

**TITLE 14  
BUILDING 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 14.20      Thurston County Building Code**~~

**Chapter 14.21      Civil Infractions**

**Chapter 14.22      Thurston County Code for the Abatement of Dangerous Buildings**

**Chapter 14.24      International Mechanical Code**

**Chapter 14.26      International Fuel Gas Code**

**Chapter 14.28      Uniform Plumbing Code**

**Chapter 14.32      International Fire Code**

**Chapter 14.33      Board of Appeals**

**Chapter 14.34      Washington State Energy Code**

~~**Chapter 14.35      Washington State Ventilation and Indoor Air Quality Code**~~

~~**Chapter 14.36      Washington State Historic Building Code**~~

**Chapter 14.37      International Building Code Appendix J, Grading**

**Chapter 14.38      Development in Flood Hazard Areas**

~~**Chapter 14.40      Construction in Mudslide Hazard Areas**~~

~~**Chapter 14.42      Residential Additions, Alterations or Repairs  
Replaces IRC Appendix J**~~

<b>Chapter 14.44</b>	<b>Mobile and Manufactured Homes</b>
<b>Chapter 14.45</b>	<b>Moved Buildings</b>
<b>Chapter 14.46</b>	<b>Appendix C Section C101 Thru C106 Amended— Including Agri-Com Buildings</b>
<b>Chapter 14.48</b>	<b>Building Permits <u>Process</u></b>

**Chapter 14.16**  
**DEFINITIONS\***

**Sections:**

~~14.16.090 International Construction Code.~~

14.16.100 Justifiable cause.

14.16.120 Change of Occupancy.

14.16.130 Mobile and Manufactured Homes.

14.16.150 Modular Shipping Containers.

14.16.160 Private Residence.

14.16.190 Pursued in Good Faith.

14.16.200 Recreational park trailer.

14.16.250 Substantial Improvement.

14.16.300 Tenant Improvement.

\* Prior History: Res. 4150.

~~14.16.090 International Construction Code.~~

~~Thurston County code term referring to provisions found in both the International Building Code and the International Residential Code.~~

**14.16.100 Justifiable cause.**

Justifiable cause, as used in Thurston County building code, 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. ~~Lack of funds is not a 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: .21, .22, .32, .33, .37, .38, and .44.

**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 ~~multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress~~ 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 180 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 400 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.**
- 14.17.020 Section 103 amended—Building Official.**
- 14.17.030 Section 105 amended—Permits required.**
- 14.17.040 Section 108 amended— Temporary structures and uses.**
- 14.17.050 Section 109 amended—Fees.**
- 14.17.060 Section 114 amended—Violations, civil infractions and penalties.**
- 14.17.070 Section 116 amended—Unsafe structures and equipment.**
- 14.17.080 Section (F)903 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 105.1, it would only be amending the paragraph denoted as 105.1. The County would not be amending section 105.1.1 or 105.1.2; those sections would not be considered repealed or amended and would remain as provided in the IBC.

**14.17.020 Section 103 – Department of Building Safety.**

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

**103.1 Creation of enforcement agency.** ~~The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.~~ 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.

**103.2 Appointment.** The Director of Resource Stewardship ~~*building official*~~ shall be appointed by the chief appointing authority of the jurisdiction.

**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*. ~~For the maintenance of existing properties, see the *International Property Maintenance Code*.~~

**14.17.030 Section 105 amended—Permits.**

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

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, 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 electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(s) and/or approval(s).

**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.

**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 or any other laws or ordinances of this jurisdiction, the State of Washington or the Federal Government. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 420 200 square feet ~~(11 m<sup>2</sup>)~~ (18.58 m<sup>2</sup>).
2. Fences not over 6 8 feet ~~(1829 mm)~~ (2438.4 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. ~~Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~ 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 *dwelling*s.

12. Window awnings supported by an exterior wall that do not project more than 54 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 5 feet 9 inches (1753 mm) in height.
14. Roof repairs of less than 200 square feet in any five year period.

**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 a power supply and 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 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 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

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



repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**105.2.4 Exemption from inspection requirements.** Single story structures for agricultural occupancies, which do not exceed 775 square feet are exempt from inspection requirements of this code. Exempt buildings shall not be heated nor contain toilet facilities. Overhangs shall not extend further than twenty-four (24) inches past exterior walls or supports. A building permit is required for such structures, and the structure shall be set back from property lines at least thirty (30) 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 (30) feet and the setbacks to other buildings shall be thirty-three (33) feet. For structures housing animals, the setbacks shall be fifty (50) feet from the actual and/or assumed property lines and one hundred (100) feet from wells. Construction may begin after an approved pre-construction setback inspection. This is the only inspection required. The fee for the permit is as set forth in the Resource Stewardship fee schedule. 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.

**105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or if a permit has not been issued,; except that the building official is authorized to 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 90 180 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. The extension shall be requested in writing and justifiable cause demonstrated.

**105.5 Expiration.** Every permit issued shall expire unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension. become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 180 days each. A request for an extension

must be submitted in writing prior to the end of any of the 365 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. The extension shall be requested in writing and justifiable cause demonstrated.

**14.17.040 Section 108 amended—Temporary structures and uses.**

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

**108.1 General.** ~~The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause. 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 500 square feet accommodating an R-1 occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

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

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

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

**14.17.050 Section 109 amended—Fees.**

International Building Code sections 109.1, 109.2, 109.3, 109.4 and 109.6 are amended to read as follows; and new sections 109.2.1, 109.4.1, 109.4.2, 109.7, 109.8 and 109.9 are added to read as follows:

**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.

**109.2 Schedule of pPermit fees.** ~~On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The fee for each permit shall be as set forth in the Resource Stewardship fee schedule.~~

**109.2.1 Plan review fees.** When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be 65 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 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 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

**109.3 Building permit valuation.** ~~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 building 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 building official. Final building permit valuation shall be set by the building official.~~

(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.

**109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or

plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees a fee equal to twice the applicable building and plan review fees.

**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.

**109.4.2 Investigation fee.** If an investigation is required under section 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.

**109.6. Refunds.** The *building official* is authorized to establish a refund policy. 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 30 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.

**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.

**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.

**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.

**14.17.060 Section 114 amended—Violations, civil infractions and penalties.**

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

**Section 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 114.4 Violation penalties.** ~~Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.~~ The violation of International Building Code 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 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 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 \$1000 or by imprisonment for not more than 90 days, or both such fine and imprisonment for each violation.

**14.17.070            Section 116 amended—Unsafe Structures and Equipment**

International Building Code sections 116.1, 116.2, 116.3, 116.4 and 116.5 are replaced by chapter 14.22 Thurston County Code known as the Code for the Thurston County Code for the Abatement of Dangerous Buildings.

~~**116.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.~~

~~**116.2 Record.** The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.~~

~~**116.3 Notice.** If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.~~

~~**116.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.~~

~~**116.5 Restoration.** The structure or equipment determined to be unsafe by the *building official* is permitted to be restored to a safe condition. To the~~

~~extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.~~

**14.17.080 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 7,500 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 7,500 square feet.

(b) Outside the urban growth areas for Lacey, Olympia and Tumwater, completed buildings exceeding 12,000 square feet; or

(c) Any completed building exceeding 35 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 106.3, it would only be amending the paragraph denoted as 106.3. The County would not be amending section 106.3.1, 106.3.2 or 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 department of building safety is hereby created and the official in charge thereof shall be known as the *building official*.~~ 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 ~~*building official*~~ shall be appointed by the chief 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 are added to read as follows:

**R105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy classification of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any ~~electrical~~, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit(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.** ~~Permits shall not be required for the following.~~ Exemption 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 or any other laws or ordinances of this jurisdiction, the State of Washington or the Federal Government. Permits shall not be required for the following:

**Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).
2. Fences not over 6 8 feet ~~(1829 mm)~~ (2438.4 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 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 24 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 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
10. Decks ~~not exceeding 200 square feet (18.58m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above adjacent grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~
11. Roof repairs of less than 200 square feet (18.58 m<sup>2</sup>) in any five year period.

**Electrical:**

1. ~~Listed cord and plug connected temporary decorative lighting.~~
2. ~~Reinstallation of attachment plug receptacles but not the outlets therefor.~~

- ~~3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.~~
- ~~4. Electrical wiring, devices, *appliances*, apparatus or *equipment* operating at less than 25 volts and not capable of supplying more than 50 watts of energy.~~
- ~~5. Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical *equipment* to *approved* permanently installed receptacles.~~

**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 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, 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 Exemption from Inspection Requirements.** Single story structures for agricultural occupancies, which do not exceed 775 square feet

are exempt from the inspection requirements of this code. *Exempt buildings shall not be heated nor contain toilet facilities.* Overhangs shall not extend farther than twenty-four (24) inches past exterior walls or supports. A building permit is required for such structures, and the structure shall be set back from property lines at least thirty (30) 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 (30) feet and the setbacks to other buildings shall be thirty-three (33) feet. For structures housing animals, the setbacks shall be fifty (50) feet from the actual and/or assumed property lines and one hundred (100) feet from wells. Construction may begin after an approved pre-construction setback inspection. This is the only inspection required. The fee for the permit is as set forth in the Resource Stewardship fee schedule. No permit is required for remodeling structures described in this Subsection when work does not involve physical enlargement of or a change of use or occupancy classification. Such remodeling is also exempt from the inspection requirements of this Code.

**R105.3.2 Time limitation of application.** ~~An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or if a *permit* has not been issued.;~~ ~~except that the *building official* is authorized to~~ 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 180 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. The extension shall be requested in writing and justifiable cause demonstrated.

**R105.5 Expiration.** Every *permit* issued shall expire unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension. become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 180 days each. A request for an extension must be submitted in writing prior to the end of any of the 365 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. The extension shall be requested in writing and justifiable cause demonstrated.~~

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

~~**R107.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, *means of egress*, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.~~

~~**R107.3 Temporary power.** The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.~~

~~**R107.4 Termination of approval.** The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.~~

**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 Schedule of pPermit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for~~

~~each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. 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 65 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.** ~~Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor. (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.** ~~The building official is authorized to establish a refund policy. 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 30 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 established by the applicable governing authority that shall be in addition to the required permit fees 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.

**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.

**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.** ~~Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject~~

to penalties as prescribed by law. 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 \$1000 or by imprisonment for not more than 90 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.**
- 14.19.020 Section 103 amended—Department of Building Safety.**
- 14.19.030 Section 105 amended—Permits Required.**
- 14.19.040 Section 107 amended— Temporary Structures and Uses.**
- 14.19.050 Section 108 amended— Fees.**
- 14.19.060 Section 113 amended—Violations.**
- 14.19.070 Section 115 amended—Unsafe Buildings and Equipment.**
- 14.19.080 Section 116 amended—Emergency Measures**
- 14.19.090 Section 117 amended—Demolition**

#### **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 Thurston County 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 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 106.3, it would only be amending the paragraph denoted as 106.3. The County would not be amending section 106.3.1, 106.3.2, 106.3.3 or 106.3.4; those sections would not be considered repealed or amended and would remain as provided in the IEBC.

#### **14.19.020 Section 103 amended—Department of Building Safety.**

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

**103.1 Creation of enforcement agency.** ~~The Department of Building Safety is hereby created and the official in charge thereof shall be known as the *building official*.~~ 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.

**103.2 Appointment.** The Director of Resource Stewardship ~~code official~~ shall be appointed by the ~~chief~~ appointing authority of the jurisdiction.

#### **14.19.030 Section 105 amended—Permits required.**

International Existing Building Code sections 105.1, 105.2, 105.3.2 and 105.5 are amended as follows:

**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 ~~electrical~~, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit(s) and/or approval(s).

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

##### **Building:**

1. Sidewalks and driveways not more than 30 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. ~~Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.~~ 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 69 inches (1753 mm) in height.

7. Roof repairs of less than 200 square feet in any five year period.

**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 ~~its~~ the approval of equipment or make it such equipment unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, 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.

**105.3.2 Time limitation of application.** An application for a *permit* ~~for any proposed work~~ shall be deemed to have been abandoned 180 days after the date of filing, ~~unless such application has been pursued in good faith or if a *permit* has not been issued,; except that the *code official* is authorized to~~ 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 90 180 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. The extension shall be requested in writing and justifiable cause demonstrated.

**105.5 Expiration.** Every *permit* issued shall expire unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension. ~~become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced.~~ The *code official* is authorized to grant, in writing, one or more extensions of time for periods not more than 365 ~~180~~ days each. A request for an extension must be submitted in writing prior to the end of any of the 365 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. The extension shall be requested in writing and justifiable cause demonstrated.

#### **14.19.040 Section 107 amended—Temporary structures and uses.**

International Existing Building Code sections 107.1, 107.2, 107.3 and 107.4 are amended as follows:

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

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

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

**107.4 Termination of approval.** ~~The code official is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.~~

#### **14.18.050 Section 108 amended—Fees.**

International Existing Building Code sections 108.1, 108.2, 108.3, 108.4 and 108.6 are amended to read as follows; and new sections 108.2.1, 108.4.1, 108.4.2, 108.7, 108.8 and 108.9 are added to read as follows:

**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.

**108.2 Schedule of pPermit fees.** ~~On buildings, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority. The fee for each permit shall be as set forth in the Resource Stewardship fee schedule.~~

**108.2.1 Plan review fees.** When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee shall be 65 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 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 107.3.4.2, an additional plan review fee shall be charged at the rate shown in the Resource Stewardship fee schedule.

**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*. Final building permit valuation shall be set by 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.

**108.4 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to ~~an additional fee established by the code official that shall be in addition to the required permit fees.~~ an applicable fee equal to twice the building and plan review fees.

**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.

**108.4.2 Investigation fee.** If an investigation is required under section 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.

**108.6 Refunds.** The *code official* is authorized to establish a refund policy. 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 30 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.

**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.

**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.

**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.

#### **14.19.060 Section 113 amended—Violations**

International Existing Building Code sections 113.2 and 113.4 are amended to read as follows; and new section 114.5 is added to read as follows:

**Section 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 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 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 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 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 \$1000 or by imprisonment for not more than 90 days, or both such fine and imprisonment for each violation.

#### **14.19.070 Section 115 amended—Unsafe Buildings and Equipment**

International Existing Building Code is amended by adding new section 115.6.

**115.6 Chapter 14.22 Thurston County Code (TCC).** Nothing in International Existing Building Code section 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 115 or Chapter 14.22 TCC in dealing with unsafe buildings and equipment. Section 115 should not be read as requiring the County to act under section 115. Instead, section 115 provides the County with another alternative.

#### **14.19.080 Section 116 amended—Emergency Measures**

International Existing Building Code is amended by adding new section 116.7.

**116.7 Chapter 14.22 Thurston County Code (TCC).** Nothing in International Existing Building Code section 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 116 or Chapter 14.22 TCC in dealing with unsafe buildings and equipment. Section 116 should not be read as requiring the County to act under section 116. Instead, section 116 provides the County with another alternative.



**14.19.090**

**Section 117 amended—Demolition**

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

**117.5 Chapter 14.22 Thurston County Code (TCC).** Nothing in International Existing Building Code section 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 117 or Chapter 14.22 TCC in dealing with unsafe buildings and equipment. Section 117 should not be read as requiring the County to act under section 117. Instead, section 117 provides the County with another alternative.

**Chapter 14.20 — Thurston County Building Code - Repealed**

## Chapter 14.21

### CIVIL INFRACTIONS

#### Sections:

- 14.21.010 Purpose.
- 14.21.020 Designation of enforcement officers.
- ~~14.21.030 Identification of violators.~~
- 14.21.040 Issuance of citation.
- 14.21.050 Administrative responsibilities.
- 14.21.060 Recording of civil infractions.
- 14.21.070 Permit Approval Limitations.

**14.21.010 Purpose.** It is imperative that Thurston County Building Code Title 14 regulations governing the construction of buildings and grading of land be properly enforced. To better accomplish this goal, the Thurston County board of commissioners has designated certain violations of ~~the~~ Thurston County Building Code Title 14 to be civil infractions pursuant to Chapter 7.80 RCW. The purpose of this action is remedial. Use of the civil infraction procedure will better protect the public from the harmful effects of violations, will aid enforcement, and will help reimburse the county for the expenses of enforcement.

