

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING CHAPTERS 15.04A AND 15.04B OF THE SNOQUALMIE MUNICIPAL CODE, TO ADOPT BY REFERENCE THE 2006 EDITIONS OF CERTAIN INTERNATIONAL CODES AND ADOPT CERTAIN LOCAL AMENDMENTS AS PERMITTED BY LAW**

WHEREAS, the State Legislature has established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, the City Council of the City of Snoqualmie adopted Ordinance No. 955 on June 28, 2004, repealing chapter 15.04 of the Snoqualmie Municipal Code in its entirety, adopting a new chapter 15.04A of the Snoqualmie Municipal Code adopting by reference the 2003 editions of certain International codes and certain Uniform codes, as specified by the State Building Code, and adopting local amendments as permitted by law, and

WHEREAS, Ordinance 955 also added a new chapter 15.04B to the Snoqualmie Municipal Code, relating to administration of the codes adopted by reference; and

WHEREAS, the State Building Code Council has amended chapter 51-50 WAC effective July 1, 2007, to incorporate by reference the 2006 editions rather than the 2003 editions of the International codes; and

WHEREAS, it would promote the public health, safety and welfare to amend chapter 15.04A in order to adopt by reference the 2006 editions of the International codes, to adopt local amendments as permitted by law, and to amend chapter 15.04B regulating the administration of the codes, now, therefore, be it

ORDAINED by the City Council of the City Of Snoqualmie, Washington, as follows:

Section 1. Section 15.04A.010 is hereby amended to read as follows:

**15.04A.010 International Building Code adopted.**

A The 2006 edition of the International Building Code (“IBC”) as published by the International Code Council and as

adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in chapter 51-50 WAC, excluding chapter 1 “Administration,” is hereby adopted by reference, together with the following appendices:

1. Appendix Chapter E, “Supplementary Accessibility Requirements.”
2. Appendix Chapter H, “Signs”
3. Appendix Chapter J, “Grading,” provided, this appendix shall govern only grading in conjunction with a building permit and all other grading shall be governed by chapter 15.18 of this code.
4. Appendix Chapter M (2006 International Existing Building Code).

B. Section 403.3.1:2 is hereby amended to add exception as follows:

**Exception:** The required fire-resistance rating of the structural frame shall not be less than 2 hours.

C. Section 1704.12 is hereby amended to read as follows:

**Exterior insulation and finish systems (EIFS).** Special inspections shall be required for all EIFS applications.

**Exceptions:**

1. Exterior insulation finish systems (EIFS) shall be certified by the manufacturer as having been installed per the manufacturer’s installation recommendations. The building official is authorized to approve alternate agencies in lieu of the manufacturer to certify installation of EIFS.
2. Special inspections shall not be required for EIFS applications installed over masonry or concrete walls.

D. Section 3002.4 is hereby amended to read as follows:

Where elevators are provided in buildings four or more stories above grade plane; or four or more stories below grade plane; or in any Group R or I occupancy building provided with an elevator regardless of the number of stories, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

E. Section 3408.1 of the IBC is hereby amended to read as follows:

**Conformance.** Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures. Prior to issuance of a permit to move a structure into the jurisdiction, the applicant shall provide a performance bond to the City in a form approved by the City Attorney in an amount to be determined by the Building Official. Structures moved into the jurisdiction shall be completed within 90 days.

Section 2. Section 15.04A.020 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.020 International Residential Code adopted.**

A. The 2006 edition of the International Residential Code (“IRC”), as published by the International Code Council and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-51 WAC, together with Appendix Chapter G “Swimming Pools, Spas and Hot Tubs,” and excluding chapter 1 “Administration”, chapter 11 “Energy Efficiency” and chapters 25 through 42, is hereby adopted by reference.

B. Table R301.2 (1) shall include the following design criteria:

GROUND SNOW LOAD <sup>k</sup>	WIND SPEED <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
			Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
35 psf	85	D-2	Moderate	18"	Slight to moderate	22°F	N/A	Firm 2005	170°F	50.2°F

Section 3. Section 15.04A.030 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.030 International Mechanical Code adopted.**

The 2006 edition of the International Mechanical Code (“IMC”), as published by the International Code Council and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-52 WAC, excluding chapter 1 “Administration,” is hereby adopted by reference.

