

Thurston County Title 14 Code Amendments for the Board of Commissioners' Review

Item #	Original Language	Proposed Language	Reason for modification
International Building Code Chapter 14.17 (Non-residential)			
1.	Resource Stewardship	Community Planning and Economic Development	Department name changed throughout the document.
2.	14.17 Building Code 14.17.010 Adoption and Administration None	14.17 Building Code <u>14.17.010 Adoption and Administration</u> D. <u>The use of the term "department" by itself shall always mean the <i>Community Planning and Economic Development</i> department, unless otherwise indicated in the specific section.</u> E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify any changes in County organization.
3.	14.17 Building Code A105.2 Work exempt from permit. Building: One-story detached accessory structures not exceeding 200 square feet (18.58 m ²) that meet the requirements for property line protection and occupancy separation of IBC Chapters 5 and 6	14.17 Building Code A105.2 Work exempt from permit. 1. One-story detached accessory structures not exceeding 200 <u>gross</u> square feet (18.58 m ²) that meet the requirements for property line protection and occupancy separation of IBC Chapters 5 and 6 and are used	Clarifies the code section to maintain consistency with other codes. Shipping containers are often used as structures, and are considered structures under the building code when used as one.

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	and are used for tool and non-business related storage, playhouses and similar uses.	for tool and non-business related storage, playhouses and similar uses. <u>Shipping containers placed on a property shall be treated as structures.</u>	
4.	<p>14.17 Building Code</p> <p>A105.2 Work exempt from permit.</p> <p>None</p>	<p>14.17 Building Code</p> <p>A105.2 Work exempt from permit.</p> <p>15. <u>Replacement of exterior siding applied over existing structural panel sheathing.</u></p> <p>16. <u>Replacement of windows and doors with no change in the framed opening size.</u></p> <p>17. <u>Residential photovoltaic solar energy installations in compliance with IRC Section M2302.</u></p> <p>18. <u>Free standing signs supported on two or more posts or monument supported, with an overall sign face of 32 square feet (2.9m²), that does not exceed eight feet in height to the top of the sign framework.</u></p> <p>19. <u>Flag poles not greater than 35 feet in height whose display complies with the United States Public Law 94-344.</u></p> <p>20. <u>Retail stands that do not exceed 200</u></p>	<p>New exemptions added.</p> <p>The person doing the work must comply with code even though a permit is not required.</p> <p>The work that requires verification is often already concealed when the inspector arrives on site or is inspected by L and I for the electrical elements.</p> <p>The cost of these inspections would need to double to recoup the cost if we continue to perform them.</p>

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		<u>square feet (18.58 m2). Fire work stands must obtain a fire code permit.</u>	
5.	14.17 Building Code A105.2 Work exempt from permit. None	14.17 Building Code A105.2 Work exempt from permit. Mechanical: 8. <u>Replacement of an existing electric forced air heating unit or electric heat pump.</u>	New exemption added. The person doing the work must comply with code even though a permit is not required. The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency. The cost of these inspections would need to double to recoup the cost if we continue to perform them.
6.	14.17 Building Code A105.2 Work exempt from permit. None	14.17 Building Code A105.2 Work exempt from permit. Plumbing: 3. <u>Replacement of an existing electric water heater.</u>	New exemption added. The person doing the work must comply with code even though a permit is not required. The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency. The cost of these inspections would need to double to recoup the cost if we continue to perform them.
7.	14.17 Building Code	14.17 Building Code	Clarifying the expiration policy to give the

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	<p>14.17.030 Permits.</p> <p><i>[A] 105.3.2 Time limitation of application.</i> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>14.17.030 Permits.</p> <p><i>[A] 105.3.2 Time limitation of a <u>complete application</u>.</i> An <u>complete</u> application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant <u>expire one-year from the date of application</u>. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two <u>one-year</u> extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing, <u>prior to expiration</u>, and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the <u>Resource Stewardship department</u> fee schedule.</p>	<p>applicants more time.</p> <p>Permit applications may be approved but not issued while the applicant is working with other departments to resolve issues with critical areas, endangered species, etc.</p> <p>Changed 180 days to one year to give the applicant more time. And also allowed for two extensions of one year each. This time line would allow an applicant up to three years to obtain approval.</p> <p>After three years they would need to reapply for the project as a new code might adopted.</p>
8.	<p>14.17 Building Code</p> <p>14.17.030 Permits.</p> <p><i>[A] 105.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be</p>	<p>14.17 Building Code</p> <p>14.17.030 Permits.</p> <p><i>[A] 105.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been</p>	<p>No longer required. An applicant would have three years to complete the application process.</p> <p>The time allowed by both, one and a half year for approval, and one year after</p>

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	<p>deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>approval has been extended to three years.</p>
<p>9.</p>	<p>14.17 Building Code</p> <p>14.17.030 Permits.</p> <p><i>[A] 105.5 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed</p>	<p>14.17 Building Code</p> <p>14.17.030 Permits.</p> <p><i>[A] 105.5 Expiration.</i> Every permit issued shall expire three hundred sixty-five days <u>one-year</u> after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days <u>one-year</u> after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an</p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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	<p>under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days <u>one-year</u>.</p> <p>After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days <u>one-year</u> each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days <u>one-year</u> 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 department <u>fee schedule</u>.</p>	

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10.	<p>14.17 Building Code</p> <p>14.17.060 Violations, civil infractions and penalties.</p> <p><i>A] 114.2 Notice of violation.</i> 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.</p>	<p>14.17 Building Code</p> <p>14.17.060 Violations, civil infractions and penalties.</p> <p><i>[A] 114.2 Notice of violation.</i> The building official <u>enforcement officer(s) designated in Thurston County Code section 26.05.005</u> 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.</p>	<p>Violations are covered in Title 26. This provision conflicts with that title.</p> <p>The building official may be one of the enforcement officer(s) designated in Title 26.</p>

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Item #	Original Language	Proposed Language	Reason for modification
International Residential Code Chapter 14.18 (Residential)			
11.	Resource Stewardship	Community Planning and Economic Development	Department name changed throughout the document.
12.	<p>14.18 Residential Code</p> <p>14.18.010 Adoption and administration</p> <p>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</p>	<p>14.18 Residential Code</p> <p>14.18.010 Adoption and administration</p> <p>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, <u>Appendix F - Radon and Control Methods</u> and <u>Appendix R-Q— Dwelling Unit Fire Sprinkler Systems of the International Residential Code</u> (method for</p>	<p>Miscellaneous clerical changes to be consistent with the State adoption language.</p> <p>The swimming pool requirements were moved into the code and then referenced to the International Swimming Pool and Spa Code for code requirements.</p> <p>Radon was added as a separate chapter. We are not a radon county.</p> <p>Clarified that using the Appendix that sprinklers may be constructed under the plumbing portion of the IRC and that sprinkler are not adopted as a code requirement.</p>

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	<p>Pools, Spas and Hot Tubs and Appendix R — Dwelling Unit Fire Sprinkler Systems Appendix S— Fire Sprinklers of the International Residential Code is not included in the adoption of the Residential Code.</p>	<p>installation). Appendix S <u>V</u>— Fire Sprinklers of the International Residential Code is not included in the adoption of the Residential Code.</p>	
13.	<p>14.18 Residential Code</p> <p>14.18.010 Adoption and administration</p> <p>None</p>	<p>14.18 Residential Code</p> <p>14.18.010 Adoption and administration</p> <p>D. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u></p> <p>E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u></p>	<p>Clerical change to simplify future code changes.</p>
14.	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit.</p> <p>1. One-story detached accessory</p>	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit</p> <p>1. <u>One-story, without a loft or mezzanine</u></p>	<p>Increase the size of structure and clarify the use of structures that are accessory to the residence. The limits are based on the risk of damage to the contents and fire concerns.</p> <p>Clarification that shipping containers will be</p>

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	structures not exceeding 200 square feet (18.58 m ²) used as tool and storage sheds, playhouses and similar uses.	<u>space, not to exceed 16 feet to the highest point of the roof in urban growth areas, non-habitable, not for commercial use, without heat nor non-well related plumbing, detached, accessory structures not exceeding 200 gross square feet (18.58 m²) in the urban growth areas and not exceeding 400 gross square feet (37.16 m²) outside the urban growth areas, used as tool and storage sheds, playhouses, small maintenance equipment, and similar uses; not including vehicle storage. Shipping containers placed on a property shall be treated as structures.</u>	treated as a structure.
15.	14.18 Residential Code 14.18.030 Permits required. R105.2 Work exempt from permit. None	14.18 Residential Code 14.18.030 Permits required. R105.2 Work exempt from permit. 12. <u>Replacement of exterior siding applied over existing structural panel sheathing.</u> 13. <u>Replacement of windows and doors with no change in the framed opening size.</u>	New exemptions added. The person doing the work must comply with code even though a permit is not required. The work that requires verification is often already concealed when the inspector arrives on site or is inspected by L and I for the electrical elements. The cost of these inspections would need to double to recoup the cost if we continue to perform them.