**14.21.020 Designation of enforcement officers.** The enforcement officer(s) for violations of this title for civil infraction purposes will be designated by resolution of the board of county commissioners upon the recommendation of the director of ~~development services~~ Resource Stewardship.

~~**14.21.030 Identification of violators.** An enforcement officer issuing a notice of civil infraction shall require the person receiving the notice to identify themselves by producing a valid driver's license or identification card. If the person receiving the notice is unable to produce such a card, the enforcement officer shall require the person to give name, address and date of birth. If the person is unable or unwilling to give such information, the enforcement officer may, with the assistance of a deputy sheriff, detain such person for a period of time not longer than is reasonably necessary to identify the person.~~

**14.21.040 Issuance of citation.** Prior to issuance of a civil infraction citation, the enforcement officer shall give the violator a written warning with an opportunity to cure the violation, except in emergency situations where the violation being carried out cannot be undone or is an imminent public health or safety concern.

**14.21.050 Administrative responsibilities.** The Thurston County building official is responsible for assuring county compliance with RCW 7.80.150.

The building official may publicize a list of violators in the newspaper or other means deemed appropriate.

**14.21.060 Recording of civil infractions.**

A. Notice of civil infraction may be recorded with the Thurston County auditor against the property on which the violation took place in the following instances:

1. The owner of the property affected by the civil infraction has been given prior notice with an opportunity to cure the violation;
2. The person receiving the notice of civil infraction does not respond as required by RCW 7.80.080;
3. The person receiving the notice of civil infraction fails to appear at a hearing requested under RCW 7.80.080(3) or (4);
4. The person assessed a monetary penalty for the civil infraction fails to pay such penalty within the time required by law and does not appeal the penalty. If the penalty is appealed, the enforcement officer may record the notice of civil determination only if a penalty remains unpaid after a final appellate determination has been entered.

B. The auditor shall record any notice of civil infraction submitted for recording under this section.

C. Removing of Recording. The recording of a notice of civil infraction with the auditor shall be removed when:

1. The civil infraction proceeding has been dismissed or decided in favor of the person to whom the notice was issued; or
2. Any monetary penalty assessed for the infraction has been paid and the violation has been remedied to the satisfaction of the county.

**14.21.070 Permit Approval Limitations.** No permit or approval shall be granted pursuant to this title if there exists on the subject property any land use violation known by the approval authority unless expressly authorized by this section. For purposes of this section, a land use violation is any violation of the Thurston County Critical Areas Ordinance (Chapter 17.15 of the Thurston County Code), Thurston County Forest Land Conversion Ordinance (Chapter 17.25 of the Thurston County Code), Thurston County Zoning Ordinances (Titles 20, 21, 22 and 23 of the Thurston County Code), Thurston County Platting and Subdivision Ordinance (Title 18 of the Thurston County Code), Sanitary Code for Thurston County, Shoreline Master Program for the Thurston Region or Title 14 of the Thurston County Code (~~Buildings and Construction~~).

A permit or approval may be granted if conditioned on having the violation remedied within a reasonable time as provided by the approval authority. If a

permit or approval is conditioned on remedial action, security in the form of a letter of credit or similar instrument shall be required unless waived by the approval authority for good cause. This section shall not apply to requests for a permit or approval to remedy a violation.

## **Chapter 14.22**

# **THURSTON COUNTY CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

### **Subchapter 1. Title and Scope**

#### **14.22.101 Title.**

These regulations shall be known as the Thurston County Code for the Abatement of Dangerous Buildings, may be cited as such, and will be referred to in this chapter as "this code."

#### **14.22.102 Purpose and scope.**

A. Purpose. It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Thurston County Building Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

B. Scope. The provisions of this code shall apply to all dangerous buildings, as defined in this chapter, which are now in existence or which may hereafter become dangerous in this jurisdiction.

#### **14.22.103 Alterations, additions and repairs.**

All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the adopted provisions of the Thurston County Building Code.

### **Subchapter 2. Enforcement**

#### **14.22.201 General.**

A. Administration. The building official is authorized to enforce the provisions of this code. 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 conformity with the intent

and purpose of this code.

B. Inspections. The health officer, the fire marshal and the building official are authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

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

D. "Authorized representative" includes the officers named in Section 14.22.201(B) and their authorized inspection personnel.

#### **14.22.202 Abatement of dangerous buildings.**

All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in this code are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 14.22.401 of this code.

#### **14.22.203 Violations.**

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

#### **14.22.204 Inspection of work.**

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by the Thurston County Building Code(s).

#### **14.22.205 Appeals.**

A. General. The orders, decisions or determinations made by the building official relative to the application and interpretations of this code, may be appealed to the Thurston County hearing examiner. Appeals to the hearing

examiner shall be processed in accordance with the provisions contained in Chapter 2.06 of the Thurston County Code.

B. Limitations of Authority. The hearing examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the hearing examiner be empowered to waive *requirements of this code*.

### **Subchapter 3. Definitions**

#### **14.22.301 General.**

For the purpose of this code, certain terms, phrases, words and their derivatives shall ~~h~~be construed as specified in either this chapter or as specified in the Thurston County Building Code as defined below. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

For purposes of this chapter, "Thurston County Building Code" means the State 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 and Chapter 51-51 WAC and Chapter 51-50 WAC, and as amended throughout this title except to the extent prohibited by RCW 19.27.

~~"Dangerous building" means any building or structure deemed to be dangerous under the provisions of this code.~~

#### **14.22.302 Dangerous building.**

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building; provided, that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

A. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;

B. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic;

C. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in the Thurston County Building Code for new buildings of similar structure, purpose or location;



- D. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Thurston County Building Code for new buildings of similar structure, purpose or location;
- E. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;
- F. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the Thurston County Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Thurston County Building Code for such buildings;
- G. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;
- H. Whenever the building or structure, or any portion thereof, because of (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay or inadequacy of its foundation; or (5) any other cause, is likely to partially or completely collapse;
- I. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;
- J. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base;
- K. Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, or fifty percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings;
- L. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (1) an attractive nuisance to children; (2) a harbor for vagrants, criminals or immoral persons; or as to (3) enable persons to resort thereto for the purpose of committing unlawful or immoral acts;
- M. Whenever any building or structure has been constructed, exists or is

maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Thurston County Building Code or of any law or ordinance of this state or jurisdiction relating to, the condition, location or structure of buildings;

N. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than fifty percent, or in any supporting part, member or portion less than sixty-six percent of the (1) strength; (2) fire-resisting qualities or characteristics; or (3) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location;

O. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease;

P. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard;

Q. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence;

R. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

#### **Subchapter 4. Notices and Orders of Building Official**

##### **14.22.401 General.**

A. Commencement of Proceedings. When the building official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, the building official shall commence proceedings to cause the repair, vacation or demolition of the building.

B. Notice and Order. The building official shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located;

2. A statement that the building official has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 14.22.302 of this code;

3. A statement of the action required to be taken as determined by the building official.

a. If the building official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefore and the work physically commenced within such time (not to exceed sixty days from the date of the order) and completed within such time as the building official shall determine is reasonable under all of the circumstances.

b. If the building official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the building official to be reasonable.

c. If the building official has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the building official shall determine is reasonable (not to exceed sixty days from the date of the order); that all required permits be secured therefore within sixty days from the date of the order; and that the demolition be completed within such time as the building official shall determine is reasonable;

4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the building official (a) will order the building vacated and posted to prevent further occupancy until the work is completed; and (b) may proceed to cause the work to be done and charge the costs thereof against the property or its owner;

5. Statements advising (a) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official to the hearing examiner; provided, the appeal is made in writing as provided in this code and filed with the ~~development~~

~~services~~ Resource Stewardship Department within twenty days (or ten days if required under TCC 14.22.501(A)) from the date of service of such notice and order; and (b) that failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

C. Service of Notice and Order. The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one copy thereof shall be served on each of the following if known to the building official or disclosed from official public records: the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the building official to serve any person required in this section to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this section.

D. Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at their address as it appears on the last equalized assessment roll of the county or as known to the building official. If no address of any such person so appears or is known to the building official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner provided in this section shall be effective on the date of mailing.

E. Proof of Service. Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be affixed to the copy of the notice and order retained by the building official.

**14.22.402 Recordation of notice and order.**

If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the building official shall file in the office of the county recorder a certificate describing the property and certifying (A) that the building is a dangerous building; and (B) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

**14.22.403 Repair, vacation and demolition.**

The following standards shall be followed by the building official (and by the hearing examiner if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

- A. Any building declared a dangerous building under this code shall be made to comply with one of the following:
  - 1. The building shall be repaired in accordance with the current Thurston County Building Code or other current code applicable to the type of substandard conditions requiring repair; or
  - 2. If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry; or
  - 3. Any building ordered to be repaired or vacated by the building official may be demolished at the option of the building owner.
  
- B. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated until such time as repairs are made in accordance with the current Thurston County Building Code or other current code applicable to the type of substandard conditions to the satisfaction of the building official.
  
- C. If, in the judgment of the building official, the building is not capable of being repaired in accordance with the current Thurston County Building Code or other current code applicable to the type of substandard conditions and is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be demolished.

**14.22.404 Notice to vacate.**

A. Posting. Every notice to vacate shall, in addition to being served as provided in Section 14.22.401(C), be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER  
UNSAFE TO OCCUPY

**It is a misdemeanor to occupy this building, or to remove or deface this notice.**

**Thurston County Building Official**

B. Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 14.22.401(B), reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Thurston County Building Code.

**Subchapter 5. Appeal**

**14.22.501 General.**

A. Form of Appeal. Any person entitled to service under Section 14.22.401(C) may appeal from any notice and order or any action of the building official under this code by filing at the office of the building official a written appeal containing: The appeal shall be filed within twenty days from the date of the service of such order or action of the building official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 14.22.404, such appeal shall be filed within ten days from the date of the service of the notice and order of the building official.

1. A heading in the words: "Before the Hearing Examiner of the County of Thurston";
2. A caption giving the names of all appellants participating in the appeal;
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order;
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant;
5. A brief statement in ordinary and concise language of the relief sought

and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside;

6. The signatures of all parties named as appellants and their official mailing addresses;

7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within twenty days from the date of the service of such order or action of the building official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 14.22.404, such appeal shall be filed within ten days from the date of the service of the notice and order of the building official.

B. Processing of Appeal. Upon receipt of any appeal filed pursuant to this section, the ~~development services~~ Resource Stewardship ~~d~~Department shall forward a copy to the hearing examiner.

C. Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal, the hearing examiner shall fix a date, time and place for the hearing of the appeal by the board. Such date shall not be more than sixty days from the date the appeal was filed with the building official. Written notice of the time and place of the hearing shall be given at least ten days prior to the date of the hearing to each appellant by the ~~development services~~ Resource Stewardship ~~d~~Department either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

**14.22.502 Effect of failure to appeal.** Failure of any person to file an appeal in accordance with the provisions of Section 14.22.501 shall constitute a waiver of the right to an administrative hearing and adjudication of the notice and order or any portion thereof.

**14.22.503 Scope of hearing on appeal.** Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

**14.22.504 Staying of order under appeal.** Except for vacation orders made pursuant to Section 14.22.404, enforcement of any notice and order of the building official issued under this code shall be stayed during the pendency of an appeal there from which is properly and timely filed.

## **Subchapter 6. Procedures for Conduct of Hearing Appeals**

### **14.22.601 General.**

A. Hearing Examiner Procedures. The hearing examiner shall conduct hearings pursuant to Chapter 2.06 of the Thurston County Code.

B. Inspection of the Premises. The hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing, provided that (1) notice of such inspection shall be given to the parties before the inspection is made; (2) the parties are given an opportunity to be present during the inspection; and (3) the ~~board or the~~ hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn there from. Each party then shall have a right to rebut or explain the matters so stated by the ~~board or~~ hearing examiner.

### **14.22.602 Method and form of decision.**

A. Hearing Before Examiner. The hearing examiner shall issue a written decision pursuant to TCC Section 2.06.050.

B. Appeal of Examiner's Decision. The decision of the hearing examiner may be appealed to the Thurston County board of commissioners pursuant to TCC Section 2.06.070.

## **Subchapter 7. Enforcement of the Order of the Building Official or the Hearing Examiner**

### **14.22.701 Compliance.**

A. General. After any order of the building official or the hearing examiner made pursuant to this code ~~shall have become~~ becomes final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

B. Failure to Obey Order. If, after any order of the building official or hearing examiner made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (1) cause such person to be prosecuted under Section 14.22.701(A); or (2) institute any appropriate action to abate such building as a public nuisance.

C. Failure to Commence Work. Whenever the required repair or demolition is not commenced within thirty days after any final notice and order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:



DANGEROUS BUILDING

DO NOT OCCUPY

**It is a misdemeanor to occupy this building, or to remove or deface this notice.**

**Thurston County Building Official**

2. No person shall occupy any building which has been posted as specified in this section. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a certificate of occupancy issued pursuant to the provisions of the Thurston County Building Code.

3. The building official may, in addition to any other remedy provided in this chapter, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris there from removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

**14.22.702 Extension of time to perform work.**

Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the building official may grant an extension of time, not to exceed an additional one hundred twenty days, within which to complete such repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice and order.

**14.22.703 Interference with repair or demolition work prohibited.**

No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of

repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

## **Subchapter 8. Performance of Work of Repair or Demolition**

### **14.22.801 General.**

A. Procedure. When any work of repair or demolition is to be done pursuant to Section 14.22.701C3 of this code, the building official shall direct that the work be accomplished by personnel of this jurisdiction or by private contract under the direction of the building official. Plans and specifications therefore may be prepared by the building official, or the building official may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

B. Costs. The cost of such work shall be paid from a special assessment against the property involved, or shall be a personal obligation of the property owner.

## **Subchapter 9. Recovery of Cost of Repair or Demolition**

### **14.22.901 Account of expense, preparation of report.**

The building official shall keep an itemized account of the expense incurred by this jurisdiction in the repair or demolition of any building done pursuant to the provisions of Section 14.22.701C3 of this code. Upon the completion of the work of repair or demolition, the building official shall prepare a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 14.22.401C.

### **14.22.902 Notice of hearing.**

Upon completion of the report, the building official shall present it to the board of commissioners for consideration. The clerk of the board of commissioners shall fix a time, date and place for hearing the report and any protests or objections thereto. The clerk of the board of commissioners shall cause notice of the hearing to be posted upon the property involved, published once in a newspaper of general circulation in this jurisdiction, and served by certified mail, postage prepaid, addressed to the owner of the property as the owner's name and address appears on the last equalized assessment roll of the county, if such so appears, or as known to the clerk.

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

**14.22.903 Protests and objections.**

Any person interested in or affected by the proposed charge may file written protests or objections with the clerk of this jurisdiction at any time prior to the time set for the hearing on the report of the building official. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The clerk of the board of commissioners shall endorse on every such protest or objection the date of receipt. The clerk shall present such protests or objections to the board of commissioners at the time set for the hearing, and no other protests or objections shall be considered.

**14.22.904 Hearing of protests.**

Upon the day and hour fixed for the hearing, the board of commissioners shall hear and pass upon the report of the director together with any such objections or protests. The board of commissioners may make such revision, correction or modification in the report or the charge as it may deem just; and when the legislative body is satisfied with the correctness of the charge, the report (as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the board of commissioners on the report and the charge, and on all protests or objections, shall be final and conclusive.

**14.22.905 Personal obligation or special assessment.**

A. General. The board of commissioners may thereupon order that the charge shall be made a personal obligation of the property owner or assess the charge against the property involved.

B. Personal Obligation. If the board of commissioners orders that the charge shall be a personal obligation of the property owner, it shall direct the prosecuting attorney to collect the same on behalf of Thurston County by use of all appropriate legal remedies.