Section 4. Section 15.04A.040 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.040 National Fuel Gas Code (NFPA 54) adopted.**

The 2006 edition of the National Fuel Gas Code (“NFGC”) as published by NFPA and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-52 WAC, is hereby adopted by reference.

Section 5. Section 15.04A.050 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.050 Liquefied Petroleum Gas Code (NFPA 58) adopted.**

The 2004 edition of the Liquefied Petroleum Gas Code (“LPGC”) as published by NFPA and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-52 WAC, is hereby adopted by reference.

Section 6. Section 15.04A.060 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.060 International Fuel Gas Code adopted.**

The 2006 edition of the International Fuel Gas Code (“IFGC”) as published by the International Code Council and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-52 WAC, , excluding chapter 1 “Administration,” is hereby adopted by reference.

Section 7. Section 15.04A.070 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.070 International Fire Code adopted.**

A. The 2006 edition of the International Fire Code (“IFC”) as published by the International Code Council and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-54 WAC, excluding chapter 1 “Administration” is hereby adopted by reference, as amended in this section.

B. The manufacture, storage, handling, sale and use of fireworks shall be governed by chapter 70.77 RCW and by chapter 212-17 WAC and local ordinances consistent with chapter 212-17 WAC.

C. All references to the ICC electric code are instead to reference the National Electric Code.

- D. The following optional sections and appendices are adopted
  - 1. Section 503, “Fire Apparatus Access Roads”
  - 2. Appendix B, “Fire-Flow Requirements for Buildings”
  - 3. Appendix C, “Fire Hydrant Locations and Distribution”
  - 4. Appendix E, “Hazard Categories”
- E. Section 308.3.7 is hereby amended to read as follows:

**308.3.7 Group A occupancies.** Exception 4. Where approved by the fire code official.

- F. Section 314.4 is hereby amended to read as follows:

**314.4 Vehicles.** Liquid- or gas-fueled vehicles, fueled equipment, boats or other motorcraft shall not be located indoors except as follows:

- 1. Batteries are disconnected.
- 2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).
- 3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
- 4. Vehicles, boats or other motorcraft equipment are not fueled or defueled within the building.

- G. Section 508.5.1 is hereby amended to read as follows:

**508.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.7m) from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Exceptions:**

- 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
- 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

- H. The definition of “power tap” in Section 602 is hereby added to read as follows:

**Power Tap.** A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or

more receptacles on the opposite end, and has overcurrent protection.

I. Section 903.2 is amended to read as follows:

**903.2 Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

All newly constructed buildings with a gross square footage of 5,000 square feet regardless of type or use as well as zero lot line townhouses with an aggregate area of 5,000 square feet or greater must be sprinklered. Additions to existing buildings which would result in a gross floor area greater than 5,000 square feet must be retrofitted with an automatic sprinkler system. Subject to the approval of the fire code official, a phasing plan of up to five years is permitted.

**Exception:** Additions to group R division 3 occupancies of up to 500 square feet are permitted without compliance with this section. This is a one-time exemption and this exemption must be recorded with King County Records and Elections.

J. Section 903.3 is amended to read as follows:

**903.3 Floor Area Gross:** For the purpose of this section, gross floor area shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts. For the purposes of this section, fire barriers of any type do not constitute separate buildings.

**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 fire alarm system and are separated from the remainder of the building by a wall with a fire-resistance rating of not

less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

K. Section 903.4.2 is amended to read as follows:

**903.4.2 Alarms.** Approved audible and visible alarm notification appliances, to meet the Americans with Disabilities Act, shall be provided for every automatic sprinkler system in accordance with section 907 and throughout areas designated by the fire code official. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**Exception:** With approval of the fire code official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in one or two family dwelling units if not otherwise specifically required.