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		<p>14. <u>Photovoltaic solar energy installations in compliance with IRC Section M2302.</u></p> <p>15. <u>Flag poles not greater than 35 feet in height whose display complies with the United States Public Law 94-344.</u></p>	
16.	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit.</p> <p>None</p>	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit.</p> <p>Mechanical:</p> <p>9. <u>Replacement of an existing electric forced air heating unit or electric heat pump.</u></p>	<p>New exemption added.</p> <p>The person doing the work must comply with code even though a permit is not required.</p> <p>The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency.</p> <p>The cost of these inspections would need to double to recoup the cost if we continue to perform them.</p>
17.	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit.</p>	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p>R105.2 Work exempt from permit.</p> <p>Plumbing:</p> <p>4. <u>Replacement of an existing electric</u></p>	<p>New exemption added.</p> <p>The person doing the work must comply with code even though a permit is not required.</p> <p>The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency.</p>

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		<u>water heater.</u>	The cost of these inspections would need to double to recoup the cost if we continue to perform them.
18.	<p>14.18 Residential Code</p> <p>14.18.030 Permits required.</p> <p><i>[R] 105.3.2 Time limitation of application.</i> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>14.18 Residential Code R105.3.2</p> <p>14.18.030 Permits required.</p> <p><i>[R] 105.3.2 Time limitation of application.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource</p>	Clarifying the code to be consistent between the chapters within Title 14.

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		Stewardship fee schedule.	
19.	<p>14.18 Residential Code A105.3.2.1</p> <p>14.18.030 Permits required.</p> <p><i>[A] 105.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>14.18 Residential Code A105.3.2.1</p> <p>14.18.030 Permits required.</p> <p><i>[A] 105.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	No longer required.
20.	<p>14.18 Residential Code R105.5</p> <p>14.18.030 Permits required.</p> <p><i>[R] 105.5 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <p>1. An extension is requested in</p>	<p>14.18 Residential Code R105.5</p> <p>14.18.030 Permits required.</p> <p><i>[R] 105.5 Expiration.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions,</u></p>	Clarifying the code to be consistent between the chapters within Title 14.

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	<p>writing as provided below and granted, or</p> <p>2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day</p>	<p>expiration and violations. Every permit issued shall expire three hundred sixty five days after its issuance unless:</p> <p>1. An extension is requested in writing as provided below and granted, or</p> <p>2. An inspection is approved for the work authorized by such permit within three hundred sixty five days after its issuance or last approved inspection.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred</p>	

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	<p>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.</p>	<p>sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty five days 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.</p>	

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International Existing Building Code Chapter 14.19			
21.	Resource Stewardship	Community Planning and Economic Development	Department name changed throughout the document.
22.	<p>14.19 Existing Building Code</p> <p>14.19.010 Adoption and Administration</p> <p>A. The International Existing Building Code, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-50 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Building Code for Existing Buildings including appendix A Guidelines for the Seismic Retrofit of Existing Buildings. The Building Code for Existing Buildings is an alternative code to the requirements of the Building Code Chapter 34, Existing Structures. Use of the Building Code for Existing Buildings must be specifically requested by an applicant.</p>	<p>14.19 Existing Building Code</p> <p>14.19.010 Adoption and Administration</p> <p>A. The International Existing Building Code, as amended and updated by the State Building Code Council pursuant to RCW 19.27.074, Chapter 51-50 WAC, and as amended throughout this title except to the extent prohibited by Chapter 19.27, is adopted as the Building Code for Existing Buildings including appendix A Guidelines for the Seismic Retrofit of Existing Buildings. The Building Code for Existing Buildings is an alternative code to the requirements of the Building Code Chapter 34, Existing Structures. Use of the Building Code for Existing Buildings must be specifically requested by an applicant.</p>	Clerical change to be consistent with the State Adoption.

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23.	14.19 Existing Building Code 14.19.010 Adoption and Administration 14.19.010 D and E None	14.19 Existing Building Code 14.19.010 Adoption and Administration 14.19.010 D and E D. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	Clerical change to simplify future code changes.

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24.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits Required.</p> <p><i>[A] 105.2 Work exempt from permit. Exemptions from a building permit or inspection requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Although an action may be exempt from a permit under this code, review and approval may be required by other laws or ordinances of this jurisdiction including, but not limited to chapter 14.38 and Titles 15 through 25, the State of Washington or the Federal Government. Permits shall not be required for the following:</i></p> <p><i>Building:</i></p>	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits Required.</p> <p><i>[A] 105.2 Work exempt from permit. Exemptions from a building permit or inspection requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Although an action may be exempt from a permit under this code, review and approval may be required by other laws or ordinances of this jurisdiction including, but not limited to chapter 14.38 and Titles 15 through 25, the State of Washington or the Federal Government. Permits shall not be required for the following:</i></p> <p><i>Building:</i></p> <p>8. <u>Replacement of exterior siding applied over existing structural panel sheathing.</u></p> <p>9. <u>Replacement of windows and doors with no change in the rough opening size.</u></p>	<p>Made the code less restrictive. Added exception 8 and 9</p>
25.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p>	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.2 Work exempt from permit.</i></p>	<p>New exemption added.</p> <p>The person doing the work must comply with code even though a permit is not required.</p>

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	<p><i>[A] 105.2 Work exempt from permit.</i></p> <p>Mechanical:None</p>	<p>Mechanical:</p> <p>8. <u>Replacement of an existing electric forced air heating unit or electric heat pump.</u></p>	<p>The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency.</p> <p>The cost of these inspections would need to double to recoup the cost if we continue to perform them.</p>
26.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.2 Work exempt from permit.</i></p> <p>Plumbing:</p> <p>None</p>	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.2 Work exempt from permit.</i></p> <p>Plumbing:</p> <p>3. <u>Replacement of an existing electric water heater.</u></p>	<p>New exemption added.</p> <p>The person doing the work must comply with code even though a permit is not required.</p> <p>The work is inspected by L and I for the electrical elements. TC would only be inspecting the unit to verify energy efficiency.</p> <p>The cost of these inspections would need to double to recoup the cost if we continue to perform them.</p>
27.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.3.2 Time limitation of application.</i> An application for a permit shall be deemed to-have been abandoned one hundred eighty days after a written request</p>	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.3.2 Time limitation of application.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative</u></p>	<p>Clarifying the expiration policy to give the applicants more time.</p> <p>Permit applications may be approved but not issued while the applicant is working with other departments to resolve issues with critical areas, endangered species, etc.</p> <p>Changed 180 days to one year to give the</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p><u>sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>applicant more time. And also allowed for two extensions of one year each. This time line would allow an applicant up to three years to obtain approval.</p> <p>After three years they would need to reapply for the project as a new code might adopted.</p>
28.	<p>14.19 Existing Building Code 14.19.030 Permits required. <i>[A] 105.3.2.1 Time limitation of</i></p>	<p>14.19 Existing Building Code 14.19.030 Permits required. <i>[A] 105.3.2.1 Time limitation of approved</i></p>	<p>No longer required. An applicant would have three years to complete the application process.</p> <p>The time allowed by both, one and a half</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p><i>approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>applications. Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>year for approval, and one year after approval has been extended to three years.</p>
29.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.5 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved 	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 105.5 Expiration.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the 	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>inspection.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be</p>	<p>work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days 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</p>	