C. Special Assessment. If the legislative body of this jurisdiction orders that the charge shall be assessed against the property, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter the assessment shall constitute a special assessment against and a lien upon the property.

**14.22.906 Contest.**

The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within thirty days after the assessment is placed upon the assessment roll as provided in this chapter. Any appeal from a final judgment

in such action or proceeding must be perfected within thirty days after the entry of such judgment.

**14.22.907 Authority for installment payment of assessments with interest.**

The legislative body of this jurisdiction, in its discretion, may determine that assessments in amounts of five hundred dollars or more shall be payable in not to exceed five equal annual installments. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

**14.22.908 Lien of assessment.**

A. Priority. Immediately upon its being placed on the assessment roll, the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

B. Interest. All such assessments remaining unpaid after thirty days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent per annum from and after such date.

**14.22.909 Report to assessor and tax collector—Addition of assessment to tax bill.**

After confirmation of the report, certified copies of the assessment shall be given to the assessor and the treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

**14.22.910 Filing copy of report with county auditor.**

A certified copy of the assessment shall be filed with the county auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

**14.22.911 Collection of assessment—Penalties for foreclosure.**

The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment. If

the board of commissioners has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

## Chapter 14.24

### MECHANICAL CODE

#### Sections:

- 14.24.010 Adoption and administration.**
- 14.24.020 Section 103 amended—Department of Mechanical Inspection.**
- 14.24.030 Section 106 amended—Permits.**
- 14.24.040 Section 108 amended—Violations**

#### **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 105.3, it would only be amending the paragraph denoted as 105.3. The County would not be amending section 105.3.1, 105.3.2 or 105.3.3; those sections would not be considered repealed or amended and would remain as provided in the IMC.

#### **14.18.020 Section 103 amended—Department of Mechanical Inspection.**

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

**103.1 General.** ~~The department of mechanical inspection is hereby created and the executive official in charge thereof shall be known as the code official.~~ 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.

**R103.2 Appointment.** The Director of Resource Stewardship code official shall be appointed by the ~~chief~~ appointing authority of the jurisdiction.

#### **4.24.030 Section 106 amended—Permits.**

International Mechanical Code sections 106.3.3, 106.4.3, 106.4.4, 106.5, 106.5.1, 106.5.2, and 106.5.3 are amended as follows:

**106.3.3 Time limitation of application.** An application for a *permit* ~~for any proposed work~~ shall be deemed to have been abandoned 180 days after the date of filing, ~~unless such application has been pursued in good faith or if a permit has not been issued,; except that the code official shall have the authority to~~ 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 extensions of time for additional periods not exceeding 180 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. The extension shall be requested in writing and justifiable cause demonstrated.

**106.4.3 Expiration.** Every *permit* issued by the ~~code official~~ under the provisions of this code shall expire by limitation and become null and void if ~~the work authorized unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension, by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the new fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.~~

**106.4.4 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 code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 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.

**106.5 Fees.** A permit shall not be issued until the applicable fees prescribed in section 106.5.2 by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase in mechanical system, has been paid.

**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 100 percent of the usual permit fee in addition to the required permit fees a fee equal to twice the applicable building and plan review fees.

**Section 106.5.2 Fee Schedule.** The fees for each permit mechanical work shall be as indicated in the following schedule. set forth in the Resource Stewardship fee schedule.

**(a) Plan review fees.** When submittal documents are required by section 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 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 106.5.3 Fee refunds.** The code official shall authorize the refunding of fees as follows prescribed in the Building Code for Thurston County, section 109.6.

- ~~1. The full amount of any fee paid hereunder which was erroneously paid or collected.~~
- ~~2. Not more than [SPECIFY PERCENTAGE ] percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~
- ~~3. Not more than [SPECIFY PERCENTAGE ] percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.~~

~~The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.~~



#### 14.24.040 Section 108 amended—Violations

The International Mechanical Code section 108.4 is amended as follows:

**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 \$300 dollars or by imprisonment not exceeding 90 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

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.**
- 14.26.020 Section 103 amended—Department of Inspection.**
- 14.26.030 Section 106 amended—Permits.**
- 14.26.040 Section 108 amended—Violations**

#### **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 105.3, it would only be amending the paragraph denoted as 105.3. The County would not be amending section 105.3.1, 105.3.2 or 105.3.3; those sections would not be considered repealed or amended and would remain as provided in the IFGC.

#### **14.26.020 Section 103 amended—Department of Inspection.**

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

**103.1 General.** ~~The Department of Inspection is hereby created and the executive official in charge thereof shall be known as the code official. 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.~~

**R103.2 Appointment.** The Director of Resource Stewardship code official shall be appointed by the ~~chief~~ appointing authority of the jurisdiction.

#### **4.26.030 Section 106 amended—Permits.**

International Fuel Gas Code sections 106.3.2, 106.5.3, 106.5.4, 106.6, 106.6.1, 106.6.2, and 106.6.3 are amended as follows:

**106.3.2 Time limitation of application.** An application for a *permit* ~~for any proposed work~~ shall be deemed to have been abandoned 180 days after the date of filing, ~~unless such application has been pursued in good faith or if a permit has not been issued,; except that the code official shall have the authority to~~ 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 extensions of time for additional periods not exceeding 180 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. The extension shall be requested in writing and justifiable cause demonstrated.

**106.5.3 Expiration.** Every *permit* issued by the ~~code official~~ under the provisions of this code shall expire by limitation and become null and void if ~~the work authorized unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension, by such permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the new fee, therefor, shall be one-half the amount required for a new permit for such work, provided no changes have been or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.~~

**106.5.4 Extensions.** A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which he or she 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 code official shall extend the time for action by the permittee for a period not exceeding 180 days if there is reasonable cause. A permit shall not be extended more than once. The fee for an extension shall be one-half the amount required for a new permit for such work. The code official is authorized to grant, in writing, one or more extensions of time, for periods not more than 365 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.

**106.6 Fees.** A permit shall not be issued until the applicable fees prescribed in section 106.6.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the installation, has been paid.

**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 100 percent of the usual permit fee in addition to the required permit fees a fee equal to twice the applicable building and plan review fees.

**Section 106.6.2 Fee Schedule.** The fees for each permit work shall be as indicated in the following schedule. set forth in the Resource Stewardship fee schedule.

**(a) Plan review fees.** When submittal documents are required by section 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 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 106.6.3 Fee refunds.** The code official shall authorize the refunding of fees as follows prescribed in the Building Code for Thurston County, section 109.6.

- ~~1. The full amount of any fee paid hereunder which was erroneously paid or collected.~~
- ~~2. Not more than [SPECIFY PERCENTAGE ] percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~
- ~~3. Not more than [SPECIFY PERCENTAGE ] percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.~~

~~The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.~~

#### 14.26.040 Section 108 amended—Violations

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

**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 \$300 dollars or by imprisonment not exceeding 90 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. ~~Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

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.**

#### **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 is amended as follows:

**102.3.2 Penalties.** Any person, firm, or corporation violating any provision of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and / or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this code occurs or continues, shall be deemed to constitute a separate offense. 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 \$300 dollars or by imprisonment not exceeding 90 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, 103.4.1, 103.4.2, 103.4.3, 103.4.4.1 and 103.4.5.3 are amended; and sections 103.4.4.2, 103.4.5.2, and 103.4.5.3 are repealed, as follows:

**103.3.4 Expiration.** ~~Every permit issued by the Authority Having Jurisdiction under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one hundred and eighty (180) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred and eighty (180) days. Before such work can be recommenced, a new permit shall first be obtained to do so, and the fee therefore shall have one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspensions or abandonment has not exceeded one (1) year.~~

~~Any permittee holding an unexpired permit shall be permitted to apply for an extension of the time within which work shall be permitted to commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Authority Having Jurisdiction shall be permitted to extend the time for action by the permittee for a period not exceeding one hundred and eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.~~

Every *permit* issued shall expire unless an inspection is approved for the work authorized by such permit within 365 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 365 days of: (1) the last approved inspection or (2) a request for an extension.

The Authority Having Jurisdiction is authorized to grant, in writing, one or more extensions of time for periods not more than 365 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.

**103.4.1 Permit Fees.** ~~Fees shall be assessed in accordance with the provisions of this section and as set forth in the fee schedule Table 1-1. The fees are to be determined and adopted by this jurisdiction.~~ 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.

**103.4.2 Plan Review Fees.** ~~When a plan or other data is required to be submitted by Section 103.2.2, a plan review fee shall be paid at the time of submitting plans and specifications for review.~~

~~The plan review fees for plumbing work shall be determined and adopted by this jurisdiction.~~

~~The plan review fees specified in this subsection are separate fees from the permit fees specified in this section and are in addition to the permit fees.~~

~~When plans are incomplete or changed so as to require additional review, a fee shall be charged at the rate shown in Table 1-1.~~

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 Expiration of Plan Review.** ~~Applications for which no permit is issued within one hundred and eighty (180) days following the date of application shall expire by limitation, plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Authority Having Jurisdiction. The Authority Having Jurisdiction shall be permitted to exceed the time for action by the applicant for a period not~~



~~exceed one hundred and eighty (180) days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. An application for a *permit* shall be deemed to have been abandoned 180 days after the date of filing if a *permit* has not been issued. 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 extensions of time for additional periods not exceeding 180 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.~~

~~**103.4.4.1** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. 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** is not adopted.

**Section 103.4.5.1** The Authority Having Jurisdiction shall ~~be permitted to~~ authorize the refunding of any fees paid hereunder that was erroneously paid or collected as prescribed in the Building Code for Thurston County, section 109.6.

**103.4.5.2** Is not adopted.

**103.4.5.3** Is not adopted.

**TITLE 14**  
**FIRE CODE**

**Chapters:**

**Sections:**

- 14.32.010 Adoption and administration.**
- 14.32.020 Section 103 amended—Department of Fire Prevention.**
- 14.32.030 Section 105 amended—Permits.**
- 14.32.040 Section 106 amended—Inspections.**
- 14.32.050 Section 109 amended—Violations.**
- 14.32.060 Section 113 amended—Fees.**
- 14.32.075 Section 501.1 amended—Scope.**
- 14.32.070 Section 202 amended—Definitions.**
- 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 1908 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 3001 amended—General.**
- 14.32.180 Section 3304 amended—Explosive Materials Storage and Handling.**
- 14.32.190 Section 3401 amended—Flammable and Combustible Liquids.**
- 14.32.200 Section 3804 amended—Location of LP-Gas Containers.**
- 14.32.210 Hearing Examiner Approval Required.**
- 14.32.220 Appendix B amended—Fire Flow Requirements for Buildings.**
- 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 Thurston County Fire Code. The Fire Code also includes appendix B, C, E, F, and G of the International Fire Code.

B. The Thurston County Fire Code shall be administered by the Resource Stewardship Department. Any reference to the Thurston County 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 104.11, it would only be amending the paragraph denoted as 104.11. The County would not be amending section 104.11.1, 104.11.2, or 104.11.3; those sections would not be considered repealed or amended and would remain as provided in the IFC.

#### **14.32.020 Section 103 amended—Department of Fire Prevention.**

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

**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.

**103.2 Appointment.** ~~The Director of Resource Stewardship fire code official shall be appointed by the chief appointing authority of the jurisdiction; and the fire code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.~~

#### **14.32.030 Section 105 amended—Permits.**

International Fire Code sections 105.1.2, 105.2.3, 105.3.1, 105.3.2, 105.6.46, and, 105.7.10 are amended to read as follows:

**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 105.6.

for either:

1.1. A prescribed period.

1.2. Until renewed or revoked.

2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7; and allows the fire code official to perform plan review and inspection of new construction in conjunction with the building permit application.

**105.2.3 Time limitation of application.** An application for a permit for ~~any proposed work or operation~~ shall be deemed to have been abandoned 180 days after the date of filing, ~~unless such application has been diligently prosecuted or a permit shall have been issued;~~ if a permit has not been issued. ~~except that the fire code official is authorized to~~ 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 90 180 days each. The extension shall be requested in writing and must demonstrate justifiable cause demonstrated.

**Section 105.3.1 Expiration.** (a) An operational permit ~~shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit.~~ shall automatically renew in conjunction with the safety inspections in section 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 ~~commenced~~ approved within ~~180~~ 365 days after its issuance, or if the work authorized by such permit is suspended or abandoned, ~~for a period of 180 days after the time the work is commenced.~~ Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within 365 days of: (1) the last approved inspection or (2) a request for an extension. Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be paid one-half the amount required for a new permit for such work 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, ~~and provided further that such suspension or abandonment has not exceeded one year. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.~~

**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 180 days each. Such extensions shall be requested by the permit 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.

**105.6.46 Wood products.** An operational permit is required to store and process wood chips, hogged material, lumber, ~~or~~ plywood, or fines, compost and raw product in excess of 200 cubic feet (6<sup>m3</sup>) per parcel.

**105.7.10 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 500 gallons or less water capacity used in conjunction with a dwelling unit constructed under the International Residential Code and their accessory structures.

#### **14.32.040 Section 106 amended—Inspections.**

International Fire Code section 106.2 is amended to read as follows:

**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.

#### **14.32.050 Section 109 amended—Violations.**

International Fire Code section 109.3 is amended to read as follows:

**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 \$300 dollars or by imprisonment not exceeding 90 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. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

#### **14.32.060 Section 113 amended—Fees.**

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

**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.

**113.2 Schedule of permit fees.** A fee for each permit shall be paid as shown in the Resource Stewardship fee schedule. ~~required, in accordance with the schedule as established by the applicable governing authority.~~

**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 ~~an additional fee established by the applicable governing authority, which shall be in addition to the required permit fees~~ a fee equal to twice the applicable permit and, if any, plan review fees.

**113.5 Refunds.** ~~The applicable governing authority is authorized to establish a refund policy.~~ 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 30 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.

**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.

**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.

**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.

**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 and shall extend to within 150 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 an ~~approved~~ clear and unobstructed route as determined by the fire code official around the exterior of the building or facility.

**Exception:** The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) to 300 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.
3. ~~There are not more than two Group R-3 or Group U occupancies.~~

**503.1.2 Additional access.** The fire code official is authorized to require additional ~~more than one~~ 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 30 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 23.

**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 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) 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 12 and 16 feet in width with pullouts every 300 feet. The pullouts shall be a minimum of 8 feet in width and 50 feet in length plus 25 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 ~~determined by the fire code official~~ as required in the Thurston County Road Standards.

**503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 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 approved area for turning around fire apparatus. Fire access road turn-arounds 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 grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.~~ The maximum grade for fire apparatus access is 12%.

**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. ~~These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).~~ 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:

<u>Distance</u>	<u>Minimum Height</u>	<u>Minimum Width (Stroke)</u>
<u>0-35 feet</u>	<u>6 inches</u>	<u>1 inch</u>
<u>36-50 feet</u>	<u>9 inches</u>	<u>1 1/4 inch</u>
<u>over 50 feet</u>	<u>12 inches</u>	<u>1 1/2 inch</u>

**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, ~~the fire code official is authorized to require a key box to~~ 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 fire code official local fire district.

**506.1.1 Locks.** ~~An approved lock shall be installed on gates or similar barriers when required by the fire code official~~ 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 ~~fire code official~~ 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 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 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 500 square feet with a B, U, or R-1 occupancy where structures are at least 30 feet from any other structure and are used only for recreation.

**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 depression.

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

**Exception:** Fire flow is not required for structures under 500 square feet with a B, U, or R-1 occupancy where structures are at least 30 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 4300 feet (122 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 where required by the fire code official.~~

**Exceptions:**

1. ~~For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).~~
2. 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 600 feet (183 m).

#### 14.32.120 Section 901 amended—General.

International Fire Code Section 901.10 is added to read as follows:

**901.10 False alarms.** In each instance involving three (3) false alarm activations that occur from any one system within a continuous 90 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 (4) false alarms occur in any 90-day period.

Should additional false alarms occur in the 90-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 section 903.2.13 is 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 903.2.13 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 7,500 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 7,500 square feet.