L. Section 903.4.3 is amended to read as follows:

**903.4.3 Floor control valves.** Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

**Exception:** When approved by the fire code official in NFPA 13D and NFPA 13R systems.

M. Section 906.15.1 is amended to read as follows:

**906.15.1 Monitoring.** When required by the fire code official, all fire detection systems shall be monitored and shall meet the following requirements:

- a. Current NFPA Article 72, National Fire Alarm Code.
- b. The current International Building and Fire Codes.
- c. The system shall be supervised.
- d. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the fire code official.
- e. The building owner must provide the fire department proof of monitoring service.

f. The installer shall provide written certification to the fire department that the system has been installed in accordance with approved plans and specifications.

g. The system must have a signal maintenance agreement prior to Certificate of Occupancy.

N. The codes and standards referenced in this code shall be those that are listed in IFC Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

Section 8. Section 15.04A.080 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.080 Uniform Plumbing Code adopted.**

A. The 2006 edition of the Uniform Plumbing Code (“UPC”) and Uniform Plumbing Code Standards (“UPCS”) as published by the International Association of Plumbing and Mechanical Officials as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-56 and 51-57 WAC, excluding chapters 1 “Administration”, chapter 12 “Fuel Piping”, chapter 15 “Firestop Protection” and those requirements of Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in chapter 5 and those portions of the code addressing building sewers, is hereby adopted by reference, together with the following appendices and as amended in this section.

1. Appendix chapter A, “Recommended Rules for Sizing the Water Supply System”

2. Appendix chapter B, “Explanatory Notes on Combination Waste and Vent Systems”

3. Appendix chapter I, “Installation Standards” and;

4. Appendix chapter H, “Grease Interceptors”

5. Appendix chapter L, “Alternate Plumbing Systems”  
excluding sections L5 and L6.

B. Section 708.0 is amended to read as follows:

Section 708.0, Grade of Horizontal Drainage Piping. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one-fourth (1/4) inch per foot or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot or two (2) percent, any such pipe or piping four (4) inches or larger in diameter may have a slope of not less than one-eighth (1/8) on an inch per foot or one (1)



percent, when first approved by the Authority Having Jurisdiction. Horizontal drainage piping connected to any dual flush gravity tank water closet shall have a slope of not less than one fourth inch per foot.

C. Section 1101.11.2.2.2 is amended to read as following:

Section 1101.11.2.2.2, Combined System. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4-inch maximum. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall rate for the local area.

Section 9. There is hereby added a new Section 15.04A.110 to read as follows:

**15.04A.110 International Property Maintenance Code adopted.**

The 2006 edition of the International Property Maintenance Code (“IPMC”), as published by the International Code Council is hereby adopted by reference.

Section 10. Section 15.04A.140 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04A.140 Fees.**

A. The fee for each International Building Code, International Residential Code, Washington State Energy Code or Washington State Indoor Air Quality Code building permit shall be as set forth in Table 1-A.

B. When submitted documents are required by section 106.3 of the Construction Administrative Code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A. The plan review fees specified in this section are separate fees from the permit fees and in addition to permit fees.

C. The Fee schedule for administrative procedures and miscellaneous inspections shall be as follows. In addition to any other fees specified in this chapter, there shall be a fee schedule for certain administrative procedures not otherwise included as set forth in the following schedule of fees:

Demolition, permit and inspections	Per Table 1-A
Relocation (preinspection)	Per Table 1-A
Housing inspection	Actual city cost, minimum \$20.00
Change of use	Per Table 1-A

Fire sprinklers, first 10 heads \$150.00  
 Fire sprinklers, additional heads \$0.75 each  
 Fire alarm systems, first 10 devices \$150.00  
 Fire alarm systems, additional devices \$5.00 each

D. The fee for each permit issued under provisions of the International Mechanical Code, International Fuel Gas Code, NFPA 54 (National Fuel Gas Code), NFPA 58 (Liquefied Petroleum Gas Code), or the mechanical device provisions of the International Residential Code shall be as set forth in Table 2-A.

E. The fee for each activity requiring a permit issued under the provisions the International Fire Code Section 105.6 shall be as set at \$47.00 per hour with a minimum charge of \$47.00, provided, the hourly and minimum charge may be adjusted by resolution of city council. There shall be no charge imposed for routine annual fire prevention inspections.