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Item #	Original Language	Proposed Language	Reason for modification
	as set forth in the Resource Stewardship fee schedule.	Stewardship fee schedule.	
30.	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p>See Item 9 – A113.2 Notice of Violation is modified to comply with the Building Code.</p>	<p>14.19 Existing Building Code</p> <p>14.19.030 Permits required.</p> <p><i>[A] 113.2 Notice of violation. The building official enforcement officer(s) designated in Thurston County Code section 26.05.005 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.</i></p>	Clerical correction to reference Title 26

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Item #	Original Language	Proposed Language	Reason for modification
International Mechanical Code Chapter 14.24			
31.	Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
32.	14.24 Mechanical Code 14.24.010 Adoption and administration None	14.24 Mechanical Code 14.24.010 Adoption and administration D. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify future code changes.
33.	14.24 Mechanical Code 14.24.030 Permits. <i>[A]106.3.3 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has</i>	14.24 Mechanical Code 14.24.030 Permits. <i>[A] 106.3.3 Time limitation of application. <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application,</u></i>	Clarifying the expiration policy to give the applicants more time. Permit applications may be approved but not issued while the applicant is working with other departments to resolve issues with critical areas, endangered species, etc. Changed 180 days to one year to give the applicant more time. And also allowed for

Thurston County Title 14 Code Amendments for the Board of Commissioners' Review

Item #	Original Language	Proposed Language	Reason for modification
	<p>not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p><u>issuance, extensions, expiration and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>two extensions of one year each. This time line would allow an applicant up to three years to obtain approval.</p> <p>After three years, they would need to reapply for the project as a new code might adopted.</p>
34.	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.3.3.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes.</p>	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.3.3.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee</p>	<p>No longer required. An applicant would have three years to complete the application process.</p> <p>The time allowed by both, one and a half year for approval, and one year after approval has been extended to three years.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.	schedule.	
35.	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.4.3 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to</p>	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.4.3 Expiration.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.</p>		
36.	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.4.4 Extensions. When a permit has not had an approved inspection, the building official is authorized to grant only one</i></p>	<p>14.24 Mechanical Code</p> <p>14.24.030 Permits.</p> <p><i>[A] 106.4.4 Extensions. <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston</u></i></p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days 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.</p>	<p><u>County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days 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.</p>	<p>inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
International Fuel Gas Code Chapter 14.26			
37.	Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
38.	14.26 Fuel Gas Code 14.26.010 Adoption and administration None	14.26 Fuel Gas Code 14.26.010 Adoption and administration D. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify future code changes.
39.	Fuel Gas Code 14.26.030 Permits. <i>[A]106.3.2 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has</i>	14.26 Fuel Gas Code 14.26.030 Permits. <i>[A] 106.3.2 Time limitation of application. <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application,</u></i>	Clarifying the expiration policy to give the applicants more time. Permit applications may be approved but not issued while the applicant is working with other departments to resolve issues with critical areas, endangered species, etc. Changed 180 days to one year to give the applicant more time. And also allowed for

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Item #	Original Language	Proposed Language	Reason for modification
	<p>not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p><u>issuance, extensions, expiration and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>two extensions of one year each. This time line would allow an applicant up to three years to obtain approval.</p> <p>After three years, they would need to reapply for the project as a new code might adopted.</p>
40.	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes.</p>	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.3.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee</p>	<p>No longer required. An applicant would have three years to complete the application process.</p> <p>The time allowed by both, one and a half year for approval, and one year after approval has been extended to three years.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.	schedule.	
41.	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.5.3 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to</p>	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.5.3 Expiration.</i> <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> Every permit issued shall expire three hundred sixty-five days after its issuance unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building</p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five day periods provided above and must demonstrate justifiable cause. The person requesting the extension shall maintain a set of approved plans and make them available for inspection. Fees for an extension of a permit shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>permit.</p>	
42.	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.5.4 Extensions. When a permit has not had an approved inspection, the building official is authorized to grant only one</i></p>	<p>14.26 Fuel Gas Code</p> <p>14.26.030 Permits.</p> <p><i>[A] 106.5.4 Extensions. <u>Permits issued by the building official under the provisions of this chapter shall comply with the administrative sections of the Thurston</u></i></p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days 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.</p>	<p><u>County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three hundred sixty-five days 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.</p>	<p>inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
International Plumbing Code Chapter 14.28			
43.	Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
44.	<p>14.28 Plumbing Code</p> <p>14.28.010 Adoption and administration</p> <p>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 Appendix A, B, and I are adopted. Provided further that those requirements of</p>	<p>14.28.010 Plumbing Code</p> <p>14.28.010 Adoption and administration</p> <p>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 154 of this code are not adopted and that Appendix<u>ces</u> 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</p>	Clerical change to be consistent with the State Adoption.

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Item #	Original Language	Proposed Language	Reason for modification
	<p>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.</p>	<p>are not adopted.</p>	
45.	<p>14.28.010 Plumbing Code</p> <p>14.28.010 Adoption and administration</p> <p>None</p>	<p>14.28.010 Plumbing Code</p> <p>14.28.010 Adoption and administration</p> <p><u>D. The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u></p> <p><u>E. The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u></p>	<p>To simplify future code changes.</p>
46.	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><i>103.3.3 Expiration.</i> Every permit issued shall expire three hundred sixty-five days after its issuance</p>	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><u><i>103.3.3 Expiration.</i> Permits issued by the code official under the provisions of this chapter shall comply with the administrative sections of the Thurston</u></p>	<p>Clerical change to use a calendar year.</p> <p>Change expiration time from three hundred sixty-five day to one year so that it would concur with time limitations of other permits.</p> <p>Issued permits are valid if they are not allowed to expire. The applicant must track</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>unless:</p> <ol style="list-style-type: none"> 1. An extension is requested in writing as provided below and granted, or 2. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p><i>When</i> a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the three</p>	<p><u>County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations. Every permit issued shall expire three hundred sixty-five days after its issuance unless:</u></p> <ol style="list-style-type: none"> 3. An extension is requested in writing as provided below and granted, or 4. An inspection is approved for the work authorized by such permit within three hundred sixty-five days after its issuance or last approved inspection. <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p><i>When</i> a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than three hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than three hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of</p>	<p>inspections and extensions.</p> <p>Once they expire they must follow the policy that allows permits expired less than three years to pay a fee provided have a copy of the original approved plans, or if they waited longer than three years, they must reapply and comply with the new regulations.</p>

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	<p>hundred sixty-five days 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.</p>	<p>any of the three hundred sixty five days 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.</p>	
47.	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><i>103.4.2 Expiration of Plan Review.</i> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in</p>	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><i>103.4.2 Expiration of Plan Review.</i> <u>Permits issued by the code official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the building official may, for good cause</p>	<p>Clarifying the code to be consistent between the chapters within Title 14.</p>

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	writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.	shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. A request for an extension must be submitted in writing and must demonstrate justifiable cause. Fees for an extension of an application shall be as set forth in the Resource Stewardship fee schedule.	
48.	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><i>103.4.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>14.28 Plumbing Code</p> <p>14.28.030 Permits and Inspections.</p> <p><i>103.4.2.1 Time limitation of approved applications.</i> Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	No longer required.