(b) Outside the urban growth areas for Lacey, Olympia and Tumwater, completed buildings exceeding 12,000 square feet; or

(c) Any completed building exceeding 35 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 907.9.5 is amended to read as follows:

**907.9.5 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.

**14.32.160 Section 1908 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 1908.3 is amended to read as follows:

**1908.3 Size of piles.** Piles shall not exceed 25 feet (7620 mm) in height, ~~150 feet (45 720 mm)~~ 100 feet (30 480 mm) in width and ~~250 feet (76 200mm)~~ 120 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 3001 amended—General.**

International Fire Code Section 3001.2 is amended to read as follows:

**3001.2 Permits.** Permits shall be required as set forth in Section 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 3304 amended—Explosive Materials Storage and Handling.**

International Fire Code section 3304.1 is amended to read as follows:

**3304.1 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 3401 amended—Flammable and Combustible Liquids.**

International Fire Code sections 3401.4 is amended to read as follows:

**3401.4 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 105.6 and 105.7. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.

**14.32.200 Section 3804 amended—Location of LP-Gas Containers.**

**3804.2 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 for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) ~~(see Section 3 of the Sample Ordinance for Adoption of the *International Fire Code* on page xiii).~~

**Exception:** ~~In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to~~

~~buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.~~

#### **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.

#### **14.32.220 Appendix B amended—Fire Flow Requirements for Buildings.**

International Fire Code Appendix B sections B102.1, B103.1, B103.2, B104.2, B105.1, B105.2 and Table B105.1 are amended; and sections B105.2.1, B105.2.2 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 (m<sup>2</sup>), 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 are installed in accordance with nationally recognized standards and connected to a water supply capable of providing the required density for the most remote four (4) 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.

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

**B103.1 Decreases.** Not adopted. ~~The fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.~~

**B103.2 Increases.** Not adopted. ~~The fire chief is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.~~

**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. The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5m<sup>2</sup>) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Table B105.1.~~

**Exception:** ~~A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.~~

**B105.2 Buildings other than one- and two-family dwellings.** ~~The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1~~ Where sprinkler



systems are substituted for a reduction in construction type, the reduced occupancy type shall be used to determine fire flow.

**Exceptions:**

~~A reduction in required fire flow of up to 75 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. The resulting fire flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.~~

1. Buildings which require 500 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 50 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 1500 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 2,000 gallons per minute or less, for two hours for flows greater than 2,000 gallons per minute, and for three hours for flows greater than 3000 gallons per minute.

Exception: Buildings that do not exceed the square footage at the 500 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 250 gallons per minute.

**TABLE B105.1 replaced entirely  
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS**

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

6,200	UNLIMITED	UNLIMITED	125,500	90,600	55,700
6,500	UNLIMITED	UNLIMITED	135,500	97,900	60,200
6,750	UNLIMITED	UNLIMITED	145,800	106,800	64,800
7,000	UNLIMITED	UNLIMITED	156,700	113,200	69,600
7,250	UNLIMITED	UNLIMITED	167,900	121,300	74,600
7,500	UNLIMITED	UNLIMITED	179,400	129,600	79,800
7,750	UNLIMITED	UNLIMITED	191,400	138,300	85,100
8,000	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED

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

PERCENTAGE OF BASE FIRE FLOW CREDITS:	OCCUPANCY GROUPS
-25%	S-2, I-1, I-2, I-3, R-1, R-2
-20%	E, Daycare, A-1, A-2, A-3, A-4
-15%	E, I-4
-10%	A-2, A-5, B, R-4
<b>SURCHARGES:</b>	
10%	S-1, M-FUEL DISPENSING
15%	H-4, S-1 AIRCRAFT REPAIR, VEHICLE REPAIR
20%	H-3
25%	H-1, H-2, H-5

**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 shall be provided in accordance with this appendix for the protection of buildings, or portions of building hereafter constructed. 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 shall be provided, they shall be located~~ Where fire hydrants shall be ~~are~~ required provided, they shall be located along required fire apparatus access roads ~~and~~ or adjacent public streets.

**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. ~~The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.~~

**C105.1 Hydrant spacing.** The average location and spacing between fire hydrants shall ~~not exceed that~~ 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 40 feet from the building or structure protected.~~

**Exception:** ~~The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.~~

~~Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.~~

## 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.**

The combined board of appeals for Title 14 of the Thurston County Building Code is established. This board shall serve as the board of appeals for Thurston County under International Building Code (IBC) Section 113~~2~~, International Residential Code (IRC) Section R112, International Existing Building Code (IEBC) Section 112, International Fire Code (IFC) Section 108~~4~~~~2~~, Uniform Plumbing Code (UPC) Section 102.4~~2~~, International Mechanical Code (IMC) Section 109, Thurston County Code 14.38.060 (Development in Flood Hazard Areas) and International Fuel Gas Code (IFGC) Section 109, as set forth in this chapter.

#### **14.33.015 Administration.**

This chapter shall be administered by the ~~development services~~ Resource Stewardship ~~d~~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 ~~such board~~ 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, 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, 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, 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.

In addition, the board of appeals does not have authority to waive any requirement of the IEBC, 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 ~~development services~~ 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 ~~one hundred dollar~~



fee as set forth in the Resource Stewardship fee schedule. ~~This fee shall be refunded to those prevailing in their appeal.~~

- 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 ~~development services~~ 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 ~~development services~~ 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 ~~development services~~ 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 ~~development services d~~Resource Stewardship Department on forms prescribed by the department and by paying an appeal fee as set forth in the Resource Stewardship fee schedule of one hundred dollars. ~~This fee shall be refunded to those prevailing in their appeal.~~

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 "~~development services d~~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 CODE

#### Sections:

**14.34.010 Adoption.**

**14.34.020 Section 1140 amended—Enforcement.**

#### **14.34.010 - Adoption.**

- A. That portion of the State Building Code known as the Washington State Energy 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 51-11 WAC, and as amended in this chapter, except to the extent prohibited by Chapter 19.27 RCW, is adopted as the Energy Code for Thurston County.
- B. Any reference to the Washington State Energy Code or the Energy Code shall be considered a reference to the Washington State Energy 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 Washington State Energy Code (WSEC) 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. For example, if the County provided that it was amending Washington State Energy Code section 101.3.1, it would only be amending the paragraph denoted as 101.3.1. The County would not be amending sections 101.3.1.1, 101.3.1.2, 101.3.1.3 or 101.3.1.4; those sections would not be considered repealed or amended and would remain as provided in the WSEC.
- D. The Washington State Energy Code shall be administered in Thurston County by the Resource Stewardship Department.

#### **14.34.020 Section 1140 amended—Enforcement.**

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 fee schedule adopted by the jurisdiction~~ in the Resource Stewardship fee schedule.

**Chapter 14.35 — Washington State Ventilation and Indoor Air Quality  
Code – Repealed**

**Chapter 14.36 — Washington State Historic Building Code — Repealed**



## Chapter 14.37

### APPENDIX J

#### GRADING

##### Sections:

- 14.37.010 International Building Code, Appendix J—Administration.
- 14.37.020 Section J102 amended—Definitions.
- 14.37.030 Section J103 amended—Permit required.
- 14.37.040 Section J104 amended—Permit application and submittals.
- 14.37.050 Section J105 amended—Inspections.
- 14.37.060 Section J107 amended—Fills.

##### 14.37.010 International Building Code, Appendix J—Administration.

International Building Code, Appendix J shall be known as and entitled: Appendix J Grading. Appendix J Grading shall be administered by the Public Works Engineering Services Development Review Unit.

##### 14.37.020 Section J102 amended—Definitions.

International Building Code section J102.1 Definitions is amended by adding the following definitions:

**BEST MANAGEMENT PRACTICES.** The schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices, that when used singly or in combination, prevent or reduce the impacts to the project site, critical areas and adjoining properties.

**CRITICAL AREA.** Critical Areas are as defined by chapter 17.15 Thurston County Code.

**EARTH MATERIAL.** Any rock, natural soil or fill or any combination thereof.

**RECORD DRAWINGS.** Engineering plans for the proposal, including revisions reflecting any and all changes to the plans which occurred during construction.

**REGISTERED DESIGN PROFESSIONAL.** A civil engineer or geologist licensed to practice in the State of Washington.

##### 14.37.030 Section J103 amended—Permits required.

International Building Code sections J103.1 and J103.2 are amended to read as follows; and new section J103.3 is added to read as

follows:

**J103.1 Permits required.** Except as exempted in Section J103.2, no grading shall be performed without first having obtained a grading permit therefor from the ~~building official~~ County engineer. A separate permit shall be obtained for each site, and may cover both excavations and fills. A grading permit does not include the construction of retaining walls or other structures. Clearing land in preparation for grading is covered under the Thurston County Drainage and Erosion Control manual.

**J103.2 Exemptions.** A grading *permit* shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.
8. Commercial agriculture practices involving working the land for production are generally exempt provided that critical areas are not significantly affected. However, the conversion from timberland to agriculture is not exempt.
9. Maintenance work within public rights of way by local municipalities, and County, State, and Federal entities, provided that Best Management Practices are used.
10. Work that involves less than 50 cubic yards of excavation or fill provided that critical areas and neighboring properties are not affected and Best Management Practices are used.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**J103.3 Securities.** Under certain circumstances or as required by other County codes, securities may be required by the County engineer or designee to guarantee the completion, performance of, maintenance of or to correct permitted work. The amount and duration of the security shall be determined by the County engineer or designee and shall cover the County's cost to complete the improvements or correct deficiencies. The County may request a Project Engineer's Estimate or contractors bid document of the project costs to use in establishing the amount of security. Types of securities include but are not limited to cash deposits, assignment of savings account, irrevocable standby letters of credit and bonds. The County engineer or designee, upon satisfactory completion of the required work and satisfaction of any previously specified stipulations relating to the work being performed, shall release the financial security. The applicant shall notify the County Engineer or designee promptly upon completion of all required improvements. The County engineer or designee shall give notice of approval or disapproval of installation within a reasonable time after receiving notice of completion.

**14.37.040 Section J104 amended—Permit application and submittals.**

International Building Code sections J104.3 and J104.4 are amended to read as follows; and new section J104.5 is added to read as follows:

**J104.3 Soils Report. ~~Geotechnical Report.~~** A geotechnical soils report prepared by a registered design professional shall be provided for permits where excavation and fill quantities are equal to or exceed 5000 cubic yards, when required by the Thurston County Code or as required by the County engineer or designee. The report shall contain at least the following:

1. The nature and distribution of existing site conditions and local soils;
2. Conclusions and recommendations for grading procedures;
3. Soil design criteria for any structures or embankments required to accomplish the proposed grading; ~~and~~
4. Where necessary, slope stability studies, and recommendations and conclusions regarding site geology;
5. Liquefaction potential; and
7. Construction inspection procedures.

**J104.4 Drainage & Erosion Control Plans & Report.** A drainage and erosion control plan and report is required. Submittal requirements and design standards are contained in the current Thurston County Drainage Design & Erosion Control Manual. ~~**Liquefaction study.** For sites with mapped maximum considered earthquake spectral response accelerations at short periods (Ss) greater than 0.5g as determined by Section 1613, a study of the liquefaction potential of the site shall be provided, and the recommendations incorporated in the plans.~~ **Exception:** A liquefaction study is not required where the building official determines from established local data that the liquefaction potential is low.

**J104.5 Environmental Considerations.** Unless exempt from a grading permit under section J103 or exempt under chapter 17.15 Thurston County Code (Critical Areas), land development projects, including clearing and grading activities, must have a State Environmental Policy Act (SEPA) checklist completed by the applicant. Permits, project acceptance, and/or approvals shall not be issued until an environmental determination has been issued and the SEPA appeal period has passed.

**14.37.050 Section J105 amended—Inspections.**

International Building Code section J105.2 is amended to read as follows; and new sections J105.3, J105.4 and J105.5 are added to read as follows:

**J105.2 Special inspections.** The special inspection requirements of Section 1704.7 shall apply to work performed under a grading permit where required by the building official County engineer or designee.

**J105.3 Certifications.** The County engineer or designee may require the applicant to obtain certification from a Registered Design Professional to document and certify an inspection at any time during the construction process.

**J105.4 Materials Sampling and Testing.** Materials sampling and testing shall be by the applicant at a frequency and magnitude to be determined by the County engineer or designee. A private testing laboratory shall perform testing and sampling. Certified test reports shall be furnished for all tests performed by private testing laboratories.

**J105.5 Notification of Completion.** The applicant shall notify the County engineer or designee when the grading operation is ready for final inspection.

**14.37.060 Section J107 amended—Fills.**

International Building Code section J107.4 is amended to read as follows:

**J107.4 Fill Material.** Fill material shall not include organic, frozen or other deleterious materials. Except as permitted by the County engineer or designee, No rock or similar irreducible material with maximum dimensions greater than 12 inches (305 mm) in any dimension shall be included buried or placed in fills.

**Exception:** The County engineer or designee may permit placement of larger rock when the soils report properly devises a method of placement, and the inspector certifies fill stability during placement. The inspection shall be performed by a registered design professional. The following conditions shall also apply to oversize material:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
2. Rock sizes greater than 12 inches (305 mm) in maximum dimensions shall be 10 feet (3048 mm) or more below grade, measured vertically.
3. Rocks shall be placed to assure filling of all voids with well-graded soil.

Prohibited Fill Materials. Materials not defined as earth material under J102 of this Appendix shall not be permitted in fills. These prohibited materials include, but are not limited to, concrete greater than 12 inches (305 mm) in maximum dimensions, asphalt, kitchen appliances, plastic materials, automotive parts, roofing material, tree stumps, wood debris and machinery of any kind.

## Chapter 14.38

### DEVELOPMENT IN FLOOD HAZARD AREAS

#### Sections:

- 14.38.010 Intent and purpose.
- 14.38.020 Definitions.
- 14.38.030 General provisions.
- 14.38.040 Administration.
- 14.38.050 Standards.
- 14.38.060 Appeals and variances.
- 14.38.070 Violations.
- 14.38.080 Performance bonds.
- 14.38.090 Map correction procedures.
- 14.38.100 Severability.

#### 14.38.010 Intent and purpose.

It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize losses due to flood conditions by establishment of minimum standards for sites within flood areas or sites that will affect identified flood hazard areas as follows: ~~in specific areas by provisions which will:~~

1. Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of initial construction;
2. Restrict or prohibit uses which are dangerous to human health, safety or property in times of flood, or cause increased flood heights or velocities;
3. Control filling, grading, dredging and other development which may increase flood damage;
4. Control the alteration of natural floodplains, stream channels and natural protective barriers which help accommodate or channel floodwaters;
5. Alert individuals to lands which are in areas of special flood hazard.

#### 14.38.020 Definitions.

1. "Appeal" means a request for a review of the building official's interpretation of any provision of this chapter or a request for a variance.
2. "Area of shallow flooding" means a designated AO or AH Zone on the

Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized by sheet flow and AH indicates ponding.

3. "Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letters A or V.

4. "Basement" means any area of the building having its floor subgrade below ground level on all sides.

5. "BFE " means the base flood elevation as indicated on any of the following:

- a) Thurston County Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (FEMA), supplemented by the current The Flood Insurance Study for Thurston County including any amendments which may hereafter be made by the FEMA, the State of Washington, or Thurston County; or
- b) The Thurston County High Ground Water Flood Hazard Area Resource Map on file with the Resource Stewardship Department or recognized by a detailed Thurston County groundwater study; or
- c) The highest known recorded flood elevation.

If there are more than one base elevation listed, the County shall utilize whichever elevation is greater.

~~4.6.~~ "Breakaway wall" means a wall that is not a part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

~~5.7.~~ "Coastal high hazard area" means the area subject to high velocity waters, including but not limited to, storm surge or tsunamis. The area is designated on the FIRM as Zone V1-V30, VE or V.

~~6.8.~~ "Critical facility" means a facility for which even a slight chance of flooding would be too great. Critical facilities include but are not limited to schools, hospitals, police, fire and emergency response installations, nursing homes, installations which produce, use, or store hazardous materials or hazardous waste.

