

Title 12: BUILDINGS AND CONSTRUCTION*

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- 12.04 General Provisions
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* Prior legislation: Ordinance Nos. 93, 108, 111, 112, 205, 223, 243, 252, 267, 268, 269, 270, 271, 272, 317, and 97-327.

Chapter 12.04: GENERAL PROVISIONS

Sections:

- 12.04.006 Tree preservation.
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- 12.04.030 Permits--Time limits.
- 12.04.040 Right-of-way encroachments--Inspections and fees.
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- 12.04.045 Access to services for use of public right-of-way.
- 12.04.050 Permit expiration.
- 12.04.060 Issuance of permits not contingent on hookup to available sewer.

12.04.006 Tree preservation.

Existing trees shall be preserved and/or replaced consistent with the requirements of Chapter 16.12, Tree Preservation, of the Woodway Municipal Code. (Ord. 05-453 § 1, 2005)

12.04.008 Datum point established.

- A. The North American Vertical Datum of 1988 (NAVD88) and the North American Datum of 1983 (1991 adjustment) (NAD83 (1991)) are adopted as the official vertical and horizontal datums of the town of Woodway; said datums being defined by a series of stable, monumented points and reference stations established and maintained by the United States National Geodetic Survey.
- B. Work which constitutes the "practice of engineering" or the "practice of land surveying," as defined in Chapter 18.43 RCW, including but not limited to, land survey maps, plans, records of surveys, plats, short plats, descriptions of real property, and boundary line adjustments, which are performed by or for the town of Woodway, or on properties and/or infrastructures owned, funded or maintained by the town of Woodway, shall reference the NAVD88 datum when there is a vertical component of the work or whenever an elevation is noted; and shall

reference the NAD83 (1991) datum whenever there is any reference to a horizontal datum (any reference to bearings, azimuths, or geographical or state plane coordinates).

- C. All land survey maps and plans, records of surveys, plats, short plats, boundary line adjustments, and legal descriptions submitted to the town for its approval, and all plans, elevations, maps, drawings and legal descriptions submitted to obtain permits for construction and development of private improvements, shall reference the NAVD88 datum when there is a vertical component of the work or whenever an elevation is noted, and shall reference the NAD83 (1991) datum when there is any reference to a horizontal datum (any reference to bearings, azimuths, or geographical or state plane coordinates). (Ord. 06-467 § 1, 2007)

12.04.010 Demolition work.

- A. Prior to commencement of any complete or partial demolition of a residence, guest house, detached outbuilding, or swimming pool, the owner shall obtain a building permit for the demolition work. This requirement is waived when partial demolition is an integral part of work included within the scope of a valid building permit, or when the structure being demolished covers less than two hundred fifty square feet of ground surface, and is supported at grade.
- B. Application for permit shall include this information:
 - 1. Identification of owner, property location and contractors;
 - 2. Description of work to be done;
 - 3. Description of removal method of demolition material (refuse), including plans for protection of public safety and protection of public property from refuse spills, and for cleanup in case of spills;
 - 4. Description of plans for filling or capping holes and excavations, and for removing above grade obstructions. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.04.020 Right-of-way permit.

- A. Prior to commencement of any work within any public right-of-way, the person desiring to do the work shall obtain a right-of-way permit.
- B. Applications for right-of-way permit shall include this information:
 - 1. Identification of owner and contractor;
 - 2. Location of work;
 - 3. Description of work to be done, including detailed specifications and plans, and description of restoration and cleanup work;
 - 4. Schedule for performing the work;
 - 5. Certified copy of cost estimate for work (commercial work only).
- C. Three classes of work are established:
 - 1. The homeowner classification is limited to installation or repair of residential driveway access to a public street or roadway and minor alterations to the town's right-of-way conducted by the homeowner or their designee;
 - 2. The minor utilities classification will include all routine maintenance activities on existing services not needing engineering approval as determined by the Director of Public Works;
 - 3. All other work is classified as major utilities.
- D. All the work shall be done following the direction of the public works department, and the entire expense of any required engineering services shall be borne by the party or parties to which the permit is issued.
- E. Existing pavements shall not be breached, except by special permission from the Director of Public Works, and by posting of a bond, running to the town, in an amount sufficient to restore pavement to original condition up to one year after original restoration is made. Pavement restoration shall be made according to specifications prepared by the Town Engineer and shall include well-placed and compacted select backfill and multiple-lift asphaltic concrete paving.
- F. Nonpaved areas of the public right-of-way shall be restored to the original grade and contour. Excavations shall be backfilled using select materials, well-placed and compacted, all as specified by the Town Engineer.