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Item #	Original Language	Proposed Language	Reason for modification
International Fire Code Chapter 14.32			
49.	Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
50.	14.32 Fire Code 14.32.010 Adoption and administration. None	14.32 Fire Code 14.32.010 Adoption and administration. D. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> E. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify future code changes.
51.	14.32 Fire Code 14.32.030 Permits <i>[A] 105.2.3 Time limitation of application. An application for a permit shall be deemed to have been abandoned one hundred eighty days</i>	14.32 Fire Code 14.32.030 Permits <i>[A] 105.2.3 Time limitation of application. <u>Permits issued by the code official under the provisions of this chapter shall comply with the administrative sections of the</u></i>	Clarifying the expiration policy to give the applicants more time. Permit applications may be approved but not issued while the applicant is working with other departments to resolve issues with critical areas, endangered species, etc.

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	<p>after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the fire code official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. The extension shall be requested in writing and must demonstrate justifiable cause.</p> <p>Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p><u>Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, and violations.</u> An application for a permit shall be deemed to have been abandoned one hundred eighty days after a written request from the County for information has not been fulfilled by the applicant. However, if an applicant demonstrates that an application has been pursued in good faith, the fire code official may, for good cause shown, grant two extensions of time for additional periods not exceeding one hundred eighty days each. The extension shall be requested in writing and must demonstrate justifiable cause.</p> <p>Applications that are ready to issue shall be deemed to have been abandoned one hundred eighty days after the latest approval date. No extension is allowed. An approved application that has expired must be resubmitted for review under all current Thurston County codes. Fees for the new application shall be as set forth in the Resource Stewardship fee schedule.</p>	<p>Changed 180 days to one year to give the applicant more time. And also allowed for two extensions of one year each. This time line would allow an applicant up to three years to obtain approval.</p> <p>After three years they would need to reapply for the project as a new code might adopted.</p>
52.	14.32 Fire Code	14.32 Fire Code	Clarifying the code to be consistent between the chapters within Title 14.

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Item #	Original Language	Proposed Language	Reason for modification
	<p>14.32.030 Permits</p> <p><i>[A] 105.3.1 Expiration.</i></p> <p>(b) Construction permits automatically become invalid unless the work authorized by such permit is approved within three hundred sixty-five days after its issuance, or if the work authorized by such permit is suspended or abandoned. Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty-five days of: (1) the last approved inspection or (2) a request for an extension. Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be paid as set forth in the Resource Stewardship fee schedule, provided no changes have been made or will be made in the original construction documents for such work.</p>	<p>14.32.030 Permits</p> <p><i>[A] 105.3.1 Expiration.</i></p> <p>(b) Construction <u>permits issued by the code official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC.</u> automatically become invalid unless the work authorized by such permit is approved within three hundred sixty five days after its issuance, or if the work authorized by such permit is suspended or abandoned. Suspension or abandonment is conclusively demonstrated by the lack of an approved inspection within three hundred sixty five days of: (1) the last approved inspection or (2) a request for an extension. Before such work recommences, a new permit shall be first obtained and the fee to recommence work, if any, shall be paid as set forth in the Resource Stewardship fee schedule, provided no changes have been made or will be made in the original construction documents for such work.</p>	

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Item #	Original Language	Proposed Language	Reason for modification
53.	<p>14.32 Fire Code</p> <p>14.32.030 Permits</p> <p>[A] <i>105.3.2 Extensions.</i> 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, two extensions of the time period of a permit for periods of not more than one hundred eighty days each. Such extensions shall be requested by the 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</p>	<p>14.32 Fire Code</p> <p>14.32.030 Permits</p> <p>[A] <i>105.3.2 Extensions.</i> <u>Permits issued by the code official under the provisions of this chapter shall comply with the administrative sections of the Thurston County Building Code, chapter 14.17 TCC, for fees, application, issuance, extensions, expiration and violations.</u> 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, two extensions of the time period of a permit for periods of not more than one hundred eighty days each. Such extensions shall be requested by the 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</p>	<p>Clarifying the code to be consistent between the chapters within Title 14.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	<p>Resource Stewardship fee schedule.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than hundred sixty-five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the hundred sixty-five days 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.</p>	<p>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.</p> <p>Approved work performed under other permits issued by Thurston County does not extend the building permit.</p> <p>When a permit has not had an approved inspection, the building official is authorized to grant only one extension of not more than hundred sixty-five days. After an approved inspection is documented, the building official is authorized to grant, in writing, one or more extensions of time, for periods not more than hundred sixty five days each.</p> <p>A request for an extension must be submitted in writing prior to the end of any of the hundred sixty-five days 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.</p>	

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Item #	Original Language	Proposed Language	Reason for modification
54.	<p>14.32 Fire Code</p> <p>14.32.030 Permits</p> <p><i>[A] 105.7.15</i> Solar photovoltaic power systems. A construction permit is required to install or modify solar photovoltaic power systems. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.</p>	<p>14.32 Fire Code</p> <p>14.32.030 Permits</p> <p><i>[A] 105.7.15</i> Solar photovoltaic power systems. A construction permit is required to install or modify solar photovoltaic power systems. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.</p> <p align="center"><u>Exception: Photovoltaic solar energy installations in compliance with IRC Section M2302.</u></p>	<p>Eliminate the need for a fire code permit.</p> <p>Residential homes still need to comply with the requirements for solar, but a building nor a fire code permit is required provided they comply with the IRC.</p> <p>Most of the nonstructural review is done through L and I. Placement of panel is the only fire code concern for access and venting.</p> <p>Homes in our area typically only have panels on one side that allow for venting of the attic in fire situations.</p>
55.	<p>14.32 Fire Code</p> <p>14.32.080 Fire Apparatus Access Road</p> <p><i>503.2.1 Dimensions.</i> Fire apparatus access roads shall have an unobstructed width of not less than twenty feet (6096 mm), meeting Thurston County Roadway standards, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than</p>	<p>14.32 Fire Code</p> <p>14.32.080 Fire Apparatus Access Road</p> <p><i>503.2.1 Dimensions.</i> Fire apparatus access roads shall have an unobstructed width of not less than twenty feet (6096 mm), meeting Thurston County Roadway standards <u>as amended</u>, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than thirteen feet six inches (4115 mm) unless otherwise approved by the fire code</p>	<p>Clarifying the code to be consistent with the TC Road Standards.</p> <p>The state does not adopt this section to allow local jurisdictions to determine how fire access roads are addressed. The reference to the 20 foot width needs to agree with the roads standards that allows reduction to 12 feet for individual residential and low access sites.</p>

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	thirteen feet six inches (4115 mm) unless otherwise approved by the fire code official.	official.	
56.	<p>14.32 Fire Code</p> <p>14.32.110 Fire Protection Water Supplies</p> <p><i>507.1 Required water supply.</i> An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed, or are converted from a single/two family dwelling or townhome to a non-residential use or are substantially improved or moved into or within the jurisdiction.</p>	<p>14.32 Fire Code</p> <p>14.32.110 Fire Protection Water Supplies</p> <p><i>507.1 Required water supply.</i> An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed,; or are converted from a single/two family dwelling or townhome to a non-residential use; <u>or a change of occupancy or use occurs except as determined by the fire code official</u>; or are substantially improved or moved into or within the jurisdiction.</p>	<p>When a change of use or occupancy occurs in older structures that were built prior to the requirement to provide fire flow occurs, this allows the fire code official to assess whether the occupancy is no more hazardous than what existed and administratively waive the requirement that fire flow be provided.</p>
57.	<p>14.32 Fire Code</p> <p>14.32.110 Fire Protection Water Supplies</p> <p>507.1 Exceptions:</p>	<p>14.32 Fire Code</p> <p>14.32.110 Fire Protection Water Supplies</p> <p>507.1 Exceptions:</p> <ol style="list-style-type: none"> 1. Group U Occupancies. 	<p>Clarification to the code. Rather than enumerate the types of occupancies constructed under the International Residential Code a reference to the code was substituted.</p> <p>Clarified that when a nonresidential use is proposed within a residence, the residence</p>