~~7. 9.~~ "Designated floodway" means the regulatory floodway which has been delineated on the Flood Insurance Rate Map (FIRM) or the flood boundary-floodway map (FBFM) of a community's Flood Insurance Study and is

included in the community's flood damage prevention ordinance.

~~8.~~10. "Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

11. "Finished floor" means the top of the next higher floor above the lowest floor. For the purposes of the National Flood Insurance Program Elevation Certificate, the finished floor shall equal the top of the next higher floor as depicted on the Flood Elevation Certificate.

~~9.~~12. "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters; and/or
- b. The unusual and rapid accumulating of runoff of surface waters from any source.

13. "Flood susceptible materials" include, but are not limited to, electrical, heating, ventilation, plumbing, insulation, air-conditioning or other system that may be subjected to flood water.

~~40.~~14. "Flood Insurance Rate Map (FIRM) or (DFIRM)" means the official map or digital map on which the ~~FEMA~~Federal Insurance Administration has delineated both the areas of special hazards and the risk premium zones applicable to the community.

~~44.~~15. "Flood Insurance Study" means the official report provided by the ~~FEMA~~Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

~~42.~~16. "Flood protection elevation" means ~~one~~ two foot above the base flood elevation.

~~43.~~17. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

18. "High Ground Water Hazard (HGW)" means those areas that are subject to flood inundation from subsurface waters that result from a fluctuation of the groundwater table. HGW areas are defined by Thurston County on the Thurston County High Ground Water Flood Hazard Area Resource Map or are delineated on a detailed Thurston County groundwater study.

19. "Historic Structure" means any structure that is:

- a) Listed individually in the National Register of Historic Places, or
- b) Certified or preliminarily determined by the Secretary of the Interior as a historic structure, or



- c) Individually listed on a state inventory of historic places, or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs.

20. "LOMA" means FEMA Letter of Map Amendment.

21. "LOMR" means FEMA Letter of Map Revision.

44-22. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter found at Section 14.38.050(B)(1)(a) of the Thurston County Code.

45-23. "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

46-24. "Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

47-25. "New construction" means structures for which the "start of construction" commenced on or after the effective date of the ordinance codified in this chapter.

26. "Non-residential" means buildings or structures not covered under the International Residential Code as a dwelling unit.

48-27. "Person" means an individual, partnership, corporation, association, organization, cooperative, public or municipal corporation, or any agency of the state or local governmental unit however designated.

28. "Post-construction elevation certificate" means an elevation certificate identifying the elevation of the constructed lowest floor level.

29. Repetitive Loss. A structure having suffered two insured or uninsured flood damaged losses within the latest ten year period where the cost of repairing the flood damage, on the average, equals or exceeded 25% of the structure market value at the time of each flood.

49-30. "Special flood hazard area" means an area subject to a base of one-hundred year flood; areas of special flood hazard are shown on a flood

hazard boundary map or Flood Insurance Rate Map as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V or High Ground Water Flood Hazard Areas Resource Map on file with the ~~Development Services~~ Resource Stewardship Department or the highest known recorded flood elevation.

31."SFHA" means Special Flood Hazard Area.

~~20.~~32. "Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

~~24.~~33. "Structure" means a walled and roofed building including a gas or liquid storage tank that is principally above ground and manufactured structures.

~~22.~~34. "Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either:

(a) Before the improvement or repair is started; or

(b) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimension of the structure.

The term does not, however, include either:

~~(a)~~1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or

~~(b)~~2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of National Historic Places.

~~23.~~35. "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be

prohibited by this chapter.

24.36. "Water dependent" means a water dependent structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

#### **14.38.030 General provisions.**

A. Applicability. This chapter shall apply to all areas of special flood hazard within Thurston County as identified on Flood Insurance Rate Maps prepared by the ~~FEMA Federal Insurance Administration~~, supplemented by a scientific and engineering report entitled "The Flood Insurance Study for Thurston County," dated November 17, 1980, and any amendments which may hereafter be made by the ~~FEMA Federal Insurance Administration~~, and including the Thurston County High Ground Water Flood Hazard Areas Resource Map ~~on file with the Development Services Department~~. The maps and report are on file at the Thurston County ~~development services~~ Resource Stewardship ~~d~~Department.

B. Interpretation. In the interpretation and application of this chapter, the provisions shall be considered as minimum requirements. Its provisions shall be applied in addition to and as a supplement to provisions of the subdivision and zoning ordinances, the Shoreline Master Program and, excepting R106.1.3, as a direct replacement for the flood protection provisions of the International ~~Construction~~ Residential Code. This chapter is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions, however, where this ordinance and another ordinance, easement, covenant or deed restrictions conflict or overlap, whichever imposes the more stringent requirements shall prevail.

C. Compliance. Existing structures which have experienced repetitive loss ~~No and new structure(s) or land shall hereafter be constructed, located, extended, converted, or altered without full~~ shall ~~compliance~~ with the terms of this chapter and other applicable regulations.

D. Warning and Disclaimer of Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the area of special flood hazards or usages permitted within such areas will not be subject to flooding or flood damage. This chapter shall not create liability on the part of Thurston County, any officer or employee thereof, or the ~~FEMA Federal Insurance Administration~~, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

#### **14.38.040 - Administration.**

A. Administrative Official. It shall be the duty of the building official to

administer and implement this chapter.

#### B. Approval Process.

1. A permit shall be obtained from the building official before construction or development begins within any area of special flood hazard as established in Section 14.38.030(A). The permit shall be for all structures including manufactured homes, as set forth in Section 14.38.020, and for all development including fill and other activities, also as set forth in Section 14.38.020.

2. When application for permit under ~~the Thurston County Building Code~~ Title 14 Building and Construction or other county ordinance is made to the county for construction or development in flood hazard areas, the building official shall require supplementary information which may be needed to review the proposal under the provisions of this chapter. This supplementary information shall be furnished on forms provided by the county, and shall include any supplementary information which the building official may require to review the proposed construction or development.

3. If the proposed construction or development requires no other permit, an application must be made for permit approval under the provisions of this chapter. Permit approval must be granted by the building official before any work can be performed in the flood hazard area.

4. The approval period for any permit granted under provisions of this chapter runs concurrent with other permit approvals which are applicable for the project. If permit approval is granted only under the provisions of this chapter, the approval shall expire one year from the date of issuance. Upon showing of good cause, such approval may be extended by the building official for one six-month period. Approved plans shall not be amended without authorization of the building official. The permit may be suspended or revoked by the building official because of incorrect information supplied or any violation of the provisions of this chapter.

#### C. Application Information.

1. Application shall be made on forms furnished by the county and may include, but not be limited to: site plans in duplicate drawn to scale specified by the county showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials and drainage facilities.

2. A professional engineer or registered surveyor may be required to document site elevations or other information.

3. The following information is required on all applications:

a. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;

- b. Elevation in relation to mean sea level to which any structure has been floodproofed;
- c. Certification by a registered professional engineer or architect that the floodproofing criteria in Section 14.38.050(B) has been met;
- d. Description of the extent to which any water course will be altered or relocated as a result of proposed development.

4. The building official may require that certain tests and other analytical studies be made prior to approval of construction or development proposals. The developer shall pay for or reimburse the county for the costs incurred in the conduct of such tests or studies and for the costs incurred by the county to engage technical consultants for review and interpretation of data and findings submitted by or on behalf of the developer.

#### D. Duties and Responsibilities of the Building Official.

##### 1. Permit Review.

- a. Review all permit applications, conferring with the county engineer, environmental review officer, and other county personnel as may be appropriate, to determine that the requirements of this chapter have been satisfied;
- b. Review all permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.

2. Use of Other Base Flood Data. When base flood elevation data has not been provided by the ~~FEMA~~Federal Insurance Administration as noted in Section 14.38.030(A), the building official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in order to administer Section 14.38.050.

3. Interpretation of Flood Insurance Rate Map Boundaries. Where elevation data is not available, applications for floodplain management/flood control zone permits shall be reviewed to assure that the proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Other authoritative data on elevations may be used if available as criteria for floodproofing or elevating. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 14.38.060.

4. Alteration of Watercourses—Notification.
  - a. Notify adjacent communities and the State Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the FEMA Federal Insurance Administration;
  - b. Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.
5. Information to be Obtained and Maintained—Other Reports.
  - a. Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 14.38.040(D)(2), obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
  - b. For all new substantially improved floodproofed structures:
    - (i) verify and record the actual elevation (in relation to mean sea level); and
    - (ii) maintain the floodproofing certifications required in the project applications.
  - c. Maintain for public inspection all records pertaining to the provisions of this chapter.

#### **14.38.050 - Standards.**

- A. In all areas of special flood hazard, the following standards are required:
  1. Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure. ~~If a structure is elevated on fill to or above one foot above the base flood level, the anchoring requirement is satisfied.~~
  2. Construction Materials and Methods.
    - a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
    - b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
    - c. Electrical, heating, ventilation, plumbing, and air-conditioning equipment or other service facilities shall be designed and/or otherwise elevated or located so as to

prevent water from entering or accumulating within the components during conditions of flooding.

3. Utilities.

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

4. Subdivision Proposals.

a. All subdivision proposals shall be consistent with the need to minimize flood damage.

b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

d. Base flood elevation data shall be provided for all subdivision proposals.

5. Fill.

a. Any fill or materials proposed to be deposited must be shown to have a beneficial purpose and the amount thereof not greater than is necessary to achieve that purpose, as demonstrated by a plan submitted by the owner showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials.

b. Such fill or other materials shall be protected against erosions by rip rap, vegetative cover or bulkheading.

c. Structure may be allowed to be constructed on fill meeting the requirements of Appendix J of the International Building Code. The fill shall be at a point no lower than one foot above the base flood elevation at least fifteen feet beyond the limits of any structure or building erected thereon.

d. No fill may be allowed which acting alone or in concert with other conditions may increase flood hazards to other

property.

6. Review of Building Permits. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historic data, high-water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

B. In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 14.38.030(A) or Section 14.38.040(D)(2) the following provisions are required:

1. Residential Construction.

a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated two feet above the base flood elevation, or the highest known recorded flood elevation, whichever is greater.

b. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

ii. The bottom of all openings shall be no higher than one foot above grade.

iii. Openings may be equipped with screens, louvers, or other coverings or devices; provided that, they permit the automatic entry and exit of floodwaters.

2. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of two feet above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

a. Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;



- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 14.38.040(C)(2).
- d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 14.38.050(B)(1).
- e. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).
- f. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the base floodplain. Construction of new critical facilities shall be permissible within the base floodplain if no feasible alternative site is available. Critical facilities constructed within the base floodplain shall have the lowest floor elevated to three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base floodplain shall be provided to all critical facilities to the extent possible.

3. Manufactured Homes. All manufactured homes to be placed or substantially improved within zones A1-30, AH, AE and high ground water flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is two feet above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the following provisions:

- a. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than fifty feet long requiring one additional tie per side;

- b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than fifty feet long requiring four additional ties per side;
- c. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and
- d. Any additions to the mobile home be similarly anchored.

C. Encroachments. The cumulative effect of any proposed development, when combined with all other existing and anticipated developments, shall not increase the water surface elevation of the base flood more than one foot at any point.

D. Standards for Shallow Flooding Areas (AO zones). Shallow flooding areas appear on FIRM's as AO zones with depth designation. The base flood depths in these zones range from one to three feet where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

1. New construction and substantial improvements of residential structures within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to one foot above the depth number specified on the FIRM (at least two feet if no depth number is specified).
2. New construction and substantial improvements of nonresidential structures within AO zones shall either:
  - a. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to one foot above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
  - b. Together with attendant utility and sanitary facilities, be completely floodproofed to one foot above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components that have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyance. If this method is used, compliance shall be certified by a registered professional engineer or architect as in Section 14.38.050.
3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

E. Coastal High Hazard Areas. Located within areas of special flood hazard

established in Section 14.38.030 are coastal high hazard areas, designed as Zones V1-V30, VE and/or V. Coastal high hazard areas have special flood hazards associated with high velocity waters from tidal surges and, therefore, in addition to meeting all provisions in this chapter, the following provisions shall also apply:

1. All new construction and substantial improvements in Zones V1-30 and VE (V is base flood elevation data is available) shall be elevated on pilings and columns so that:
  - a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and
  - b. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (one-hundred-year means recurrence interval).

A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (E)(1)(a) and (E)(1)(b) of this section.

2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluded pilings and columns) of all new and substantially improved structures in Zones V1-30 and VE, and whether or not such structures contain a basement. The local administrator shall maintain a record of all such information.
3. All new construction shall be located landward of the reach of mean high tide or the primary dune if an active dune system is associated with the V Zone.
4. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water load without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten and not more than twenty pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of twenty pounds per

square foot may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

- a. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
  - b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (one-hundred-year mean recurrence interval).
5. If breakaway walls are utilized, such enclosed space shall be usable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation;
  6. Prohibit the use of fill for structural support of buildings;
  7. Prohibit any manmade alteration of sand dunes in a designed V Zone which would increase potential flood damage.

F. Floodways. In areas designated as floodways, the following additional standards are required:

1. The construction or reconstruction of residential structures is prohibited, except for:
  - a. Repairs, reconstruction or improvements to a structure which do not increase the ground floor area; and
  - b. Repairs, reconstruction or improvements to a structure the cost of which does not exceed fifty percent of the market value of the structure either:
    - i. Before the repair, reconstruction or repair is started, or
    - ii. If the structure has been damaged, and is being restored, before the damage occurred;Work done on structures to comply with existing health, sanitary or safety codes or to structures identified as historic places shall not be included in the fifty percent determination.
2. Prohibit encroachments, including fill, new construction, substantial improvements and other development unless a study by a licensed engineer demonstrates that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
3. New construction, and substantial improvements, shall comply with all applicable flood hazard reduction provisions in subsection A of this

section.

4. Because of the hazardous location, developments in floodways shall be limited to recreation vehicles that can be moved by means of automobile, pickup truck or self-propulsion and must meet the following:

a. Recreational vehicles parked in the floodway shall not be left unattended for periods in excess of twenty-four hours during the normal flood season (November 15th through March 15th each year);

b. Travel trailers parked in the campsite shall be limited to thirty-five feet or less in length, and the wheels and tongue shall remain attached in place for ease and rapidity of evacuation.

G. Special Flood Hazard Areas Without Designated Floodways. When a regulatory floodway for a stream has not been designated, applicants for new construction and substantial improvements shall reasonably utilize the best available information from a federal, state, or other sources to consider the cumulative effect of existing, proposed, and anticipated future development and shall demonstrate that the increase in the water surface elevation of the base flood will not be more than one foot at any point.

#### **14.38.060 Appeals and variances.**

A. Appeal Board.

1. Any person or persons aggrieved by any action of the building official may, within ten working days of such action, file notice of appeal or request variances as follows (except variances cannot be granted in floodways):
  - a. Appeals relating to technical structural requirements in connection with floodproofing structures shall be filed with the building code appeals board;
  - b. All other appeals or variances shall be filed with the hearing examiner.
2. Those aggrieved by the decision of the building code appeals board may appeal such decision to superior court or other court of competent jurisdiction. Those aggrieved by the decision of the hearing examiner may appeal such decision to the board of Thurston County commissioners pursuant to Chapter 2.06.
3. In passing upon such applications, the building code appeals board or hearing examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
  - a. The danger that materials may be swept onto other lands to the injury of others;

- b. The danger to life and property due to flooding or erosion damage;
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity of the facility of a waterfront location, where applicable;
- f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- g. The compatibility of the proposed use to the comprehensive plan and floodplain management program of that area;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- k. The costs of providing public services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

4. Upon consideration of the factors of subsection (A)(3) of this section and the purposes of this chapter, the building code appeals board or hearings examiner may attach such conditions to the granting of appeals or variances as it deems necessary to further the purposes of this chapter.

5. The building official shall maintain the records of all appeal actions, including technical information and report any variances to the ~~FEMA~~Federal Insurance Administration upon request.

#### B. Conditions for Variances.

1. Generally, the only condition under which a variance from the elevation standard may be issued is for ~~new construction and~~

~~substantial improvements~~ for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (a) through (k) in subsection (A)(3) of this section have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.

