

TOWN OF WOODWAY

ORDINANCE NO. 16-573

AN ORDINANCE AMENDING TITLE 12 OF THE WOODWAY MUNICIPAL CODE RELATED TO BUILDINGS AND CONSTRUCTION, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town has, pursuant to its municipal authority, adopted certain Codes as adopted and amended by the State of Washington, as the Building Codes of the Town; and

WHEREAS, those Codes are generally adopted and amended by the State of Washington every three years pursuant to the provisions of RCW 19.27; and

WHEREAS, certain Codes were recently amended by the State of Washington, thus it is appropriate for the Town to update its Municipal Code accordingly.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council that:

Section 1. Section 12.06.020 of the Woodway Municipal Code, is amended to read as follows:

12.06.020 International Building Code.

The ~~2012-2015~~ Edition of the International Building Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 of the Washington Administrative Code, including Appendix J, Grading, as now or hereafter amended, is adopted.

A. Appendix J of the ~~2012-2015~~ International Building Code and all future amendments and revisions thereto, relating to excavation and grading is amended as follows:

1. Section J103 is repealed and replaced with a new Section J103 to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no clearing or grading shall be performed without first having obtained a permit therefor from the Town. A clearing and grading permit does not include the construction of retaining walls or other structures.

J103.2 Exemptions.

Except in critical areas and their buffers a clearing and grading permit shall not be required for the following:

- (a) The removal of prohibited vegetation.
- (b) Clearing and grading performed in the normal course of maintaining existing landscaping on a lot associated with an existing building or buildings, provided such work:

- (1) Does not substantially change the points where the stormwater or groundwater enters or exits the subject property; and will not change the quality, quantity, or velocity of stormwater or groundwater;
 - (2) Does not result in an increase or decrease in topography at any point of more than four feet; and
 - (3) Does not involve more than fifty cubic yards of material in any twelve-month period.
 - (c) Any excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit, unless a drainage review is required by the Town Engineer. ~~This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than five feet (1524 mm) after the completion of such structure, when the material is removed from the lot or any fill material which is placed on the lot.~~
 - (d) Utilities or other work in a right-of-way supervised by the Town of Woodway, authorized in writing by the director of the department of public works, or as allowed by a right-of-way permit approved under Chapter 12.04 of the Woodway Municipal Code.
 - (e) Excavations for franchise utility service connections (power, telephone, cable, gas, etc.) to serve existing and/or new structures.
 - (f) Correction of storm drainage problems when supervised by the department of public works.
 - (g) Exploratory excavations under the direction of a professional engineer licensed in the state of Washington, as long as the extent of the clearing and grading does not exceed the minimum necessary to obtain the desired information.
 - (h) Normal maintenance and repair of the facilities of a common carrier by rail in interstate commerce within its existing right-of-way.
 - (i) Cemetery graves.
2. The clearing and grading plan review fee schedule shall be as set forth in Section 3.32.010.
 3. The clearing and grading permit fee schedule shall be as set forth in Section 3.32.010.

B. 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.

Exceptions:

- (1) Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with separate means of egress and their accessory structures shall comply with the International Residential Code.

(2) Roads, bridges, sidewalks, drainage structures, retaining walls and similar structures for work regulated, approved and inspected by the Town’s Public Works Department.

(3) Electrical transmission towers and telephone poles (not including cell towers) under the control of a utility.

C. All references to the Board of Appeals shall be deemed to refer to the Hearing Examiner system of Chapter 2.56 of the Woodway Municipal Code. The Hearing Examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of this code.

Section 2. Subsection 12.06.025 of the Woodway Municipal Code, is amended to read as follows:

12.06.025 International Residential Code.

The ~~2012-2015~~ Edition of the International Residential Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-51 of the Washington Administrative Code as now or hereafter amended, is adopted.

A. Table R301.2, Climate and Geographic Design Criteria, is amended to read as follows:

IRC Table R301.2(1)
Climatic and Geographic Design Criteria

<u>Ground Snow Load (PSF)</u>	<u>Wind Design</u>				<u>Seismic Design Category^f</u>
	<u>Speed^d (mph)</u>	<u>Topographic Effects^k</u>	<u>Special wind region^l</u>	<u>Wind-borne debris zone^m</u>	
<u>25</u>	<u>110</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>D2</u>

<u>Subject To Damage From</u>			<u>Winter Design Temp^e</u>	<u>Ice Barrier Underlayment Required^h</u>	<u>Flood Hazards^g</u>	<u>Air Freezing Indexⁱ</u>	<u>Mean Annual Temp^j</u>
<u>Weathering^a</u>	<u>Frost Line Depth^b</u>	<u>Termite^c</u>					
<u>Moderate</u>	<u>12 inches</u>	<u>Slight to Moderate</u>	<u>17</u>	<u>No</u>	<u>None</u>	<u>144</u>	<u>49</u>

<u>Ground Snow Load (PSF)</u>	<u>Wind Design</u>		<u>Seismic Design Category^f</u>	<u>Subject to Damage From</u>			<u>Winter Design Temp^e</u>	<u>Ice Barrier Underlayment Required^h</u>	<u>Flood Hazards^g</u>	<u>Air Freezing Indexⁱ</u>	<u>Mean Annual Temp^j</u>
	<u>Speed^d (mph)</u>	<u>Topographic Effects^k</u>		<u>Weathering^a</u>	<u>Frost Line Depth^b</u>	<u>Termite^c</u>					

25	85	No	D2	Moderate	12 inches	Slight to Moderate	17	No	See KMC 21-56	144	49
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a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability

Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 971/2-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.r.cdc.noaa.gov/fpsf.html.