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	<p>1. Group U Occupancies.</p> <p>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.</p> <p>3. All other occupancies when the largest Fire Area as defined in Appendix B is less than 1,600 square feet.</p> <p>4. Fire flow is not required for structures under five hundred square feet with a B, U, or R-1 occupancy where structures are at least thirty feet from any other structure and are used only for recreation.</p> <p>Mixed occupancies that contain private residences, townhouses and their accessory structures or a group U occupancy shall consider the entire square footage for the</p>	<p>2. Private residences, townhouses and their accessory structures <u>Structures constructed under the International Residential Code that are 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.</u></p> <p>3. All other occupancies when the largest Fire Area as defined in Appendix B is less than 1,600 square feet.</p> <p>4. Fire flow is not required for structures under five hundred square feet with a B, U, or R-1 occupancy where structures are at least thirty feet from any other structure and are used only for recreation.</p> <p>5. <u>Where the change of use or of occupancy is determined by the fire code official to be no more hazardous than the existing occupancy or use.</u></p> <p>Mixed occupancies that contain private</p>	<p>use needs to be separated from the nonresidential use by a fire wall or the residential square footage must be included in the square footage to determine the fire flow for the non-residential square footage because the occupants of the residence may not have control over the non-residential use.</p> <p>Added the exception that allows dwelling units to have a space not greater than 500 square feet for personal services and off-site food preparation without being treated as non-residential use or occupancy.</p>

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	determination of fire flow or separate construction with a fire wall.	<p>residences, townhouses and their accessory structures or a group U occupancy shall consider the entire square footage for the determination of fire flow or <u>the nonresidential use not associated with the residential uses shall be separated from the residential construction with by</u> a fire wall.</p> <p><u>Exception: Areas and uses described in International Residential Code section 202 Definition of a Dwelling Unit as adopted by the State of Washington.</u></p>	
58.	<p>14.32 Fire Code</p> <p>14.32.110 Automatic Sprinkler Systems</p> <p>903.2.13 are added to read as follows:</p> <p>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.</p>	<p>14.32 Fire Code</p> <p>14.32.110 Automatic Sprinkler Systems</p> <p>903.2.13 are added to read as follows:</p> <p>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.</p> <p>Exception: Spaces or areas in telecommunications buildings used</p>	<p><i>Revise 14.32.130 section 903.2 exception reference to Section 721 that was revised in the code to 711. Smoke detectors are now fire detectors.</i></p>

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	<p>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.</p>	<p>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-fire 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 7121 of the International Building Code, or both.</p>	
59.	<p>14.32 Fire Code</p> <p><i>14.32.190 Flammable and combustible liquids.</i></p> <p><i>5701.4 Permits.</i> 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</p>	<p>14.32 Fire Code</p> <p><i>14.32.190 Flammable and combustible liquids.</i></p> <p><i>5701.4 Permits.</i> Storage of Class I and Class II liquids in outside aboveground storage tanks. <u>unless exempt from a permit by the IFC</u>, is prohibited in Thurston County, unless authorized by a permit. Permits shall be required as set</p>	<p>Language clarification. The fire code exempts residential LPG tanks.</p>

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	[A] 105.6 and [A] 105.7. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.	forth in Sections [A] 105.6 and [A] 105.7. Permits issued under this section shall be in accordance with the procedure contained in Section 14.32.210.	
60.	<p>14.32 Fire Code</p> <p>14.32.210 - Hearing examiner approval required.</p> <p>A. The approval authority for permits issued under this section is the hearing examiner.</p>	<p>14.32 Fire Code</p> <p>14.32.210 - Hearing examiner approval required.</p> <p>A. The approval authority for permits issued under this section is the hearing examiner <u>under Title 2 Administration, Chapter 2.06</u></p>	A clarification to provide reference to hearing examiner process.
61.	<p>14.32 Fire Code</p> <p>14.32.220 Fire flow requirements for buildings.</p> <p>Revised Figure B105 see at end.</p> <p>See existing figure at the end of this document.</p>	<p>14.32 Fire Code</p> <p>14.32.220 Fire flow requirements for buildings.</p> <p>See revised figure at the end of this document.</p>	<p>Revised the chart to make it clearer. No substantive changes are proposed.</p> <p>Removed yes from flow out of Can fire flow be mitigated by a sprinkler system and fire alarm?</p> <p>Revised question of residual water to a statement.</p>

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Item #	Original Language	Proposed Language	Reason for modification
Board of Appeals Chapter 14.33			
62.	<p>14.33 Board of Appeals</p> <p>14.33.010 Board of appeals established.</p> <p>The combined board of appeals for Title 14 of the Thurston County Code is established. This board shall serve as the board of appeals for Thurston County under International Building Code (IBC) Section [A] 113, International Residential Code (IRC) Section R112, International Fire Code (IFC) Section [A] 108, Uniform Plumbing Code (UPC) Section 102.3, International Energy Conservation Code – Residential (IECC-R) and International Energy Conservation Code – Commercial (IECC-C), International Mechanical Code (IMC) Section [A] 109, Thurston County Code 14.38.060 (Development in Flood Hazard Areas) and International Fuel Gas Code (IFGC) Section [A] 109, as set forth in this chapter.</p>	<p>14.33 Board of Appeals</p> <p>14.33.010 Board of appeals established.</p> <p>The combined board of appeals for Title 14 of the Thurston County Code is established. This board shall serve as the board of appeals for Thurston County under International Building Code (IBC) Section [A] 113, International Residential Code (IRC) Section R112, <u>International Existing Building Code (IEBC) Section [A] 112</u>, International Fire Code (IFC) Section [A] 108, Uniform Plumbing Code (UPC) Section 102.3, International Energy Conservation Code – Residential (IECC-R) and International Energy Conservation Code – Commercial (IECC-C), International Mechanical Code (IMC) Section [A] 109, Thurston County Code 14.38.060 (Development in Flood Hazard Areas) and International Fuel Gas Code (IFGC) Section [A] 109, as set forth in this chapter.</p>	<p>Correct an omission. Added the existing building code IEBC to the codes enumerated in 14.33.020 G.</p>

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Item #	Original Language	Proposed Language	Reason for modification
International Commercial Energy Code Chapter 14.34			
63.	Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
64.	14.34 Commercial Energy Code 14.34.010 Adoption None	14.34 Commercial Energy Code 14.34.010 Adoption E. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> F. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify future code changes.
65.	14.34 Commercial Energy Code <i>14.34.050 C110. Violations.</i> 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	14.34 Commercial Energy Code <i>14.34.050 C110. Violations.</i> The building official <u>enforcement officer(s) designated in Thurston County Code section 26.05.005</u> is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving,	Clerical revision on the violation enforcement officer.

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	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.	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.	

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Item #	Original Language	Proposed Language	Reason for modification
International Residential Energy Code Chapter 14.35			
66.	14.35 Resource Stewardship	Community Planning and Economic Development	Department name change throughout the document.
67.	14.35 Residential Energy Code 14.35.010 Adoption None	14.35 Residential Energy Code 14.35.010 Adoption E. <u>The use of the term "department" by itself shall always mean the Community Planning and Economic Development department, unless otherwise indicated in the specific section.</u> F. <u>The use of the term "director" by itself shall always mean the Director of Community Planning and Economic Development or an appointed designee.</u>	To simplify future code changes.
68.	14.35 Residential Energy Code <i>14.35.050 C110. Violations.</i> 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	14.35 Residential Energy Code <i>14.35.050 C110. Violations.</i> The building official <u>enforcement officer(s) designated in Thurston County Code section 26.05.005</u> is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving,	Clerical revision on the violation enforcement officer.

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	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.	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.	