2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to procedures set forth in the remainder of this section.

3. Variances shall not be issued within a designated floodway.

4. Variances shall only be issued upon:

a. A showing of good and sufficient cause;

b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;

c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create fraud on or victimization of the public or conflict with existing local laws or ordinances.

d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

5. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevation should be quite rare.

6. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Section 14.38.060(B)(1), and otherwise complies with Sections 14.38.050(A)(1) and (2).

7. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **14.38.070 - Violations.**

1. Violation of the provisions of this chapter or failure to comply with any of the requirements shall constitute a misdemeanor and shall be punishable by a fine of not more than one thousand dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment. Each day such violation continues shall be considered a separate, distinct offense.

2. Any person who commits, participates in, assists, or maintains such violation may be found guilty of a separate offense and suffer the penalties set forth in subsection 1 of this section.

3. In addition to the penalties set forth in subsections 1 and 2 of this section, any violation of the provisions of this chapter is declared to be a public nuisance and may be abated through proceedings for injunctive or other relief in superior court or other court of competent jurisdiction.

#### **14.38.080 - Performance bonds.**

1. The building official may require bonds in such form and amounts as may be deemed necessary to assure that the work shall be completed in accordance with approvals under the ordinance codified in this chapter. Bonds, if required, shall be furnished by the property owner, or other person or agent in control of the property.

2. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond. The amount of such bond shall not exceed the estimated cost of the work planned.

#### **14.38.090 - Map correction procedures.**

The procedures for map correction as provided in federal regulations Section 70 CFR, of the National Flood Insurance Program are hereby adopted by reference.

#### **14.38.100 - Severability.**

If any section, paragraph, sub-section, clause or phrase of the ordinance codified in this chapter is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of the ordinance codified in this chapter.



**Chapter 14.40 — Construction in Mudslide Hazard Areas – Repealed**

**Chapter 14.42 — Residential Additions, Alterations or Repairs  
Replaces IRC Appendix J — Repealed**

## Chapter 14.44

### MOBILE AND MANUFACTURED HOMES\*

#### Sections:

14.44.010 Definitions.

14.44.020 Applicability.

14.44.030 Installation permits.

14.44.040~~35~~ Permit duration.

14.44.050 Use of manufactured or mobile homes for nonresidential purposes.

14.44.060 Temporary use.

14.44.070 ~~Penalty for violations~~Title elimination.

\*Prior ordinance history: Ords. 5019, 5106, 6457, 7081.

#### 14.44.010 Definitions.

As used in this chapter:

"Fascia" means a type of wainscoting which encloses the lower part of the manufactured or mobile home, covering wheels and undercarriage.

"Footer" means that portion of the support system that transmits loads directly to the soil.

"Ground set" means the installation of a manufactured or mobile home with crawlspace elevation three inches or more below elevation of exterior finish grade.

"Main frame" means the structural component on which is mounted the body of the manufactured or mobile home.

"Manufactured home" means a single-family dwelling built according to the Department of Housing and Urban Development (HUD) Manufactured home Construction and Safety Standards Act, which is a national, preemptive building code.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD Code, that were acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. WAC 296-150M. transportable dwelling unit, designed and suitable for permanent occupancy, and containing plumbing, waste disposal and electrical systems similar to conventional homes. This includes mobile/manufactured housing.

"Pier" means that portion of the support system between the footer and the manufactured or mobile home, exclusive of caps and shims.

"Recreational vehicle" means a vehicular, portable structure built on a chassis and designed to be used for temporary occupancy for travel, recreation or vacation use, being of any weight, but with a length not exceeding forty feet and a width not exceeding eight feet.

"Support system" means a combination of footers, piers, caps, and shims that will, when properly installed, support the manufactured or mobile home.

#### **14.44.020      Applicability.**

- A. The following sections of Chapter 296-150M, Washington Administrative Code (WAC), as now or hereafter amended, are incorporated by reference in this chapter: 0010, 0020, 0600, 0610, 0620, 0630, 0640, 0650, 0660, 0670, 0700, 0710, 0720 and 0730.
- B. All manufactured or mobile homes installed in Thurston County before June 1, 1983, which do not comply with the requirements set forth in this chapter are deemed to be nonconforming. Nonconforming manufactured or mobile homes will be allowed to remain at their existing locations without complying with the provisions of this chapter. Each person proposing to move a manufactured or mobile home, including a nonconforming manufactured or mobile home, to another location, including a location on the same site if site footing locations will be different than the original location, must first obtain a permit from the ~~development services~~ Resource Stewardship ~~d~~Department as required by this chapter. All such manufactured or mobile homes shall be made to comply with all requirements of this chapter prior to their establishment or use on the new site.

#### **14.44.030      Installation permits.**

A. The owner or the installer of a manufactured or mobile home must obtain an installation permit from the ~~development services~~ Resource Stewardship ~~d~~Department before installing a manufactured or mobile home that will be used as a residence on a building site, or for nonresidential purposes pursuant to Section 14.44.050.

1. A dealer may not deliver a manufactured or mobile home until the owner or installer has obtained an installation permit for the manufactured or mobile home. An applicable form for an installation permit shall be obtained from the ~~development services~~ Resource Stewardship ~~d~~Department. The application will not be deemed submitted unless all the information prescribed on the form is provided, including:

- a. The personal property tax number for the manufactured or mobile home; and
- b. The real property tax parcel number for the property upon which the manufactured or mobile home will be located.

2. The applicant shall provide the permit fee upon obtaining an installation permit. Permit fees shall be prescribed in the permit fee schedule and shall offset expenditures necessary to fund the related operation of the building and fire safety division.

3. Mobile homes which do not meet the applicable HUD manufactured housing standards of June 15, 1976 must pass a fire safety inspection performed by the Washington State Department of Labor and Industries ~~Mobile home~~ Factory-Assembled Structures Division before an installation permit will be issued. ~~The applicant shall also include written certification from the Thurston County environmental health division, and development review division of roads and transportation department that applicable requirements of these departments have been met.~~

34. Resource Use Notice.

a. A manufactured or mobile home installation permit 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 A34b of this section has been signed by the property owner and recorded against the property with the county auditor.

b. 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 restricted. 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.

c. The resource use notice shall be provided in a form and content prescribed by the ~~development services~~ Resource Stewardship director.

B. Smoke Detectors. All manufactured or mobile homes shall have or be provided with an approved smoke detector, conforming to and located as prescribed in the International Building Residential Code section R314 Standard No. 43-6. ~~The detector shall be mounted on or near the ceiling at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes.~~ Detectors not factory installed may be either self-contained or plug-in types so that no alteration of the manufactured or

mobile home is required for their installation.

**14.44.04035 Permits duration.**

~~Installation p~~Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Residential Code, chapter 14.18 TCC, for fees, application, issuance, extensions, expiration and violations. ~~shall expire by limitation and become null and void if the installation authorized by such permit is not commenced within one hundred eighty days from the date of such permit, or if the installation authorized by such permit is suspended or abandoned at any time after the installation is commenced for a period of one hundred eighty days. Before installation can be recommenced, a new permit shall be first obtained and the fee shall be one-half the amount required for a new permit, provided no changes have been made or will be made in the original installation plans and specifications; and provided further, that such suspension or abandonment has not exceeded one year.~~

~~Any permittee holding an unexpired permit may apply for a extension of the time within which he may commence installation under that permit when he is unable to commence installation within the time required by this section for good and satisfactory reasons.~~

**14.44.050 Use of manufactured or mobile homes for nonresidential purposes.**

~~A. Except as provided in subsection B of this section, Manufactured or mobile homes shall not be used for nonresidential purposes unless they meet the factory built commercial structures standards prescribed in RCW 43.22.490, as now or hereafter amended.~~

~~B. Mobile homes may be used for qualifying nonresidential purposes without conforming to the factory built commercial structures standards, from the date of issuance of a zoning conditional use permit, limited use permit, or site plan approval until a certificate of occupancy is issued for the permanent building which is intended for the nonresidential use, or until expiration of any applicable period of site plan conditional use or limited use approval, whichever comes first. Qualifying nonresidential purposes are:~~

- ~~1. Group E, Division 2 occupancies for educational uses only, provided the mobile home is located a minimum of forty feet from property lines;~~
- ~~2. Group B occupancies, for office use only, provided the mobile home is located a minimum of twenty feet from property lines.~~

**14.44.060 Temporary use.**

~~A. Applicants who are in the process of building a conventional dwelling may apply for a temporary permit, which shall be subject to renewal, to~~

locate a manufactured or mobile home on the building lot during the course of construction of the dwelling. Such permit shall not be issued until after a building permit for the building has been obtained.

B. Manufactured or Mmobile homes may be used as caretakers' quarters at various job sites, i.e., construction projects, gravel pits and/or dumping operations.

C. Manufactured or Mmobile homes used for temporary uses must have an approved sewage disposal system, water supply and electrical connections, but fascia is not required.

D. An temporary use installation permit may be issued by the ~~development services Resource Stewardship d~~Department for a period not to exceed eighteen months. At the time the temporary permit expires, the manufactured or mobile home and all other appurtenances shall be removed from the property.

E. A fee shall be paid as set forth in the ~~to the county development services department Resource Stewardship fee schedule in an amount prescribed by the approved Thurston County development services fee schedule, as now or hereafter amended.~~

#### **~~14.44.070~~ — ~~Penalty for violations.~~**

~~Any violation of or failure to comply with the provisions of this chapter shall subject the offender, upon conviction thereof, to a fine of not more than three hundred dollars or to imprisonment for not more than ninety days, or both, and each day that such violation or failure to comply exists shall constitute a separate offense.~~

~~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.~~

#### **14.44.070 Title Elimination**

Inspections and administrative review for title elimination are subject to the fees as set forth in the Resource Stewardship fee schedule.

## Chapter 14.45

### MOVED BUILDINGS

#### Sections:

**14.45.010 Permit required.**

**14.45.020 Permit application requirements.**

~~14.45.030 Grounds for denial of permit.~~

~~14.45.040 Utilities disconnection and lot clean-up requirements.~~

~~14.45.050 Installation requirements.~~

~~14.45.060 Violation—Penalties.~~

#### **14.45.010 Permit required.**

It is unlawful for any person, firm, or corporation to move any building or structure onto or from a property located within the unincorporated area of Thurston County without first having obtained a permit from the ~~development services~~ Resource Stewardship dDepartment, and any such movement of any building or structure shall comply with the terms of the permit and the requirements of this chapter. This chapter shall not apply to the movement of mobile or manufactured homes.

#### **14.45.020 ~~Permits~~ application requirements.**

1. Application requirements. No less than three working days in advance of the proposed move of a house or building, the mover shall submit an application for permit to the Thurston County ~~development services~~ Resource Stewardship dDepartment. Prior to filing an application for a permit, the mover shall obtain a pre-move inspection of the building from the ~~development services~~ Resource Stewardship dDepartment, if the building or structure is to be located within Thurston County. The permit application shall include:

- A. Present location, name of property owner and prior use of the building to be moved;
- B. Proposed location, name of property owner and use of the building being moved;
- C. The building permit for the foundation, if the building is to be located within unincorporated Thurston County;
- D. A description of the building to be moved, including the age, length, width, and height of the building;
- E. A copy of the pre-move inspection report, if applicable;
- F. Payment of applicable fees;
- G. Documentation showing compliance with International Residential



Code section R102.7.2.

H. Any other information the building official deems necessary.

2. Permit processing. Permits shall be administered per chapter 14.18 Thurston County Code.

~~**14.45.030 — Grounds for denial of permit.**~~

~~The director of the development services department may deny a permit to move or place a building within unincorporated Thurston County for any of the following reasons:~~

~~A. The director determines that the building is in such condition as to be dangerous, dilapidated, defective or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable damage to or be materially detrimental to the property or improvements in the district within the immediate vicinity of the proposed new location.~~

~~B. Placement of the building or its proposed use would violate the applicable zoning laws or any other provision of law.~~

~~C. The building is, in the judgment of the director, structurally unsound, in a dangerous or deteriorated condition or is infested with pests, vermin, is in an unsanitary condition, or is otherwise unfit for the purpose for which moved.~~

~~D. The director determines that the building is structurally unsound, in a dangerous or deteriorated condition or is otherwise in a condition which presents an undue risk of damage to persons or property.~~

~~**14.45.040 - Utilities disconnection and lot clean-up requirements.**~~

~~Owners of property within unincorporated Thurston County, from which a building is moved under this chapter, shall comply with the following requirements:~~

~~A. Cap the existing side sewer at the property line adjacent to the sewer main servicing such property where the building is being moved. If the property is served by an individual on-site sewage disposal system, the on-site sewage system shall be pumped and backfilled as required by the Thurston County Sanitary Code, Article IV, unless the system is intended to be used for a replacement building for which a building permit has been issued.~~

~~B. Cap existing water service lines at the property line adjacent to the water main servicing such property where the building is being moved unless the water service lines are intended to be used for a replacement building, for which a building permit has been issued.~~

~~C. Cap any wells that were serving the moved building, unless the~~

~~wells are intended to be used for a replacement building, for which a building permit has been issued. If applicable, the well shall be decommissioned and abandoned pursuant to WAC 173-160-415.~~

~~D. All electrical and telephone lines shall be removed, unless such lines are intended to be used for a replacement building for which a building permit has been issued.~~

~~E. Remove the existing foundation, grade the lot and provide proper surface drainage and clean the lot of all solid waste or trash located on the property and debris resulting from the move, unless a replacement building is to be placed on the lot for which a building permit has been issued.~~

~~F. The site from which the building is moved shall be brought into compliance with the requirements of this section within thirty days of the date of removal, unless otherwise specified, in writing, by the director of the development services department.~~

#### ~~14.45.050 – Installation requirements.~~

~~Buildings moved to a location within unincorporated Thurston County shall be installed in compliance with the following requirements:~~

~~A. After completion of the moving of the building, the owner shall proceed to immediately bring the building into compliance with all applicable requirements of the Zoning Code.~~

~~B. The building shall be securely attached to its foundation within thirty days of arrival at the lot, in compliance with the building permit therefore, and the property owner shall obtain an approved inspection thereof by the development services department.~~

~~C. Prior to any occupancy of a moved building and not later than six months after the arrival of the building on the lot, the owner shall complete the tasks listed in this section and obtain a certificate of completion of the following:~~

- ~~1. Provide one egress window in each bedroom with a net clear opening of 5.7 square feet, a minimum net clear opening height of twenty-four inches, width of at least twenty inches and maximum sill height of forty-four inches;~~
- ~~2. Provide smoke detectors in accordance with the approved manufacturer's instructions;~~
- ~~3. Provide a handrail for all stairs with four or more risers;~~
- ~~4. Provide connection to an approved on-site sewage system or sewer system;~~
- ~~5. Pressure test all gas piping;~~
- ~~6. Connect to an approved water source and locate a water shutoff valve outside the foundation;~~
- ~~7. Install contrasting colored house numbers installed and visible~~

- from the street or county road;
8. Eliminate all rot or insect infestation affecting the foundation or attachment thereto;
  9. Assure that the roof and exterior walls are weather resistant;
  10. Provide a landing outside all exterior doors in compliance with the Thurston County building code;
  11. Provide a copy of electrical permits issued by the Department of Labor and Industries, if applicable;
  12. Comply with the requirements of the Thurston County Building Code unless:
    - a. The original residential occupancy classification of the building or structure is not changed; and
    - b. The moved residential building will not be substantially remodeled or rehabilitated.
- D. In addition to the requirements of subsection C of this section, the owner of any moved building used for commercial purposes shall submit a commercial application, and such other information as required by the building official.

**~~14.45.060 - Violation - Penalties.~~**

- A. Any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and, upon conviction thereof, shall be punished by a fine not exceeding one thousand dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment. Each instance when there is a violation or a failure to comply shall constitute a separate violation.
- B. Notwithstanding any other remedy provided by law, any violations of this Chapter 14.45 TCC shall be designated as a Class I civil infraction. 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 and Chapter 14.21 TCC.
- C. 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 adopted in this chapter.