- G. A culvert of material and size suitable to the Town Engineer shall be installed in the road ditch before a driveway is constructed, unless the driveway crosses an established walkway, or in the opinion of the Town Engineer, would not impede drainage along the roadway.
- H. All concrete and tile driveways must have a full expansion joint where it meets the edge of the street or walkway and a full expansion joint at the property line. Driveways which have a positive slope toward the street should be installed with a suitable collection system as determined by the Town Engineer prior to entering the town's storm water system.
- I. If the town officials find it necessary to cut, remove or drill underneath an area of paving presently installed in the town's right-of-way by an adjacent property owner either before or after the date of the ordinance codified in this chapter, and if the paving consists of any material other than an asphalt mix or gravel, said adjacent property owner is responsible for all cost incurred by the town including but not limited to cutting, removing earth, drilling and restoration. This subsection shall apply to the adjacent property owner and successors in interest.
- J. Where a driveway crosses an established walkway, the applicant is responsible for strengthening the walkway crossing to carry vehicular loadings. (Ord. 04-447 § 1 (part), 2004; Ord. 04-433 § 1, 2003; Ord. 98-344 § 1)

12.04.030 Permits-Time limits.

All permits issued under Sections 12.04.010 and 12.04.020 of this chapter expire ninety days from issue date, but may be renewed for additional thirty-day periods, upon application to the Town Engineer. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.04.040 Right-of-way encroachments-Inspections and fees.

- A. Right-of-way use and private property accessories: The town's rights-of-way shall be used for motorized and non-motorized transportation purposes, public utilities, roadside vegetation and access to adjoining private property. Private property accessories, including but not limited to, hard landscaping, and other items that may pose a hazard to the safe and convenient use of the town's rights-of-way, shall not be installed or maintained in public rights-of-way. A clear zone of eighteen inches, measured from the pavement edge of the driving surface parallel to the right of way, shall be maintained free of any hard surfaced materials or obstructions.
- B. Vegetation that encroaches on the town's walkways may present a hazard to pedestrians. No flowers, shrubs or trees shall be allowed to overhang or prevent the free use of the walkway or roadway, except that trees may extend over the walkway when kept trimmed to a height of eight feet above the same. If the Public Works Director determines that any such vegetative encroachment is a hazard, the property owner shall be notified and shall remove the encroachment within fourteen days.
- C. Removal of hazardous items: The Public Works Director will determine whether an accessory and/or vegetation in the public rights-of-way presents a hazard, and will so notify the property owner. After receiving such notice, the property owner shall cause such accessories to be removed within fourteen days. The Director may extend the removal period upon showing by the owner of special circumstances that require a longer time period to remove accessories.
- D. Inspections and fees: All installations and/or repairs of driveways, residential storm drainage basins, connection to town storm drains, and placement of and type of drainpipes that involve town right-of-way and its restoration must be inspected by the Mayor or his or her designee. All fees shall be in accordance with the town's fee schedule ordinance in effect at the time the permit is applied for. (Ord. 04-447 § 1(part), 2004; Ord. 04-437 § 1, 2004; Ord. 04-431 § 8 (part), 2004; Ord. 98-344 § 1)

12.04.043 Permit issuance-Bond prerequisite.

- A. Before a building permit may be issued pursuant to the provisions of this chapter, the applicant shall deposit with the Town Clerk a cash bond in the amount of five hundred dollars, unless waived by the Town Building Official. Such amount shall be held by the town until the applicant has fully restored any street or walkway damaged or otherwise changed in the course of construction under the permit to its original condition. Such restoration shall be completed

within twenty-four hours of the completion of the work subject to the permit and approved by the Public Works Superintendent or other inspecting authority duly authorized by the town staff.