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Thurston County Title 14 Code Amendments for the Board of Commissioners' Review

Item #	Original Language	Proposed Language	Reason for modification
Development in Flood Hazard Areas 14.38			
69.	14.38.020 Definitions	<p>2. "<u>Residential</u>" Accessory Structure" means a structure that is used only for parking of vehicles, building access or for storage in an area that is not a basement. This structure shall be: ...c. Constructed using flood damage/resistant materials below the <u>B</u>ase <u>F</u>lood <u>E</u>levation (BFE) with mechanical and utility equipment elevated or floodproofed to two feet above the BFE. ...</p> <p>3. "Area of shallow flooding" means ...</p> <p><u>a. Be above natural ground;</u></p> <p><u>b. Be where a clearly defined channel does not exist;</u></p> <p><u>c. Located where the path of flooding is unpredictable and indeterminate; and</u></p> <p><u>d. Velocity flow may be evident.</u></p> <p>6. "BFE" means the <u>highest</u> base flood elevation as indicated on any of <u>from</u> the following: ...</p>	<p>Clarification on the definition of finished floor.</p> <p>Included a definitions for "freeboard" and "wetproofing", amended the definitions for "area of shallow flooding", "BFE", and "substantial improvement" as required by the Federal Emergency Management Agency for local flood codes.</p>

Thurston County Title 14 Code Amendments for the Board of Commissioners' Review

Item #	Original Language	Proposed Language	Reason for modification
		<p>c. <u>The highest known recorded flood elevation, if it exceeds the BFE on the Flood Insurance Rate Map (FIRM) or the engineered BFE value for any unnumbered A zones.</u></p> <p>12. Finished floor” means the <u>bottom of the floor joist or horizontal member of top of the next higher floor above the</u> lowest floor. For the purposes of the National Flood Insurance Program Elevation Certificate (FEMA Form 81-31), the finished floor shall equal the top of the next higher floor as depicted on the Elevation Certificate.</p> <p><u>13. “Freeboard” is an increment of elevation added to the Base Flood Elevation. Thurston County defines “Freeboard” as two feet of elevation added to the Base Flood Elevation. Freeboard is required for all residential, non-residential, commercial floodproofed buildings, and utilities (all equipment, electrical, or mechanical items) constructed, substantially improved and/or reconstructed due to substantial damage within the Special Flood Hazard Area.</u></p>	

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Item #	Original Language	Proposed Language	Reason for modification
		<p>36.37. "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 before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. <u>The cumulative value of known improvements, alterations, repairs, reconstructions, and expansions of the structure conducted in the last ten years on or after the effective date of this ordinance codified in this title shall be included when determining whether the proposed project is a substantial improvement.</u></p> <p>40. "<u>Wetproofing</u>" means <u>water resistant materials.</u></p>	
70.	<p>14.38 Flood</p> <p>14.38.030 Item B revised R106.1.3 to R104.10.1 to correct code reference.</p>		Fix reference change.

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Item #	Original Language	Proposed Language	Reason for modification
71.	<p>14.38 Flood</p> <p>14.38.050 A. added "including additions" to items 1. and 2.</p>	<p>A. In all areas of special flood hazard, the following standards are required:</p> <ol style="list-style-type: none"> 1. Anchoring. All new construction, <u>including additions</u> and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure. All manufactured homes and mobile homes shall be anchored to prevent flotation, collapse and lateral movement as described in Section 14.38.050(B)(5). 2. Construction Materials and Methods, and Accessory Structures. <ol style="list-style-type: none"> a. All new construction, <u>including additions</u> and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. b. All new construction, 	<p>To clarify that the requirements are not restricted to entirely new structures and that the requirement also applies to additions.</p>

Thurston County Title 14 Code Amendments for the Board of Commissioners' Review

Item #	Original Language	Proposed Language	Reason for modification
		<p align="center"><u>including additions</u> and substantial improvements shall be constructed using methods and practices that minimize flood damage.</p>	
72.	<p>14.38.050(A)(2)(c)</p> <p>Equipment or other service facilities can be either elevated above the BFE or floodproofed in a manner that prevents floodwaters from infiltrating or accumulating within any component of the system. Elevation of these systems and facilities is the preferred method of mitigation for utility systems in the special flood hazard area. FEMA P-348, Protecting Building Utilities from Flood Damage, provides detailed guidance on designing and constructing flood-resistant utility systems.</p>	<p>c. Electrical, heating, ventilation, plumbing, <u>mechanical, duct work,</u> and air-conditioning equipment or other service facilities shall be designed and/or otherwise elevated to be <u>above the required freeboard (two feet of elevation above the BFE) or located designed using flood-resistant materials</u> so as to prevent water from entering or accumulating within the components during conditions of flooding, <u>as approved by the Floodplain Manager.</u> <u>FEMA P-348, Protection</u></p>	<p>Revised the section to meet FEMA's standards for elevating electrical and mechanical equipment.</p> <p>Thurston County maintains a two-foot freeboard requirement.</p>

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Item #	Original Language	Proposed Language	Reason for modification
		<p align="center"><u>Building Utilities from Flood Damage, provides detailed guidance on designing and constructing flood-resistant utility systems.</u></p>	
73.	<p>14.38 Flood 14.38.050 A.2.d</p>	<p>d. A Residential accessory structures may be wet floodproofed with a variance pursuant to 14.38.060(A)(8) if they shall meet the following criteria:</p>	<p>Removed variance requirement. Clarified that the accessory structure are allowed if they meet the criteria.</p>
74.	<p>14.38.050 A.2.d.i</p>	<p>i. Limited to a single story that is no more than 576 square feet with elevated electrical elements, flood damage resistant materials and flood vent openings meeting the requirements of 14.38.050(B)(1)(b). <u>Agricultural structures may be larger than 576 square feet but be no more than 775 square feet, see TCC 14.38.050.</u></p>	<p>Revised to include the larger size for agricultural accessory structures.</p>
75.	<p>14.38 Flood 14.38.050 A.2.d. ii. Clarify that the design must come from a licensed</p>	<p>ii. <u>Designed by a licensed Washington State design professional</u> and built in such a manner that results in</p>	<p>To clarify who can design such projects. They must be designed by a licensed professional.</p>

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Item #	Original Language	Proposed Language	Reason for modification
	WA state design professional.	minimal damage to the structure and its contents, including being anchored to resist flotation, collapse, and lateral movement.	
76.	14.38.050 A.2.d.iii	iii. Constructed using flood damage/resistant materials below the Base Flood Elevation(BFE) with mechanical and utility equipment elevated or floodproofed to 2 feet above the BFE <u>freeboard</u> . See FEMA Technical Bulletin 7 for additional information	Added the word freeboard to ensure consistency with FEMA requirements.
77.	14.38 Flood 14.38.050 A.2.d. vi. Added reference to the Critical Area Ordinance 24.20.070.	<u>vi. In compliance with Thurston County Critical Area Ordinance TCC Chapter 24.20.</u>	Residential structures must comply with the Critical Area Ordinance as well as the flood requirements. The Critical Areas Ordinance and the flood hazard regulations in 14.38 work in concert to protect public safety.
78.	14.38.050 A.2.d.vii	<u>vii. Complete and record a non-conversion agreement. The building use shall be limited to parking and/or to be used for storage.</u>	Accessory building allowed under this section may not be habitable space, and must be limited to parking and/or used for storage.
79.	14.38.050 A.3	d. New wellheads shall be located to comply with TCC section	Utilities must also meet freeboard requirements.