## Chapter 14.46

### APPENDIX C

#### GROUP U—AGRICULTURAL BUILDINGS, INCLUDING AGRI-COM BUILDINGS

##### Sections:

- 14.46.010 Section C101 Amended—General.
- 14.46.020 Section C103 Amended—Mixed occupancies.
- 14.46.030 Section C105 Added—Special occupancy and exit requirements for Agri-com.

##### 14.46.010 Section C101 Amended—General.

International Building Code Section C101.1 is amended to read as follows; and sections C101.2, 101.2.1, C101.2.2 and C101.2.3 are added to read as follows:

**C101.1 Scope.** The provisions of this appendix shall apply exclusively to agricultural buildings. Such buildings shall be classified as Group U and shall include the following uses:

1. Livestock shelters or buildings, including shade structures and milking barns.
2. Poultry buildings or shelters.
3. Barns.
4. Storage of equipment and machinery used exclusively in agriculture.
5. Horticultural structures, including detached production greenhouses and crop protection shelters.
6. Sheds.
7. Grain silos.
8. Stables for the private use of the owner.
9. Aquaculture facilities.
10. Agri-Com buildings as defined herein.

##### **C101.2 Definitions.**

**C101.2.1 AGRICULTURAL, BUILDING.** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, aquaculture or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products

are processed, treated or packaged, or where processing equipment is stored; nor shall it be a place used by the public.

**C101.2.2 AGRICULTURAL-COMMERCIAL BUILDING (AGRI-COM).** A one story structure designed and constructed to house animal training and services with controlled public access such as dog training, kenneling, riding arenas, and similar animal services including related limited public demonstrations. This structure may contain an Agri-com office and all of the listed uses for an agriculture building. This structure shall not be used as a residence or a place for the medical treatment of animals.

**C101.2.3 AGRI-COM OFFICE** A portion of a structure used to conduct the business for the agricultural structure to which it is attached or constructed within; and with a floor area not to exceed 10% or 1500 square feet, whichever is less, of the agri-com area. An agri-com office may include an area for display of related agri-com products or livestock and restrooms.

#### **14.46.020 Section C103 Amended—Mixed occupancies.**

International Building Code Section C103.1 is amended to read as follows:

**C103.1 Mixed occupancies.** Mixed occupancies shall be protected in accordance with ~~section~~ chapter 508.

#### **14.46.030 Section C105 Added—Special occupancy and exit requirements for Agri-com.**

International Building Code Section C105, C105.1, C105.2, C105.2.1, C105.2.2, C105.2.3, C105.2.4, C105.2.5, C105.3, C105.4, C105.5 and C105.6 are added to read as follows:

#### **Section C105 Special occupancy and exit requirements for Agri-com.**

**C105.1 Occupant load.** Agri-com building occupant load limits shall be as designated by the hearing examiner but in no case shall exceed 300 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 500 square feet per occupant.

#### **C105.2 Exits.**

C105.2.1 No less than two exits shall be provided for the arena area.

C105.2.2 Exit distribution shall meet the requirements of Chapter 10.

C105.2.3 One exit shall be provided at each end of any stall isle.

C105.2.4 Doors shall comply with Chapter 10.

C105.2.5 Exit signs shall comply with Chapter 10.

**C105.3. Accessibility.** Agri-com buildings shall be accessible as required in section Chapter 11 for U structures.

**C105.4 Bleacher and grandstands.** Bleacher and grandstands shall comply with Chapter 10.

**C105.5 Fixture requirements for Agri-com.** Agri-com buildings shall have plumbing fixtures as per Table C105.4. In occupancies serving 15 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.

**C105.6 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.

## Chapter 14.48

### Building Permits Process

#### Sections:

- 14.48.010 Application.
- 14.48.020 ~~Development services~~ Resource Stewardship ~~d~~Department project review.
- 14.48.030 Multiple-permit, multiple-approval projects.
- 14.48.040 Multiple-permit, multiple-approval projects—Application.
- 14.48.050 Multiple-permit, multiple-approval projects—Actions by other ~~e~~County agencies.
- 14.48.060 Issuance—Withholding.
- 14.48.070 Procedure for other construction permits.
- 14.48.080 Application types and classification.
- 14.48.090 Application review procedures.
- 14.48.100 Contents of application.

#### 14.48.010 Application.

Application for a building permit shall be made at the ~~development services~~ Resource Stewardship ~~d~~Department.

#### 14.48.020 ~~Development services~~ Resource Stewardship ~~d~~Department project review.

The ~~development services~~ Resource Stewardship ~~d~~Department will review the building permit application and site plan, as defined in Section 14.48.100. If the project requires no approvals or actions other than a building permit, the ~~development services~~ Resource Stewardship ~~d~~Department will act on the building permit application pursuant to the provisions of Sections 14.48.080 and 14.48.090.

#### 14.48.030 Multiple-permit, multiple-approval projects.

The ~~development services~~ Resource Stewardship ~~d~~Department will review the application and site plan, as defined in Section 14.48.100, and will determine if other county permits are required. The applicant will be advised that if they apply for permits concurrently, it may shorten the time for review and approval. It is ultimately the responsibility of the applicant to know which permits are required.

#### 14.48.040 Multiple-permit, multiple-approval projects—Application.

It is the responsibility of ~~the~~ applicant ~~will~~ to apply for all the necessary permits and approvals.

**14.48.050 Multiple-permit, multiple-approval projects—Actions by other eCounty agencies.**

When a eCounty agency takes action on a permit or approval for a project requiring a building permit, that agency will contact the ~~development services~~ Resource Stewardship ~~d~~Department where the actions of all affected agencies will be recorded and retained by the ~~development services~~ Resource Stewardship ~~d~~Department.

**14.48.060 Issuance—Withholding.**

When all the necessary approval actions have been taken, the applicant will be so advised and a building permit may be issued pursuant to Section 14.48.090.

**14.48.070 Procedure for other construction permits.**

When no building permit is required, but other construction permits, such as plumbing or mechanical permits, are required to be issued by the ~~development services~~ Resource Stewardship ~~d~~Department in addition to other county approval actions, no construction permits will be issued until all other approvals have been obtained. For such permits, the procedure set forth in Sections 14.48.010 through 14.48.060 for issuance of building permits ~~will~~ shall be followed.

**14.48.080 Application types and classification.**

Applications for building permits, as listed in Table 1, shall be subject to a Type I or Type II review process.

- A. A Type I review process involves an application that is subject to clear, objective and nondiscretionary standards or standards that require the exercise of professional judgment about technical issues, and that is exempt from State Environmental Policy Act (SEPA) review.
- B. A Type II review process involves an application that is subject to objective and subjective standards which require the exercise of limited discretion about nontechnical issues and about which there may be a limited public interest.

**14.48.090 Application review procedures.**

- A. Type I Review Procedure—Ministerial Decision. Type I applications shall be reviewed in accordance with ~~the~~ the procedures in Section 20.60.020(1A) TCC, as illustrated in Figure 1, of this chapter.



B. Type II Review Procedure—Administrative Decision. Type II applications shall be reviewed in accordance with the procedures in Section 20.60.020(2B) TCC, as illustrated in Figure 2 of this chapter.

C. Optional Consolidated Permit Processing. If a project action involving a building permit also requires a zoning, subdivision or critical areas permit, the applicant is encouraged to process all such permits in a consolidated manner, following the review process of the highest numbered permit type represented among the required permits. The ~~development services~~ Resource Stewardship ~~d~~Department shall designate a permit coordinator when two or more permit applications are processed concurrently. If the applications are processed individually, the highest numbered permit type shall be acted upon prior to the processing of the lower numbered permit types.

#### **14.48.100 Contents of application.**

For an application to be deemed complete for purposes of beginning the formal project review and starting the review ~~be provided. During project review, additional~~ clock, the following basic submittal information shall be provided. During project review, additional information or studies may be requested in writing by the ~~development services~~ Resource Stewardship ~~d~~Department if needed to address particular aspects of the project or site. While the project review clock will formally stop during the time that the additional information is being assembled, department review of other aspects of the project will continue. The ~~development services~~ Resource Stewardship ~~d~~Department has the authority to defer certain application requirements listed below to subsequent phases of the project.

A. Nonresidential and Multifamily Residential Permits (Type I and II Applications). Submittals shall be required to show compliance with the codes referenced in Chapters ~~14.2017, 14.18, 14.19, 14.32, and 14.34 and~~ 14.17, 14.18, 14.19, 14.32, and 14.34 and 14.35. The number of sets and size of plans required for each submittal requirement shall be as stated on the Nonresidential Construction Drawing Submittal Form. Each application for a nonresidential and multifamily residential permit shall contain the following in a clear, accurate and intelligible form:

1. An application form provided by the ~~development services~~ Resource Stewardship ~~d~~Department containing all of the information requested on the form, including a single applicant contact to receive all determinations and notices;
2. Architectural drawings and specifications, including the following shown on the plans:
  - a. Building classification,

- b. Occupancy classification,
  - c. Separated or non-separated occupancy,
  - d. Occupant load at each exit access,
  - e. Height and area calculations,
  - f. Rated wall locations,
  - g. Construction type,
  - h. ~~Barrier free~~ Accessibility requirements showing compliance with WAC 51-350,
  - i. Washington State Energy Code envelope requirements,
  - j. Floor plan,
  - k. Foundation plan,
  - l. Elevation views,
  - m. Exterior wall envelope,
  - n. Details and typical sections,
  - o. Exits, and
  - p. Detailed requirements based on use and occupancy;
3. For buildings that exceed four thousand square feet of usable floor space or are not of conventional construction, drawings and structural calculations prepared by an architect or engineer licensed to practice in the State of Washington shall be submitted, and shall include;
- a. Structural designers contact information,
  - b. Date design was completed,
  - c. Scope of design,
  - d. Referenced codes(s) or standards(s),
  - e. Design conditions,
  - f. Analysis/design calculations,
  - g. Annotated construction drawings,
  - h. Structural details,
  - i. Material specifications;
4. Structural drawings, which may be included in the architectural drawings or submitted on separate sheets;
5. Truss design drawings and specifications, which shall be submitted for plan review after review and approval by the design professional or other designer responsible for the structural portion of the building design.
- ~~56.~~ Soils and geology report showing compliance with International Building Code Appendix J;
- ~~67.~~ Plumbing drawing riser diagrams, which may be included in the architectural drawings or submitted on separate sheets;
- ~~78.~~ Mechanical drawings showing compliance with the Washington State Energy Code and Ventilation and Indoor Air Quality Code;
- ~~89.~~ Sprinkler and fire alarm plans, where required;
- ~~910.~~ Electrical drawings showing compliance with the Washington State

- Energy Code lighting budget, fixture layout and switching requirements;
101. A narrative summary of all uses and activities proposed to occur on-site, including hours of operation. For nonresidential developments, provide a statement which indicates whether hazardous materials, as defined in Section 17.15.200 of the Critical Areas Ordinance, will be used, stored or disposed of on-site, or as a result of site activities;
142. Full size copies and two eleven inch by seventeen inch reduced copy of a site plan drawing or drawings (folded, not rolled) at a scale of not less than one inch for each two hundred feet, which shall include or show:
- a. The location and height of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, storage tanks, signs, and exterior lighting,
  - b. The boundaries, including dimensions, of the property proposed to be developed,
  - c. Setback distances from all property lines (or road access easements) to all proposed and existing buildings,
  - d. The location of all existing and proposed easements,
  - e. The location of any area protected by covenant on the project site for water supply sources,
  - f. The location of all existing and proposed public and on-site utility structures and lines, such as on-site septic tanks, drain fields and reserve areas, water lines, and wells (including those within one hundred feet of the project site, depending on the applicant's ability to gain access to adjacent properties and based on existing Washington State Department of Ecology and Thurston County well log records).<sup>\*</sup> See also subsections (B)~~(18)~~, (19), and (20) and (21) of this section,
  - g. The location of any springs used as a public water supply source (including those within two hundred feet of the project site, depending on the applicant's ability to gain access to adjacent properties and based on existing Washington State Department of Ecology records),
  - h. Existing location and name of drainage/surface water on-site,
  - i. Proposed storm water drainage facilities type and location,
  - j. All means, existing and proposed, of vehicular and pedestrian ingress and egress to and from the site, including disabled parking and access provisions, and the size and location of sidewalks, driveways, streets, internal circulation roads, and fire access roads, including existing and proposed road names and existing county and state right-of-way,
  - k. Existing adjacent/neighbor accesses to public road,
  - l. The location and size of all parking and outside storage areas,
  - m. The location of all loading spaces, including, but not limited to, loading platforms and loading docks,
  - n. A north arrow, map scale, date, site address and directions to the site;

- o. The location of any existing critical areas or buffers affecting the site, both on-site and on adjacent properties, including, but not limited to, shorelines, wet-lands, streams, steep slopes and special habitats. Off-site information obtained from available county mapping is sufficient,
- p. If the project site is within a shoreline designation or has critical areas on-site, all existing vegetation proposed to remain and all proposed landscaping, including location and type,
- q. If the project site abuts existing residential development or a residential zone, all existing vegetation proposed to remain and all proposed landscaping, including location and type, for those areas within the project site between the building footprint and those property lines that abut the adjacent residential areas,
- r. Topographic information showing two-foot contours for the entire subject parcel or parcels and a minimum of fifty feet onto adjacent parcels, based on available county maps. The topographic information may be generalized to the smallest, even numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read, and
- s. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways;
- ~~123~~. Written estimate of daily trips to and from the site for the proposed use. Specifically list trucks and other traffic;
- ~~134~~. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas;
- ~~145~~. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels;
- ~~156~~. For multifamily residential developments, the proposed number of dwelling units in the development, including the density calculation method used in deriving the total number of units for the project;
- ~~167~~. Applicable fees;
- ~~178~~. Environmental documents, such as SEPA Checklist or Critical Areas Administrative Review Form, if applicable;
- ~~189~~. A complete and approvable application for a Certificate of Water Availability;
- ~~1920~~. If an on-site sewage disposal system is proposed, a complete On-site Sewage System Application (OSSA);
- ~~201~~. If connection to a sanitary sewer system is proposed, a written confirmation from the utility purveyor that the connection is authorized.

\* If the applicant is denied information by adjacent property owners relative to water supply sources, the applicant shall document their efforts to gather this information and submit that documentation along with the project application. If the applicant questions the accuracy of information gathered from adjacent property owners relative to the location of water supply sources, the applicant shall raise those questions in their project application for further follow-up investigation by the eCounty.