F. The fee for each permit issued under the provisions of the Uniform Plumbing shall be as set forth in Table 3-A.

**TABLE 1-A BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$26.00
\$501.00 to \$2,000.00	\$26.00 for the first \$500.00 plus \$3.35 for each additional \$100.00, or fraction thereof, to and including \$2,000
\$2001.00 to \$25,000.00	\$76.25 for the first \$2,000 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$430.45 for the first \$25,000 plus \$11.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001.00 to \$100,000.00	\$707.95 for the first \$50,000 plus \$7.70 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$1092.95 for the first \$100,000 plus \$6.15 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3552.95 for the first \$500,000 plus \$5.25 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001.00 and up	\$6177.95 for the first \$1,000,000 plus \$4.05 for each additional \$1,000 or fraction thereof

**Other Inspections and Fees:**

1.	Inspections outside of normal business hours (minimum charge-two hours)	\$49.35 per hour <sup>1</sup>
2.	Reinspection fees assessed under provisions of Section 15.04B.130, SMC	\$49.35 per hour <sup>1</sup>
3.	Inspections for which no fee is specifically indicated (minimum charge-one hour)	\$49.35 per hour <sup>1</sup>
4.	Additional plan review required by changes, additions or revisions to plans or extensions to a permit (minimum charge-one hour)	\$49.35 per hour <sup>1</sup>
5.	For use of outside consultants for plan reviews and inspections, or both	Actual Costs <sup>2</sup>

<sup>1</sup>Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

<sup>2</sup>Actual costs include administrative and overhead costs.

**Table 2-A Mechanical Permit Fees**

<b>Permit Issuance and Heaters</b>		
1.	For the issuance of each mechanical permit	\$26.00
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$8.70
Unit Fee Schedule		
(Note: The following do not include permit-issuing fee.)		
1.	Furnaces	
	For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h (29.3 kW)	\$17.75
	For the installation or relocation of forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$21.85
	For the installation or relocation of each floor furnace, including vent	\$17.75
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$20.00
2.	Appliance Vents	
	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$8.70
3.	Repairs or Additions	
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$16.45
4.	Boilers, Compressors, Absorption Systems and Heat Pumps	
	For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW), and heat pumps	\$17.65
	For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$32.60
	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$44.70
	For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$66.55
	For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$105.00
5.	Air Handlers	
	For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4,719 L/s), including ducts attached thereto	\$12.80
	<b>Note:</b> This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling system, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Mechanical Code.	
	For each air-handling unit over 10,000 cfm (4,719 L/s)	\$21.75
6.	Evaporative Coolers	
	For each evaporative cooler other than portable type	\$12.80
7.	Ventilation and Exhaust	
	For each ventilation fan connected to a single duct	\$8.70
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$12.80
	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$12.80
8.	Incinerators	
	For the installation or relocation of each domestic-type incinerator	\$21.85
	For the installation or relocation of each commercial or industrial-type incinerator	\$17.40
9.	Miscellaneous	
	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$12.80

<b>Other Inspections and Fees:</b>		
1.	Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$49.35*
2.	Reinspection fees assessed under provisions of Section 109.4.13	\$49.35*
3.	Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	\$49.35*
4.	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one-half hour)	\$49.35*

\*Or the total cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Table 3-A Plumbing Permit Fees**

<b>Permit Issuance</b>		
1.	For issuing each permit	\$26.00
2.	For issuing each supplemental permit	\$12.00
<b>Unit Fee Schedule</b> (in addition to items 1 and 2 above)		
1.	For each additional plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$8.40
2.	For each building sewer and each trailer park sewer	\$8.40
3.	Rainwater systems – per drain (inside building)	\$8.40
4.	For each water heater and/or vent	\$8.40
5.	For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$8.40
6.	For each installation, alteration or repair of water piping and/or water treatment, each	\$8.40
7.	For each repair or alteration of a drainage or vent piping, each fixture	\$8.40
8.	For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$8.40
9.	For atmospheric-type vacuum breakers not included in Item 12: 1 to 5 breakers	\$6.00
	over 5 breakers, each	\$1.25
10.	For each gas piping system of one to five outlets	\$6.00
	For each additional gas piping system outlet, per outlet	\$1.25
11.	For each backflow protective device other than atmospheric-type vacuum breakers:	
	2-inch (51 mm) diameter and smaller	\$15.00
	over 2-inch (51 mm) diameter	\$40.00
12.	For initial installation and testing for a reclaimed water system	\$30.00*
13.	For each annual cross-connection testing of a reclaimed waster system (excluding initial test)	\$30.00*
14.	For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$85.00
15.	For each additional medical gas inlet(s)/outlet(s)	\$7.50
<b>Other Inspections and Fees:</b>		
1.	Inspections outside of normal business hours	\$49.35*
2.	Reinspection fee	\$49.35*
3.	Inspections for which no fee is specifically indicated	\$49.35*
4.	Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one-half hour)	\$49.35*