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Item #	Original Language	Proposed Language	Reason for modification
		24.20.180, <u>and shall be elevated above the freeboard requirement.</u>	
80.	<p>14.38 Flood</p> <p>14.38.050 A.4. Added the term land to subdivision</p>	<p>3. <u>Land Subdivision Proposals.</u></p> <p>a. All <u>land subdivision</u> proposals shall be consistent with the need to minimize flood damage.</p> <p>b. All <u>land subdivision</u> proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to eliminate, or if that is not possible, minimize flood damage. <u>All public utilities and facilities must either be elevated above the freeboard requirement or designed as to prevent water from entering or accumulating within the components during conditions of flooding, as approved by the Floodplain Manager.</u></p> <p>c. All <u>land subdivision</u> proposals shall have adequate drainage provided to reduce exposure to flood damage.</p>	<p>Clarified language to agree with FEMA regulations and be consistent with the county subdivision code.</p>

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Item #	Original Language	Proposed Language	Reason for modification
		<p>The bBase flood elevation data shall be provided for all subdivision proposals.</p>	
81.	<p>14.38 Flood 14.38.050 A.5. Revised terminology.</p>	<p>Fill. See <u>Consistent with the Thurston County Critical Areas Ordinance Title 24, Chapter 24.20 TCC, TCC Section 24.20.100 and Table 24.20.1</u> for restrictions of the use of fill in the special flood hazard area-;</p> <p>a. Any fill or materials proposed to be deposited must be shown to have a beneficial purpose and the amount there of 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.</p> <p><u>a. No fill is allowed within the special flood hazard area unless a qualified professional engineer licensed in the State of Washington and a qualified wildlife habitat biologist demonstrate that there is no other alternative method for constructing an approved use listed in Table 24.20-1 TCC or to</u></p>	<p>Revised the terminology to comply with the defined FEMA term for no increase in base flood elevation and ensure consistency between county codes. Updated language for compensatory storage to be consistent with FEMA regulations. Adapted Pierce County's adopted and FEMA approved regulations for compensatory storage. Pierce County is another Class 2 Community Rating System (CRS) community.</p> <p>Re-ordered the bullets to make it easier to read and understand.</p> <p>Chapter 14.38 and the Critical Areas Ordinance work in concert for flood protective measures. Repeated a portion of the language from applicable sections of the Critical Areas Ordinance for consistency and to make it easier to read and understand.</p>

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		<p><u>provide access to essential public facilities and that such grading and filling will not block stream side channels, increase flood hazards, water velocity, or flood elevations, inhibit channel migration, or degrade important habitats (see Chapter 24.25 TCC) and the proposed cut and fill activity meets all other requirements of Chapter 14.38 TCC including, but not limited to, the zero rise and compensatory storage requirements stated below:</u></p> <p>Such fill or other materials shall be protected against erosions by rip rap, vegetative cover or bulkheading.</p> <p><u>b. No fill may be allowed which acting alone or in concert with other conditions may increase flood hazards to other property, water velocities, flood elevations, or adversely impact floodplain functions. A certification by a registered professional engineer shall be provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the analysis will result in zero rise</u></p>	

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		<p><u>during the occurrence of the base flood discharge or event. The certification must include all calculations.</u></p> <p>c. No fill may be allowed which acting alone or in concert with other conditions may increase flood hazards to other property. A certification by a registered professional engineer shall be provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed project will not result in any increase in flood levels during the occurrence of the base flood discharge. The certification must include all calculations.</p> <p>c. <u>In addition to meeting the requirements for zero rise, any permitted fill shall meet compensatory storage requirements to provide hydrologically equivalent compensatory storage within the 100-year floodplain.</u></p> <p><u>New excavated storage volume shall be equivalent to the flood storage capacity eliminated by filling or</u></p>	

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Item #	Original Language	Proposed Language	Reason for modification
		<p><u>grading within the 100-year floodplain.</u></p> <p><u>Equivalent shall mean that the storage removed shall be replaced by equal live storage volume between corresponding 1-foot contour intervals that are hydraulically connected to the floodplain through their entire depth.</u></p> <p><u>d. Applications for balanced cut and fill with compensatory flood storage shall include a winter water study (refer to Chapter 24.20 TCC.)</u></p> <p><u>e. Fill or other materials shall be protected against erosions by rip rap, or vegetative cover.</u></p>	
82.	14.38.050.A.6	<p>Review of Building Permits. Where base flood elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (section 14.38.040(D)(2)), <u>a Base Flood Elevation shall be established using FEMA approved techniques.</u> aApplications for building permits shall be reviewed to assure that proposed</p>	<p>Reiterated freeboard and Base Flood Elevation (BFE) establishment requirement for consistency with the rest of County Code Chapter 14.38 and FEMA regulations.</p>

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Item #	Original Language	Proposed Language	Reason for modification
		<p>construction will<u>reflects the</u> established Base Flood Elevation and Freeboard requirements and <u>complies with all applicable sections of Chapter 14.38.</u>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.</p>	
83.	14.38.050.B.1	<p>a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated <u>to above the required freeboard (add two feet above to</u> the base flood elevation, or the highest known recorded flood elevation, whichever is greater.</p> <p>b. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or <u>if used solely for parking, additional building access, or limited storage</u></p>	<p>Freeboard is required for FEMA.</p> <p>When allowed, residential areas below the base flood elevation may be used for parking, building access or limited storage</p>

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Item #	Original Language	Proposed Language	Reason for modification
		<p><u>(and it is not a basement)</u>, it shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. <u>Any qualifying area will require a non-conversion agreement.</u> 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:</p>	
84.	14.38.050.B.1.c.v	<p><u>Equipment, mechanical items, electrical items, and ductwork must be elevated above the required freeboard (placed above the BFE) to prevent the entry of floodwaters.</u></p>	Equipment and mechanical items must meet freeboard requirements.
85.	14.38 Flood Revise 14.38.050B.4 Revised	<p>Nonresidential Construction. New construction, <u>additions</u> or substantial improvement of any commercial, industrial or other nonresidential structure shall either</p>	Revised for consistency with County Code Chapter 14.38

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Item #	Original Language	Proposed Language	Reason for modification
		have the lowest floor, including basement, elevated to the level of two feet above the base flood elevation <u>or the highest known recorded flood elevation, whichever is greater</u> ; or, together with utilities and sanitary facilities, shall:	
86.	14.38 Flood Revise 14.38.050B.4.a. Revised terminology.	a. Be floodproofed (watertight) to two <u>one</u> foot above the base flood elevation. The structure shall be made watertight with walls substantially impermeable to the passage of water. The use of flood proofing for nonresidential development or the placement of fill within the SFHA will require that a certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed project will not result in <u>zero rise any increase</u> in flood levels during the occurrence of the base flood discharge. The	Revised the terminology to comply with the defined FEMA term for no increase, and add a consistent height for flood proofing nonresidential structures.

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Item #	Original Language	Proposed Language	Reason for modification
		certification must include all calculations;	
87.	14.38 Flood Revise 14.38.050B.4.f. Added area Shaded X to areas where critical facilities may not be built.	f. Construction of new critical facilities shall be <u>located outside the limits of the floodway, the limits of the special flood hazard area, and areas identified as within the 0.2 percent annual-chance-flood (500 year floodplain)</u> . See TCC section 24.20.080.	Critical Facilities should not be built in any flood zones to ensure availability in case of an emergency during a flood event.
88.	14.38 Flood Revised 14.38.050D.- Coastal High Hazard Areas to include zone A and AE	D. Coastal High Hazard Areas. Located within areas of special flood hazard established in Section 14.38.030 are coastal high hazard areas, designated as Zones <u>VE, AE, A</u> and/or V.	To comply with FEMA regulations
89.	14.38 Flood Revised 14.38.050 D. items renumbered (3-8) and removed (3 no V zones and 6 reference to structural fill.)	3. All new construction shall be located landward of the reach of mean high tide associated with the V Zone. 6. Prohibit the use of fill for structural support of buildings;	No V zones in County Fill is no longer allowed.

