

TOWN OF EATONVILLE

Agenda Staff Report

Agenda Item No.:	_____	Meeting Date:	August 8, 2016
Subject:	Ordinance No. 2016-15 Adopting the 2015 Editions of the State Building Code and Amending Chapter 16.08 of the EMC	Prepared by:	Gregory Jacoby Town Attorney
	_____	Atty Routing No:	017-16
	_____	Atty Review Date:	August 2, 2016

Summary: The Washington State Building Code Council (Code Council) periodically adopts revised building codes of statewide applicability. The Code Council voted to adopt, with certain amendments and certain exceptions, the 2015 editions of the International Building Code (includes the 2015 International Existing Building Code and 2009 ICC/ANSI A117.1), the International Residential Code, the International Mechanical Code (includes the 2015 International Fuel Gas Code, 2014 Liquefied Petroleum Gas Code (NFPA 58), and 2015 National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations), the International Fire Code, the Uniform Plumbing Code, and the Washington State Energy Code, with an effective date of July 1, 2016. Ordinance No. 2016-15, amends Chapter 16.08 of the EMC and adopts the 2015 editions of the codes in compliance with RCW 19.27.031. Chapter 16.08 of the EMC also contains certain errors which should be corrected at this time.

Recommendation: Adopt Ordinance No. 2016-15, adopting the 2015 Edition of the State Building Code and amending Chapter 16.08 of the EMC.

Motion for consideration: I move to adopt Ordinance No. 2016-15, adopting the 2015 Edition of the State Building Code and amending Chapter 16.08 of the EMC.

Fiscal Impact: None.

Attachments: Proposed Ordinance No. 2016-15 (with proposed changes in redline)

ORDINANCE NO. 2016-15

AN ORDINANCE OF THE TOWN OF EATONVILLE, WASHINGTON, ADOPTING THE 2015 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL FIRE CODE, AND WASHINGTON STATE ENERGY CODE, AS ADOPTED BY THE STATE BUILDING CODE COUNCIL, AND AMENDING EATONVILLE MUNICIPAL CODE CHAPTER 16.08

WHEREAS, the Washington State Building Code Council (Code Council) periodically adopts uniform codes of statewide applicability, collectively referred to as the State Building Code; and

WHEREAS, the Code Council voted to adopt the 2015 Edition of the State Building Code, with an effective date of July 1, 2016; and

WHEREAS, the Town of Eatonville has adopted the 2009 Edition of the State Building Code as previously adopted by the Code Council; and

WHEREAS, RCW 35.21.180 grants authority to towns to adopt statutes and code by reference; and

WHEREAS, RCW 19.27.031 provides that the State Building Code as adopted by the Code Council shall be in effect in all counties, cities, and towns; and

WHEREAS, the Council of the Town of Eatonville finds that the public health, safety, and welfare will be served by keeping current with the most current edition of the State Building Code; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF EATONVILLE AS FOLLOWS:

Section 1. Eatonville Municipal Code Section 16.08.010 is AMENDED to read as follows:

16.08.010 International codes – Adopted by reference.

Pursuant to RCW ~~35A.12.140~~[35.21.180](#), the following codes of technical regulations are adopted by this reference as if fully set forth, subject to the modifications or amendments set forth in this chapter and with the exception of those provisions of the codes set forth in this chapter:

A. Adoption of the International Building Code. The International Building Code, ~~2009-2015~~ Edition (includes the 2015 International Existing Building Code and 2009 ICC/ANSI A117.1), ~~including Appendix E~~, published by the International Code Council, and as adopted and amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, is adopted by this reference, ~~except as amended~~.

B. Adoption of the International Residential Code. The International Residential Code, ~~2009-2015~~ Edition, ~~including Appendix L~~, published by the ~~International Code Council, Washington State Building Code Council~~ and as adopted and amended by the Washington State Building Code Council and published as in Chapter 51-51 WAC, is adopted by this reference.

C. Adoption of the International Mechanical Code. The International Mechanical Code, ~~2009-2015~~ Edition (includes the 2015 International Fuel Gas Code, 2014 Liquefied Petroleum Gas Code (NFPA 58), and 2015 National Fuel Gas Code (NFPA 54) as it applies to LP Gas installations), published by the International Code Council, and as adopted and amended by the Washington State Building Code Council, and published ~~as in~~ Chapter 51-52 WAC, is adopted by this reference.

D. Adoption of the Uniform Plumbing Code. The Uniform Plumbing Code, ~~2009-2015~~ Edition, published by the International Association of Plumbing and Mechanical Officials, and as adopted and amended by the Washington State Building Code Council and published ~~as in~~ Chapters 51-56 ~~and 51-57~~ WAC, is adopted by this reference.

E. Adoption of the International Fire Code. The International Fire Code, ~~2009-2015~~ Edition, published by the International Code Council, and as adopted and amended by the Washington State Building Code Council and published ~~as in~~ Chapter 51-54~~A~~ WAC, is adopted by this reference.

~~F. Adoption of the International Fuel Gas Code. The International Fuel Gas Code, 2009 Edition, published by the International Code Council, except unvented room heaters in Section 621, is adopted by this reference.~~

~~G. Adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2009 Edition, published by the International Code Council, is adopted by this reference.~~

HF. Adoption of the Washington State Energy Code. The Washington State Energy Code, 2006 Edition, as amended as adopted by the Washington State Building Code Council and ~~filed~~ published as Chapter 51-11R WAC, is adopted by this reference.

IG. Minimum Design Requirements. The following climatic and geographic design criteria are adopted pursuant to Section R301.2 of the International Residential Code:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlay ment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects		Weathering	Frost Line Depth	Termite					
35	80	NO	D-1	Moderate	12"	Slight	27	NO	1985	160	51.2

Section 2. Eatonville Municipal Code Section 16.08.014 is AMENDED to read as follows:

16.08.014 International codes – Copies on file.

The city clerk is directed to keep on file in the office of the city clerk not less than one copy of each of the codes adopted pursuant to EMC 16.08.010 for use and examination by the public, pursuant to RCW ~~35A.12.140~~ 35.21.180.

Section 3. Eatonville Municipal Code Section 16.08.016 is AMENDED to read as follows:

16.08.016 Section ~~110.111.1~~ of the International Building Code amended – Certificate of occupancy.

Section ~~110.111.1~~ of the International Building Code, 2015 Edition, and Section R110.1 of the International Residential Code, 2009-2015 Edition, as adopted by EMC 16.08.010, are amended to read as follows:

Use and Occupancy. No building or structure of Groups A, B, E, F, H, I, LC, M, R, or S occupancies shall be used or classification of a building or structure or portion thereof, shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided herein. A Certificate of Occupancy shall be issued only:

- (1) After compliance with applicable zoning regulations, concomitant agreement articles, construction permit conditions, conformity to the provisions of this code, and all relevant laws, ordinances, rules and regulations; and
- (2) Upon satisfactory repair of, or payment for, any damage to city property occurring in the course of work done under the provisions

of this code.

Section 4. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 5. This ordinance shall take effect after publication of a summary, consisting of the title, pursuant to RCW 35.27.300.

1ST READING:

2ND READING: 08/08/2016

PASSED by the Town Council of the Town of Eatonville and attested by the Clerk in authentication of such passage this ____ day of August, 2016.

Mike Schaub
Mayor

ATTEST:

Kathy Linnemeyer
Town Clerk

APPROVED AS TO FORM:

Gregory A. Jacoby
Town Attorney