\*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

**TABLE 4-A FIRE PROTECTION PERMIT FEES**

<b>Alarm/Detection Systems</b>		
1.	Fire alarm system (including first 10 devices)	\$150.00
	Each additional device	5.00
<b>New Fire Alarm Monitoring System (in addition to fees in #1)</b>		
2.	Fire alarm control panel (FACP)	125.00

3.	Transmitter	125.00
	FACP and Transmitter	200.00
<b>Replace Fire Alarm Monitoring System (in addition to fees in #1)</b>		
4.	Fire alarm control panel (FACP)	100.00
5.	Transmitter	100.00
	FACP and Transmitter	150.00
<b>Fire Suppression Systems</b>		
6.	Automatic Sprinkler System (including first 10 heads)	150.00
	Each additional head	1.00
	Review of plans	Hourly Rate*
7.	NFPA 13-R System (SFR) (including first 25 heads & plan review)	250.00
	Each additional head	1.00
<b>Risers or Supplies</b>		
8.	Per Riser	25.00
9.	Per Supply (post/wall indicator valve, double detector check valve, FD connection)	25.00
<b>Fire Suppression System other than Sprinklers</b>		
8.	Type I Hood and Duct	Table 1-A

Section 11. Section 15.04B.010 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.010 General.**

A. This chapter shall be known as the *Construction Administrative Code* of the City of Snoqualmie.

B. The provisions of this code shall apply to the administration of the technical codes as adopted by the State of Washington and as listed:

- 2006 International Building Code – WAC 51-50
- 2006 International Residential Code – WAC 51-51
- 2006 International Mechanical Code – WAC 51-52
- 2006 National Fuel Gas Code (NFPA 54) – WAC 51-52
- 2004 Liquefied Petroleum Gas Code (NFPA 58) –WAC 51-52
- 2006 International Fuel Gas Code - WAC 51-52
- 2006 International Fire Code – WAC 51-54
- 2006 Uniform Plumbing Code – WAC 51 –56 and WAC 51-57

C. The provisions of this code shall not apply to work located primarily in a public way, public utility towers and poles and hydraulic flood control structures.

Section 12. Section 15.04B.050 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.050 Referenced codes.**

A. The codes listed in this section and adopted by reference elsewhere in title are part of the requirements of this chapter to the prescribed extent of each such reference.

B. International Building Code. The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, except detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with separate means of egress and their accessory structures shall comply with the International Residential Code.

C. International Residential Code. The provisions of the International Residential Code For One And Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

D. Mechanical. These provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems, except as follows:

1. The International Fuel Gas Code – for all installations utilizing natural gas except those regulated by the IRC and those utilizing LPG

2. International Residential Code – for all structures regulated by the IRC except LPG installations

3. NFPA 54 & 58 - for all LPG installations

E. Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

F. Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

G. Fire Prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

H. Plumbing. The provisions of the 2006 Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

I. Energy. The provisions of the Washington State Energy Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

J. Ventilation and Indoor Air Quality. The provisions of the Washington State Ventilation and Indoor Air Quality Code shall apply to all matters governing the design and construction of buildings for ventilation and indoor air quality.

K. Electrical. The provisions of the 2005 National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Within the City of Snoqualmie, enforcement of the NEC shall fall under the jurisdiction of the State of Washington.

L. International Property Maintenance Code. The provisions of the 2006 International Property Maintenance Code shall apply to the maintenance of buildings and private property.