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Item #	Original Language	Proposed Language	Reason for modification
90.	<p>14.38 Flood</p> <p>14.38.050 Standards.</p> <p>G. Flood Zone A. For the purposes of flood zone A, when the base flood elevation is not determined and not available from any other source, the lowest floor of the new construction and substantial improvements shall be elevated 2.0 feet above the highest adjacent grade or 2.0 feet above the highest crown of the adjacent roadway whichever is higher.</p>	<p>14.38 Flood</p> <p>14.38.050 Standards.</p> <p>G. Flood Zone A. <u>A base flood elevation shall be established for any floodzones that do not already have a base flood elevation established.</u> For the purposes of flood zone A, when the base flood elevation is not determined and not available from any other source, the lowest floor of the new construction and substantial improvements shall be elevated 2.0 feet above the highest adjacent grade or 2.0 feet above the highest crown of the adjacent roadway whichever is higher.</p>	<p>FEMA is now providing flood elevations for these areas. To eliminate the use of the crown of the road to establish flood elevation.</p>

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Item #	Original Language	Proposed Language	Reason for modification
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Appendix C Agri-Com Chapter 14.26

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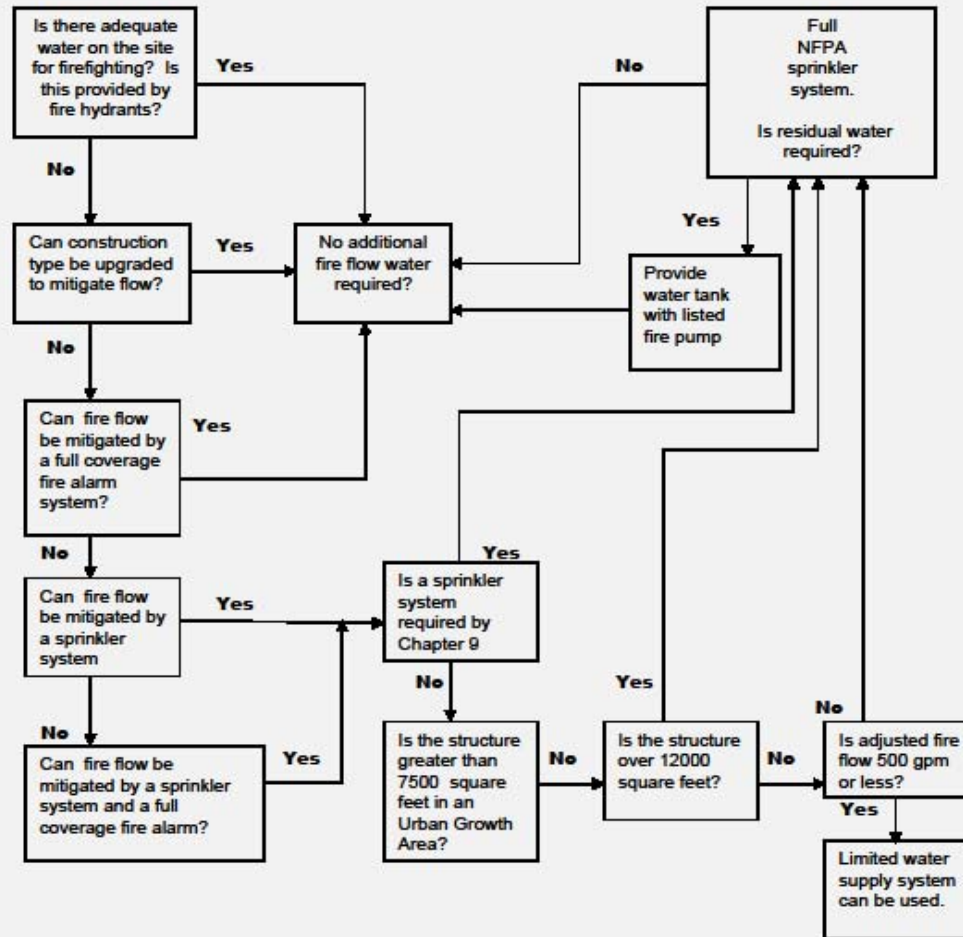
Item #	Original Language	Proposed Language	Reason for modification
91.	14.46 Agri-com Table C104.5 See table below	14.46 Agri-com See Table Below	The code has decreased the number of required rest rooms in similar occupancies so Table C104.5 was adjusted to reduce the number of restrooms.

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Old Figure B105

Figure B105.1

Find the fire flow required based on construction type, apply surcharge or credit for occupancy type on Table B105.1 .



New Figure B105

Figure B105.1

Find the fire flow required based on construction type, apply surcharge or credit for occupancy type on Table B105.1 .

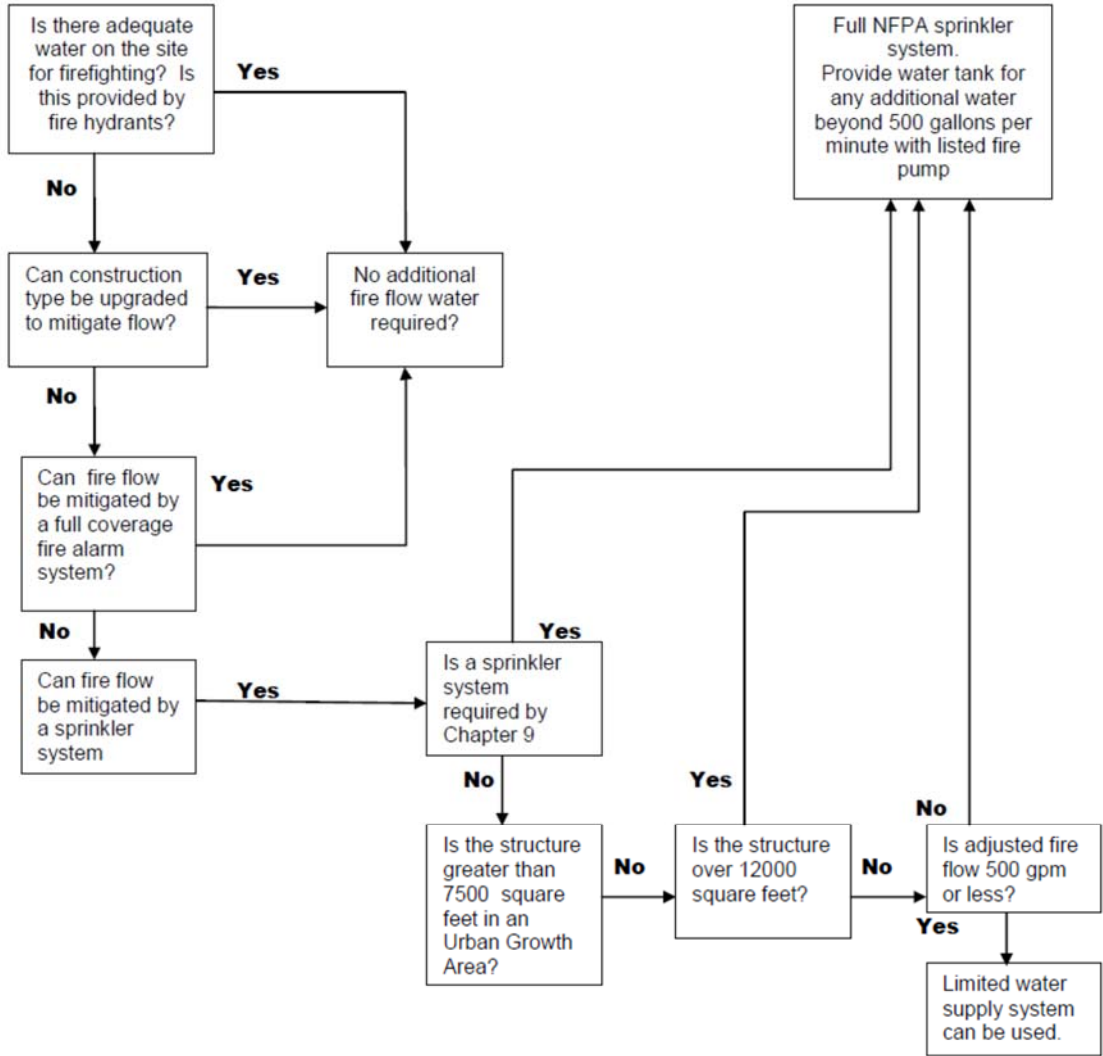


Table C104.5

Type of Building or Occupancy	Water Closets		Lavatories		Drinking Fountain
	Male	Female	Male	Female	
Group U Agri-com	1: 1-275	1: 1-2540	One per 2 water closets		One when occupant load exceeds 30
	2: 2676-150	2: 26-5041-75			
		3: 5176-150			