event the period runs until the end of the next day which is neither a Saturday, Sunday or a county legal holiday.

14.33.160. - Supplementary rules.

The board of appeals may adopt supplemental rules of procedure consistent with this chapter and other governing law. A copy of such rules shall be filed with the building and fire safety department and shall be available for public inspection and copying.
Chapter 14.34 - WASHINGTON STATE ENERGY CONSERVATION CODE - COMMERCIAL

Sections:

14.34.010 - Adoption.

14.34.020 - Section 1140 amended — Enforcement.

14.34.020 - Section C103.3.2 amended - Examination of documents.

14.34.030 - Section C107.2 amended — Schedule of permit fees.

14.34.040 - Section C108 amended — Stop work order.

14.34.050 - Section C110 amended — Violations.

14.34.010 - Adoption.

A. That portion of the State Building Code known as the Washington State International Energy Conservation Code - Commercial as defined in RCW 19.27.031, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-11C, WAC, and as amended in this chapter, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Energy Conservation Code - Commercial for Thurston County.

B. Any reference to the Washington State International Energy Conservation Code - Commercial; or the Energy Code; or the Commercial Energy Code shall be considered a reference to the Washington State International Energy Conservation Code - Commercial provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the Washington State International Energy Conservation Code - Commercial (WSEC IECC-C) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the WSEC IECC-C. For example, if the county provided that it was amending Washington State International Energy Conservation Code - Commercial section C101.3.1, it would only be amending the paragraph denoted as C101.3.1. The county would not be amending sections C101.3.1.1, C101.3.1.2, C101.3.1.3 or C101.3.1.4; those sections would not be considered repealed or amended and would remain as provided in the WSEC IECC-C.

D. The Washington State Energy Conservation Code - Commercial shall be administered in Thurston County by the Resource Stewardship Department.

14.34.020 - Section 1140 amended — Enforcement. Section C103 amended - Examination of Documents.

The Washington State Energy Code section 1140 is amended to read as follows:
SECTION 1140—ENFORCEMENT

The building official shall have the power to render interpretations of this Code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this Code. Fees may be assessed for enforcement of this Code and shall be as set forth in the Resource Stewardship fee schedule.

International Energy Conservation Code - Commercial Section C103.3.2 is amended as follows:

103.3.2 Previous Approvals. All previous approvals shall follow the expiration policy of the permit under which the energy code approval is issued.

14.34.030 - Section C107 amended - Schedule of permit fees.

The International Energy Conservation Code - Commercial Section C107.2, C107.3 and C107.5 have been amended to read as follow:

C107.2 Schedule of Permit Fees. Fees may be assessed for enforcement of this Code and shall be as set forth in the Resource Stewardship fee schedule.


C107.5 Refunds. No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

Section 14.34.040 Section C108 amended - Stop Work Order.

The International Energy Conservation Code - Commercial Section C108.4 is amended as follows:

C108.4 Failure to comply. Any person who shall continue work after having been served with a stop work order/notice, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.
**Section 14.34.050 Section C110 amended - Violations.**

The International Energy Conservation Code - Commercial Section C110 is amended by adding new sections C110.1, C110.2 and C110.3 which read as follows:

**C110.1 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved under the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and require the abatement of the violation.

**C110.2 Violation penalties.** The violation of the International Energy Conservation Code - Commercial shall be designated as a class 1 civil infraction pursuant to Chapter 7.80 RCW and Chapter 14.21 Thurston County Code.

Any violation of International Energy Conservation Code - Commercial C104 (forgoing inspections) shall be designated as a class 2 civil infraction pursuant to Chapter 7.80 RCW.

Each day of any such violation is a separate civil infraction. A notice of infraction may be issued for each day of any such violation; however, the enforcement officer is not required to issue a notice of infraction for each day of such violation. Civil infractions shall be heard and determined according to Chapter 7.80 RCW, Chapter 14.21 TCC as amended, and any applicable court rules. Notwithstanding the existence or use of any other remedy, the building official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of the Thurston County Building Code or other regulations herein adopted.

**C110.3 Misdemeanor.** Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each violation.
Chapter 14.35 - ENERGY CONSERVATION CODE - RESIDENTIAL

Sections:

14.35.010 - Adoption.

14.35.020 - Section R103.3.2 amended – Examination of documents.

14.35.030 - Section R107.2 amended – Schedule of permit fees.

14.35.040 - Section R108 amended – Stop work order.

14.35.050 – Section R110 amended – Violations.

14.35.010 - Adoption.

A. That portion of the State Building Code known as the International Energy Conservation Code - Residential as defined in RCW 19.27.031, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-11R WAC, and as amended in this chapter, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Energy Conservation Code - Residential for Thurston County.

B. Any reference to the International Energy Conservation Code - Residential; the Energy Code; or the Residential Energy Code shall be considered a reference to the International Energy Conservation Code - Residential provisions as amended by the State Building Code Council and then as amended by Thurston County if amendments were adopted.