Section 13. Section 15.04B.090 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.090 Permits.**

A. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The fire code official is authorized to issue operational permits for the operations set forth in IFC Sections 105.6.1 through 105.6.47 and is further authorized to issue construction permits for work as set forth in IFC Sections 105.7.1 through 105.7.12.

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

C. The following shall be exempt from the requirement for a Building Permit:

1. One-story detached structures that are accessory to residential structures and are used as tool and storage sheds, tree supported play structures, playhouse and similar uses, provided the floor area does

not exceed 120 square feet (11.15 m<sup>2</sup>) provided the structure is located in accordance with all adopted land use regulations.

2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, driveways, decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the International Residential Code which are not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings, slides and other similar playground equipment.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, and Group U occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Satellite earth station antennas 6-1/2 feet (2 m) or less in diameter or diagonal in zones other than residential zones.
15. Satellite earth station antennas 3-1/4 feet (1m) or less in diameter in residential zones; and
16. Video programming service antennas 3-1/4 feet (1 m) or less in diameter or diagonal dimension, regardless of zone.

D. The following shall be exempt from the requirement of a Mechanical Permit:

1. Portable heating, cooking, or clothes drying appliances.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.



5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

E. The following shall be exempt from the requirement of a Plumbing Permit:

1. The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
2. The clearing of stoppages.
3. The reinstallation or replacement of pre-fabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

F. Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

G. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

H. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 15.04B.100.
5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

Give such other data and information as required by the building official.

I. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

J. Time limits for applications shall be as follows:

1. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of time not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated. Upon expiration of an application all plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law by the building official.

2. Applications may be canceled for inactivity, if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 90 days of the date of request. The building official may extend the response period beyond 90 days if within the original 90 day time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections or other information needed by the department.

3. The building official may extend the life of an application if any of the following conditions exist:

a. Compliance with the State Environmental Policy Act is in progress.

b. Any other city review is in progress; provided the applicant has submitted a complete response to city requests or the building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final city decision.

c. Litigation against the city or applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.

K. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other

ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

L. Expiration of permits shall be as follows:

1. Every permit shall become null and void by limitation if the work on the site authorized by such permit has not commenced within 180 days after issuance, except that the building official is authorized to grant one extension of time not to exceed 180 days. The extension shall be requested in writing and justifiable cause demonstrated. The building official is authorized to charge a fee in accordance with Table 1-A for permit extensions.

2. Every permit shall become null and void if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official shall determine that work has been suspended or abandoned if more than 180 days have passed from the approval date of a required inspection and work has not legitimately progressed to the point of calling for the next listed required inspection noted under section 15.04B.130 of this code.

M. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. Conditional permits may be revoked for failure to comply with applicable conditions.

N. The building permit or copy shall be kept on the site of the work until the completion of the project.

Section 14. Section 15.04B.100 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.100 Construction documents.**

A. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the State of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional, provided, the building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of

construction documents is not necessary to obtain compliance with this code.

1. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

2. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9, 2006 International Building Code. Shop drawings shall be prepared by a certified individual as required by the State of Washington.

3. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as applicable in 2006 International Building Code, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

4. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used, provided, subject to the approval of the building official, R-3, One and Two Family Dwellings, and U occupancies may be exempt from the detailing requirements of this section.

B. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and

construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

C. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

1. Whenever review of a building permit application requires retention by the jurisdiction for professional consulting services, the applicant shall reimburse the jurisdiction, the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The jurisdiction may require the applicant to deposit an amount with the jurisdiction estimated in the discretion of the building official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure reimbursement for such costs.

2. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Approved, Subject To Field Inspection." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

3. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

D. When it is required that documents be prepared by a qualified registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal

documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by Section 1709, 2006 International Building Code, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704).

E. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official. The building official is authorized to charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.

F. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

G. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

Section 15. Section 15.04B.120 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.120 Fees.**

A. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

B. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

C. When submittal documents are required by section 15.04B.100(E) of this code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The building official

may have the option to charge deposit, in lieu of the full plan review fee if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in section 15.04B.100, an additional plan review fee shall be charged at the rate shown in the fee code established by the jurisdiction.