B. Residential and Grading Permits (Type I and II Applications). Residential permit submittals shall be required to show compliance with the codes referenced in Chapters ~~14.20~~17, 14.18, 14.19, 14.32, and 14.34 and ~~14.35~~. Grading permit submittals shall be required to show compliance with Appendix J of the International Building Code. The number of sets and size of plans required for each submittal requirement shall be as stated on the Residential Project Submittal Standards Form. Each application for a private residence, its accessory structures and grading permit shall contain the following in a clear, accurate and intelligible form, except that grading permit applications do not need to include the information in subsections (B)(2), (3), ~~(9)~~, (10), and (11) and (12) of this section;

1. An application form provided by the ~~development services~~ Resource Stewardship ~~d~~Department containing all of the information requested on the form, including a single applicant contact to receive all determinations and notices;
2. Construction plans and documents, including the following:
  - a. Plans drawn to scale showing clearly all the work to be done and the name of the applicant. The plans may be blueprints or originals drawn on a good grade of plain white paper,
  - b. Floor plan,
  - c. Foundation plan,
  - d. Elevation views,
  - e. Construction details and cross section,
  - f. For structures that do not comply with the International Residential Code, alternative provisions shall be submitted per R301.1.1. Plans prepared using alternative provisions will include the information described in subsections (A)(2)(a) through ~~(10)~~ of this section and the following:
    - i. Structural designers contact information,
    - ii. Date design was completed,
    - iii. Scope of design,
    - iv. Extent of design,
    - v. Referenced codes(s) or standards(s),
    - vi. Design conditions,
    - vii. Analysis/design calculations,
    - viii. Annotated construction drawings,

- ix. Structural details,
- x. Material specifications;

3. Truss design drawings and specifications, which shall be submitted for plan review after review and approval by the design professional or other designer responsible for the structural portion of the building design;

34. Information showing compliance with the Washington State Energy Code and Ventilation and Indoor Air Quality Code for residential homes and for other structures when heated, including the following:

- a. Building envelope requirements,
- b. Heat source/unit efficiency and outdoor air requirements, and
- c. Washington State Energy Code Checklist to show prescriptive compliance or compliance calculations. Computer modeling is optional;

45. Site plan, which shall include or show:

- a. The location of all existing and proposed structures and the height of all proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges and storage tanks,
- b. The boundaries, including dimensions, of the property proposed to be developed,
- c. Setback distances from all property lines (or road access easements) to all proposed buildings,
- d. The location of all existing and proposed easements,
- e. The location of any area protected by covenant on the project site for water supply sources,
- f. The location of all existing and proposed public and on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, and wells (including those within one hundred feet of the project site, depending on the applicant's ability to gain access to adjacent properties and based on existing Washington State Department of Ecology and Thurston County well log records). \* See also subsections ~~(9)~~, (10), ~~and (11)~~ and (12) of this section,
- g. The location of any springs used as a public water supply source (including those within two hundred feet of the project site, depending on the applicant's ability to gain access to adjacent properties and based on existing Washington State Department of Ecology records),
- h. Existing location and name of drainage/surface water on-site,
- i. All means, existing and proposed, of vehicular and pedestrian ingress and egress to and from the site, including the size and location of sidewalks (within urban areas), driveways, streets, and fire access roads, including existing and proposed road names and existing county and state right-of-way,
- j. A north arrow, map scale, date, site address and directions to the site,
- k. The location of any existing critical areas or buffers affecting the site, both on-site and on adjacent properties, including, but not limited to, shorelines, wetlands, streams, steep slopes and special habitats. Off-site

information obtained from available county mapping is sufficient,

l. If the project site is within a shoreline designation or has critical areas on-site, all existing vegetation proposed to remain and all proposed landscaping, including location and type,

m. Topographic information for the entire subject parcel or parcels and a minimum of fifty feet onto adjacent parcels, based on available county two-foot contour maps. The topographic information may be generalized to the smallest, even-numbered, contour interval that is legible in areas of steep slopes where two-foot contour lines would otherwise be illegible to read, and

n. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways;

~~56~~. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas;

~~67~~. If the property is within a shoreline designation or within the McAllister geologically sensitive area zoning district, the number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels;

~~78~~. Applicable fees;

~~89~~. Environmental documents, such as SEPA Checklist or Critical Areas Administrative Review Form, if applicable;

~~910~~. A complete and approvable application for a Certificate of Water Availability;

~~101~~. If an on-site sewage disposal system is proposed, a complete On-site Sewage System Application (OSSA);

~~142~~. If connection to a sanitary sewer system is proposed, a written confirmation from the utility purveyor that the connection is authorized.

Editor's note—

\* If the applicant is denied information by adjacent property owners relative to water supply sources, the applicant shall document their efforts to gather this information and submit that documentation along with the project application. If the applicant questions the accuracy of information gathered from adjacent property owners relative to the location of water supply sources, the applicant shall raise those questions in their project application for further follow-up investigation by the county.

**Table 1—Permit Review Matrix**  
**Buildings and Construction Code**

Permit/Review	Building Official	Hearing Examiner (open hearing)	Planning Commission (open hearing)	Board of County Commissioners (closed hearing)	Review Process Timeline			
					Type I	Type II	Type III	Type IV
Nonresidential permit (commercial, commercial agriculture, industrial, multi-family residential > 2 units per structure)	D*				X (if SEPA exempt)	X		
Residential permit (single-family residential or two-family residential, barns, grading)	D*				X (if SEPA exempt)	X		

\* Decision-making authority mandated by state law.

**Approval Authority**

R = Recommendations

D = Decision

A = Appeal

**Review Process**

I = Ministerial process

II = Administrative process

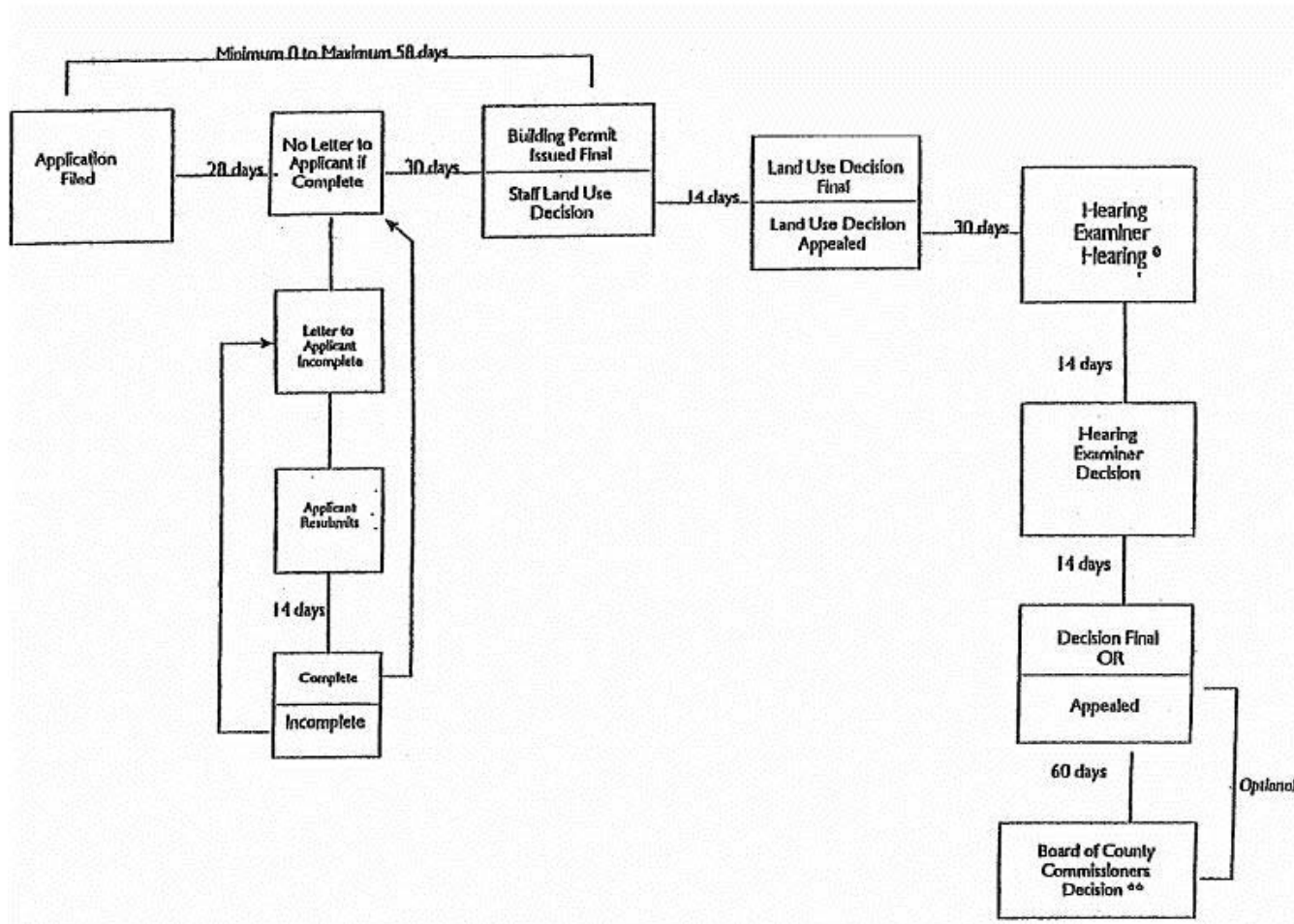
III = Quasi-judicial process

IV = Legislative process



Figure 1.

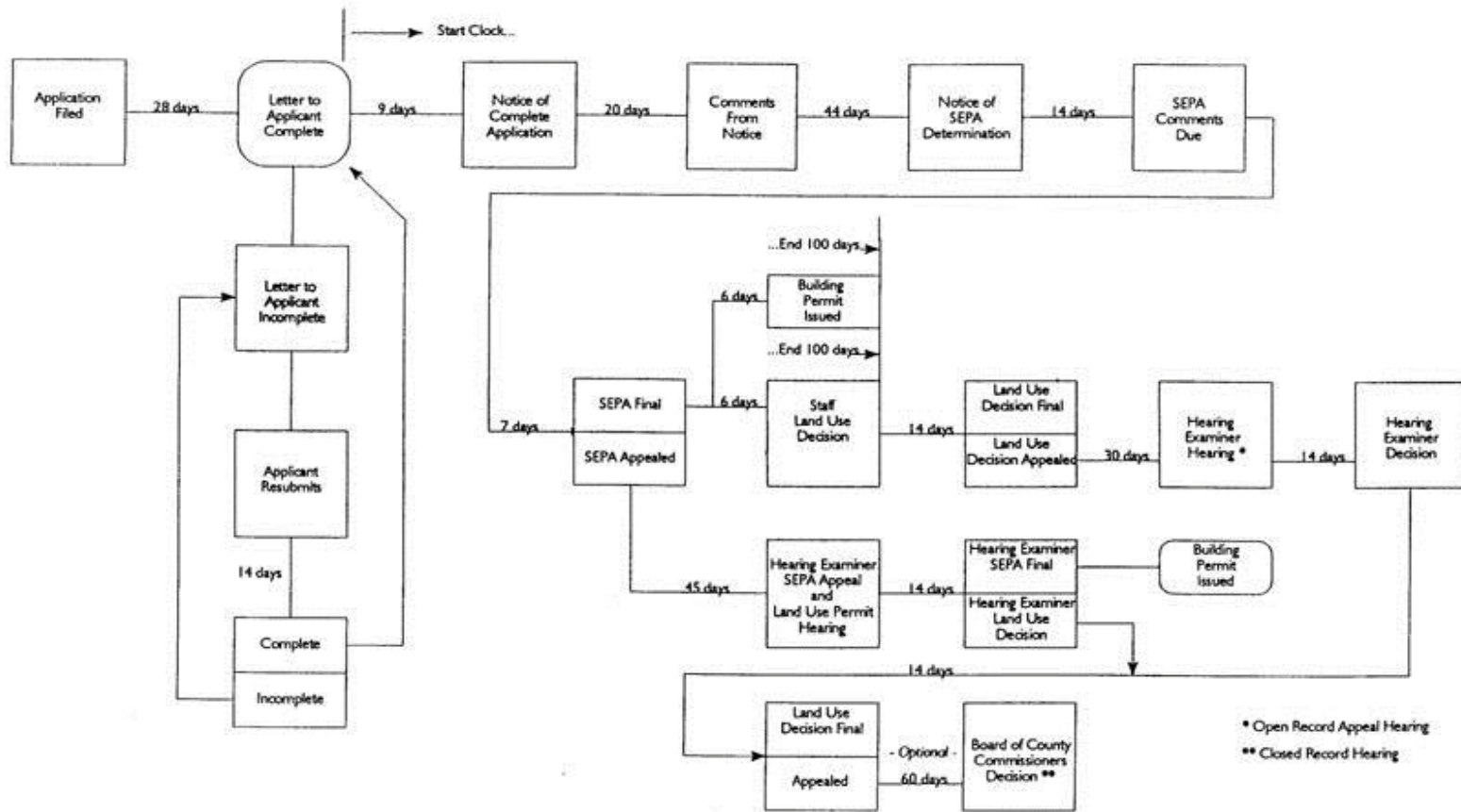
Type I—Permit Review Timeline Administrative Permits—SEPA Exempt



\*Open Record Appeal Hearing \*\*Closed Record Hearing

Note: All timeframes are in calendar days.

**Figure 2.**  
**Type II—Permit Review Timeline**  
**Administrative Permits—SEPA Required**



Note: All timeframes noted are maximum in calendar days under state law, except for public comment periods and appeal processes. The comment period for a SEPA determination of nonsignificance (DNS) may be combined with the comment period on the notice of application, pursuant to Section 17.09.095 TCC.



## **ADDITIONAL AMENDMENTS RELATED TO TITLE 14 CHANGES**

**10.64.090 Fire prevention standards.**

**17.09.150 Substantive authority.**

**17.15.635 Geologic hazard areas--Special report requirements.**

**20.30B.050 Mineral extraction protection.**

**20.40.100 Nonconforming signs.**

**Figure 22.50.060A**

**10.64.090 Fire prevention standards.**

No music festival permit shall be granted herein unless the board has received the written approval of the fire protection district in which the proposed music festival is to be located, indicating that the applicant has complied with the applicable fire prevention requirements of Chapter ~~14.08~~ 14.32 of the Thurston County Code and the approval shall state what the said requirements are and how the applicant has complied therewith.

**17.09.150 Substantive authority.**

...

D. The county designates and adopts by reference the following policies as the basis for the county's exercise of authority pursuant to this section:

...

3. The county adopts by reference the policies in the following county codes, ordinances and plans, as amended:

- a. Thurston County Comprehensive Plan and all sub-area and joint plans;
- b. Shoreline Master Program for the Thurston Region;
- c. Regional Transportation Plan for the Thurston metropolitan area;
- d. Thurston County Sanitary Code;
- e. Thurston County Building and Residential Codes, ~~including Uniform Building Code~~ (Title 14 TCC);

...

**17.15.635 Geologic hazard areas--Special report requirements.**

...

B. Floodproofing Certification.

1. This certification shall be required when a property lies within the one-hundred-year floodplain (flood hazard zone) of any river, lake, pond, wetland, or marine waters within Thurston County.

2. It shall consist of a registered professional engineer's or architect's certification that a structure constructed within a flood hazard zone has met the floodproofing criteria of ~~TCC Section~~ Chapter 14.38.040 TCC as amended.

...

**20.30B.050 Mineral extraction protection.**

1. For purposes of this section, a site is a protected, legally operating mine when it meets the following requirements:

- a. The site is designated as mineral land of long-term commercial significance;
- b. The extraction operation has a valid special use permit;

- c. The extraction operation is carried out in accordance with governing law and any applicable best management practices;
  - d. The extraction operation does not have any substantial adverse effect on the public health or safety; and
  - e. The site obtained designation status before the notice under Chapters 14.17, 14.18, 14.44 or 18.04, ~~14.20 or 14.44~~ TCC was given.
2. An owner or occupier of real property for which notice has been given pursuant to Chapters ~~14.20~~, 14.17, 14.18, 14.44 or 18.04 TCC may not bring a private nuisance claim against a protected, legally operating mine.

**20.40.100 Nonconforming signs.**

...

3. All signs and supporting structures which do not conform to the applicable structural requirements of the ~~Thurston County Building Code Chapter 14.17~~ adopted by Thurston County Code Section ~~14.20.010~~ shall be removed or immediately brought into compliance with such requirements.

**Figure 22.50.060A**

Required Composite Parking Minimum Design Standards					
Angle	Stall Width (A)	*Stall Depth (B)	** Aisle Width (C)	Parking Module Width (D)	Interlock Reduction (E)
45°	9'0"	17'4"	12'3"	46'11"	2'0"
50°	9'0"	18'0"	12'9"	48'9"	1'10"
55°	9'0"	18'6"	13'3"	50'3"	1'7"
60°	9'0"	18'10"	14'3"	51'11"	1'4"
65°	9'0"	19'0"	15'2"	53'2"	1'2"
70°	9'0"	19'2"	16'1"	54'5"	0'11"
75°	9'0"	19'0"	17'6"	55'6"	0'8"
90°	9'0"	17'11"	22'6"	58'4"	N/A

( ) Definitions for letters in parenthesis appear in Illustration 22.50.060A.

\* For accessible parking standards, refer to the Thurston County Building Code, Chapter 14.2017 Thurston County Code.

\*\* If parking aisle also serves as a required fire lane, the minimum unobstructed width shall be twenty feet.