C. Thurston County amendments to the International Energy Conservation Code - Residential (IECC-R) will list the specific sections being amended. Any section not listed is not being amended by the county and will remain as set forth in the IECC-R. For example, if the county provided that it was amending Energy Conservation Code - Residential section R101.3.1, it would only be amending the paragraph denoted as R101.3.1. The county would not be amending sections R101.3.1.1, R101.3.1.2, R101.3.1.3 or R101.3.1.4; those sections would not be considered repealed or amended and would remain as provided in the IECC-R.

D. The Energy Conservation Code - Residential shall be administered in Thurston County by the Resource Stewardship Department.

14.35.020 - Section R103 amendend - Examination of Documents.

International Energy Conservation Code - Residential Section R103.3.2 is amended as follows:

*R103.3.2 Previous Approvals.* All previous approvals shall follow the expiration policy of the permit under which the energy code approval is issued.
14.35.030 - Section R107 amended - Schedule of permit fees.

The International Energy Conservation Code - Residential Section R107.2, R107.3 and R107.5 have been amended to read as follow:

**R107.2 Schedule of Permit Fees.** Fees may be assessed for enforcement of this Code and shall be as set forth in the Resource Stewardship fee schedule.

**R107.3 Work commencing before permit issuance.** Work commencing before permit issuance shall comply with Section 14.17.050 - Section [A] 109.4.

**R107.5 Refunds.** No refund of a plan review fee or portion thereof will be allowed after receipt of the permit application. No refund of a permit fee or portion thereof will be allowed if more than thirty days have passed since issuance of said permit. Permit fee refunds will be calculated based on a cost analysis of the work completed to date. The permit applicant must submit a completed Refund Request form to the Resource Stewardship Department to initiate the refund process.

Section 14.35.040 Section R108 amended - Stop Work Order.

The International Energy Conservation Code - Residential Section R108.4 is amended as follows:

**R108.4 Failure to comply.** Any person who shall continue work after having been served with a stop work order/notice, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Section 14.35.050 Section R110 amended - Violations.

The International Energy Conservation Code - Residential Section R110 is amended by new sections R110.1, R110.2 and R110.3 which read as follows:

**R110.1 Notice of violation.** The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved under the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and require the abatement of the violation.

**R110.2 Violation penalties.** The violation of the International Energy Conservation Code - Residential shall be designated as a class 1 civil infraction pursuant to Chapter 7.80 RCW and Chapter 14.21 Thurston County Code.
Any violation of International Energy Conservation Code - Residential R104 (forgoing inspections) shall be designated as a class 2 civil infraction pursuant to Chapter 7.80 RCW.

Each day of any such violation is a separate civil infraction. A notice of infraction may be issued for each day of any such violation; however, the enforcement officer is not required to issue a notice of infraction for each day of such violation. Civil infractions shall be heard and determined according to Chapter 7.80 RCW, Chapter 14.21 TCC as amended, and any applicable court rules. Notwithstanding the existence or use of any other remedy, the building official may seek legal or equitable relief to enjoin any acts or practices and abate any conditions which constitute or will constitute a violation of the Thurston County Building Code or other regulations herein adopted.

R110.3 Misdemeanor. Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each violation.
Chapter 14.46 - APPENDIX C AGRI-COM BUILDINGS

The following changes shall apply to this chapter:

14.46.030 - Section C1054 Amended - Special occupancy and exit requirements for Agri-com.

International Building Code Section C1054 is amended, and Sections C1054.1, C1054.2, C1054.2.1, C1054.2.2, C1054.2.3, C1054.2.4, C1054.2.5, C1054.3, C1054.4, C1054.5 and C1054.6; and Table C104.5 are added to read as follows:

Section C1054 Special occupancy and exit requirements for Agri-com.

C1054.1 Occupant load. Agri-com building occupant load limits shall be as designated by the hearing examiner but in no case shall exceed three hundred persons. The occupant load for riding arenas/stables will be determined by counting one person for each stall, one person at the entrance, two trainers in the riding arena with the balance of the maximum occupant load to be available for spectators. The occupant load for other animal training services shall be determined based on a calculation using five hundred square feet per occupant.

C1054.2 Exits.

C1054.2.1 No less than two exits shall be provided for the arena area.

C1054.2.2 Exit distribution shall meet the requirements of Chapter 10.

C1054.2.3 One exit shall be provided at each end of any stall isle.

C1054.2.4 Doors shall comply with Chapter 10.

C1054.2.5 Exit signs shall comply with Chapter 10.

C1054.3. Accessibility. Agri-com buildings shall be accessible as required in section Chapter 11 for U structures.

C1054.4 Bleacher and grandstands. Bleacher and grandstands shall comply with Chapter 10.

C1054.5 Fixture requirements for Agri-com. Agri-com buildings shall have plumbing fixtures as per Table C1054. C104.5. In occupancies serving fifteen or fewer persons, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

C1054.6 Fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Fees shall be assessed in accordance with the provisions of this section and shall offset expenditures necessary to fund the
related operation of the resource stewardship department. Fees shall be as set forth in the resource stewardship fee schedule.

**Table C104.5**

<table>
<thead>
<tr>
<th>Type of Building or Occupancy</th>
<th>Water Closets</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
<td>Female</td>
<td></td>
</tr>
<tr>
<td></td>
<td>One per 2 water closets</td>
<td>One when occupant load exceeds 30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>