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

B. Section R105.2 is amended to read as follows:

R105.2 Work exempt from permit.

Permits shall not be required for the following. Exemption from the 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. Permit exemptions shall not apply to areas of flood hazard or Town land use critical areas.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided that the floor area does not exceed one hundred twenty square feet and the top of the roof does not exceed 12 feet in height above the grade plane.
 2. Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
 3. Water tanks supported directly upon grade if the capacity does not exceed five thousand gallons and the ratio of height to diameter or width does not exceed two to one.
 4. Like for like replacement of windows in an IRC structure.
 5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 6. Prefabricated swimming pools provided they meet one of the following conditions:
 - a. The pool is less than 24 inches deep.
 - b. The pool walls are entirely above ground and the capacity does not exceed five thousand gallons.
 7. Swings and other playground equipment accessory to a one or two-family dwelling.
 8. Window awnings supported by an exterior wall which do not project more than fifty four inches from the exterior wall and do not require additional support.
 9. Sidewalks and driveways associated with residential buildings constructed under the provisions of the IRC. A clearing and grading permit may be required.
 10. Decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC which are not more than thirty inches above adjacent grade and not over any basement or story below.
 11. In-kind re-roofing of IRC regulated structures, provided that not more than 10% of the roof sheathing is not removed or replaced.
 12. Interior fences not over six foot high per Section 14.08.105 C. of the Woodway Municipal Code.
- C. All references to the Board of Appeals shall be deemed to refer to the Hearing Examiner system of Chapter 2.56 of the Woodway Municipal Code. The Hearing Examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of this code.
- D. Grading shall comply with Appendix J of the International Building Code as amended by this Code.

Section 3. Section 12.06.030 of the Woodway Municipal Code, is hereby repealed.

Section 4. Section 12.08.010 of the Woodway Municipal Code, is amended to read as follows:

12.08.010 International Mechanical Code.

The ~~2012-2015~~ Edition of the International Mechanical Code, as published by the International Code Council, as amended by the Washington State Building Code Council and as published in Chapter 51-52 of the Washington Administrative Code, as now or hereafter amended, is adopted.

Section 5. Section 12.09.010 of the Woodway Municipal Code, is amended to read as follows:

12.09.010 Uniform Plumbing Code and Uniform Plumbing Code Standards.

The ~~2012-2015~~ Edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and as published in Chapter 51-56 and 51-57 Washington Administrative Code is adopted.

Section 6. Chapter 12.10 (Electrical Code) of the Woodway Municipal Code, is hereby repealed.

Section 7. Section 12.13.010 of the Woodway Municipal Code, is amended to read as follows:

12.13.010 International Fire Code.

The ~~2012-2015~~ Edition of the International Fire Code (IFC), as published by the International Code Council, as amended by the Washington State Building Code Council, and as published in Chapter 51-54A of the Washington Administrative Code, as now or hereafter amended, is adopted including reference standards of the National Fire Protection Association and Appendix Chapters B, and C.

Section 8. Subsection 12.13.030.G.2 of the Woodway Municipal Code, is amended to read as follows:

2. Whenever the term "chief appointing authority" or "fire chief" is used in the IFC, it shall mean the ~~Snohomish County Fire Protection District #1 Fire Chief,~~ who is the Fire Chief for the Town of Woodway, as designated by the Mayor.

Section 9. Section 12.19.010 of the Woodway Municipal Code, is amended to read as follows:

12.19.010 ~~Washington State Energy International Energy Conservation~~ Code. The ~~2012-2015 Washington State Energy International Energy Conservation~~ Code, as amended by the Washington State Building Code Council and published as Chapters 51-11C and 51-11R of the Washington Administrative Code, as now or hereafter amended, is adopted. All references to the Board of Appeals shall be deemed to refer to the Town's Hearing Examiner.

Section 10. Section 12.30.010 of the Woodway Municipal Code, is amended to read as follows:

12.30.010 International Property Maintenance Code.

The ~~2012-2015~~ Edition of the International Property Maintenance Code, as published by the International Code Council is adopted.

Section 11. A new Chapter 12.40 is added to the Woodway Municipal Code to read as follows:

CHAPTER 12.40: INTERNATIONAL SWIMMING POOL AND SPA CODE

Sections:

12.40.010 International Swimming Pool and Spa Code.

12.40.020 Copy on file.

12.40.030 Hearing Examiner.

12.40.010 International Swimming Pool and Spa Code.

The 2015 Edition of the International Swimming Pool and Spa Code, as published by International Code Council is adopted.

12.40.020 Copy on file.

At least one copy of the adopted edition of the International Swimming Pool and Spa Code shall be on file in the office of the Town Clerk.

12.40.030 Hearing Examiner.

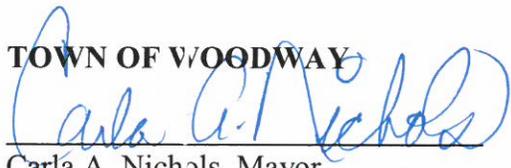
All references to the Board of Appeals shall be deemed to refer to the Hearing Examiner system of Chapter 2.56 of this code. The Hearing Examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of this code.

Section 12 Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phase of this Ordinance.

Section 13. Effective Date. This Ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the Woodway Town Council at a regular meeting of the Town Council this 18th day of July, 2016.

TOWN OF WOODWAY


Carlá A. Nichols, Mayor

ATTEST:


Joyce Bielefeld, Clerk-Treasurer