D. When plans are submitted under the jurisdiction's "Registered Plan Program," a plan review fee shall be paid at the time of application for a registered plan. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. Valuations used to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists of a number of plan options that can produce any number of similar but different buildings, the building official may charge plan review fees based on each different building configuration. Plan review fees shall be paid for at the time of application for a building permit. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. The plan review fees specified in this section are separate fees from the permit fees specified in Fee Code, and are in addition to the permit fees.

E. The applicant for a permit shall provide an estimated permit value at time of application. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The latest edition of the ICBO "Building Standards" publication shall be used to determine building valuations for the various building types and occupancies noted in that table. Regional modifies shall not be applicable. When a specific building type or occupancy is not noted in the valuation table, the building official is authorized to use any of the classification types noted in the table that most closely resembles the propose type of building, or determine a valuation type independently.

F. Any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee established by the building official that shall be in addition to the required permit fees.

G. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or

holder of the permit from the payment of other fees that are prescribed by law.

H. Prior to the issuance of a demolition permit, the applicant or agent shall post a cash bond with the Building Department in the amount of \$300, which sum shall be refundable upon inspection and final approval. However, if a permanent bond is on file with the City Clerk, the applicant or agent shall post a cash bond in the amount of \$200.

I. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of application.

Section 16. Section 15.04B.130 of the Snoqualmie Municipal Code is hereby amended to read as follows:

**15.04B.130 Inspections.**

A. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.6 for the purpose of enforcing this code.

B. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

C. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

D. The building official, upon notification, shall make the following inspections:

1. Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete



foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

2. Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

3. Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R323 shall be submitted to the building official.

4. Exterior wall sheathing inspection. Exterior wall sheathing shall be inspected after all wall framing is complete, strapping and nailing is properly installed but prior to being covered.

5. Roof sheathing inspection. The roof sheathing shall be inspected after all roof framing is complete. No roof coverings shall be installed until inspections are made and approved.

6. IMC/IPC/GAS/NEC rough in inspection. Rough in mechanical, gas piping, plumbing and electrical shall be inspected when the rough in work is complete and if required, under test. No connections to primary utilities shall be made until the rough in work is inspected and approved.

7. Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

8. Flashing and exterior weather barrier inspection. Flashing and exterior weather barrier inspections shall be made after all materials have been installed, but prior to any of the work being covered.

9. Lath inspection and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished, provided, gypsum board that is not part of a fire-resistance rated assembly or a shear assembly need not be inspected when approved by the building official.

10. Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

11. Energy efficiency inspection. Energy efficiency inspections shall include the following:

- a. Envelope

i. Wall Insulation Inspection: To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

ii. Glazing Inspection: To be made after glazing materials are installed in the building.

iii. Exterior Roofing Insulation: To be made after the installation of the roof insulation, but before concealment.

iv. Slab/Floor Insulation: To be made after the installation of the slab/floor insulation, but before concealment.

b. Mechanical

i. Mechanical Equipment Efficiency and Economizer: To be made after all equipment and controls required by this Code are installed and prior to the concealment of such equipment or controls.

ii. Mechanical Pipe and Duct Insulation: To be made after all pipe and duct insulation is in place, but before concealment.

c. Lighting and Motors

ii. Lighting Equipment and Controls: To be made after the installation of all lighting equipment and controls required by this Code, but before concealment of the lighting equipment.

ii. Motor Inspections: To be made after installation of all equipment covered by this Code, but before concealment.

12. The building official may require a structure or portions of work to be re-inspected. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete, when corrections called for are not made, when the approved plans and permit are not on site, or when the building is not accessible.

13. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

14. In addition to the inspections specified above, the building official is authorized to make or require special inspections for any type of work related to the technical codes by an approved agency at no cost to the jurisdiction.

15. The final inspection shall be made after all work required by the building permit is completed.

E. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

F. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready

for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

G. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Section 17. This ordinance shall be effective from and after the date of its adoption and the expiration of five days after its publication as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington, this \_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Matthew R. Larson, Mayor

Attest:

\_\_\_\_\_  
Jodi Warren, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Patrick B. Anderson, City Attorney