- B. Filing of the cash bond shall not relieve the applicant from the requirement that it restore the street or walkway in accordance with the terms of the permit. (Ord. 04-447 § 1(part), 2004; Ord. 01-412 § 1 (Exh. 1(part)), 2001: Ord. 98-344 § 1)

12.04.045 Access to services for use of public right-of-way.

As a condition for a public or private utility's use of the public right-of-way or other real property of the town for any reason, such utility shall provide the property owners of the town direct access to the services provided by the utility at the cost of the utility. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.04.050 Permit expiration.

Building, plumbing and mechanical permits issued under the provisions of this code shall expire one year from the date of issue. One six-month renewal may be granted by the Building Official upon written request. The fee for renewal shall be equal to one-half the original building permit fee and a new operation fee as set forth in Section 3.32.010. The renewal shall also be subject to a plan review for compliance with the ordinances in place at the time of the renewal and a new plan review fee. (Ord. 04-447 § 1(part), 2004; Ord. 04-431 § 8(part), 2004: Ord. 98-344 § 1)

12.04.060 Issuance of permits not contingent on hookup to available sewer.

Subject to the described considerations and restrictions, no permit required by any provision of this code relating to existing structures, including permits required for the demolition, reconstruction, repair, replacement or remodel of any structure within the limits of the town shall be refused by the town because the person seeking the permit chooses to utilize an existing septic system which has been and continues to be approved by the Snohomish County Health District or any successor agency as the method of sewage treatment for the premises for which the permit is sought; whether or not such premises have the availability of municipal sewer hookup, provided that:

- A. Nothing in this section shall preclude the refusal to issue a requested permit for any other reason; and
- B. Nothing in this section shall be deemed to authorize the continued use of a septic system which is, in any way, in violation of any law or regulation relating to such systems, including, without limiting the generality of the foregoing, any system which, for any reason, ceases to be approved by the Snohomish County Health District or any successor agency.
- C. The availability of sewer hookup shall not, in itself, constitute a reason for declaring a septic system in violation of any provisions of this code. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

Chapter 12.06: BUILDING CODES

Sections:

- 12.06.010 Building Code.
- 12.06.020 International Building Code.
- 12.06.025 International Residential Code.
- 12.06.030 Additional tables and footnotes adopted.

12.06.010 Building Code.

The International Building Code (IBC) and the International Residential Code (IRC) as adopted and amended by this chapter, shall collectively be called the Building Code. (Ord. 07-478 § 1(part), 2007: Ord. 04-447 § 1(part), 2004)

12.06.020 International Building Code.

The 2006 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, as now or hereafter amended, is adopted. (Ord. 07-478 § 1(part), 2007: Ord. 04-447 § 1(part), 2004)

12.06.025 International Residential Code.

The 2006 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:

Ground/roof snow load	25 psf
Wind speed	85 mph
Seismic design category	D2
Subject to Damage From:	
Weathering	Moderate
Frost line depth	12 inches
Termite	Slight to moderate
Decay	Slight to moderate
Winter design temperature	15
Ice shield underlayment req.	NO
Air freezing index	113
Mean annual temperature	51.4

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.

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.
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.

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 the roof sheathing is not removed or replaced.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation appliances.
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 minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing ten pounds or less of refrigerant or that are actuated by motors of one horsepower or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures. (Ord. 07-478 § 1(part), 2007: Ord. 04-447 § 1(part), 2004)

12.06.030 Additional tables and footnotes adopted.

A.

1. The determination of value or valuation under any of the provisions of this code shall be made by the Plan Checker. The valuation for new construction shall be based on a factor of one hundred dollars per square foot for standard quality construction and a factor of one hundred seventy dollars per square foot for high quality construction. The town may require the permit applicant to provide proof of the actual construction cost after the project is completed. If the actual cost exceeds the valuation used to determine permit and review fees, additional fees may be required. Valuation for purposes of determining a demolition permit fee shall be based upon the contract price or the fair market value of the demolition work, with a minimum fee as set forth in Section 3.32.010.
2. The fee for inspections for which no fee is specifically indicated shall be as set forth in Section 3.32.010. The fee for additional plan review required by changes, additions or revisions shall be as set forth in Section 3.32.010.
3. In addition to the above building permit fees, an operational fee shall be paid to the town for each building permit and each renewed building permit. The operational fee shall be as set forth in Section 3.32.010.

B. Appendix J of the 2006 International Building Code and all future amendments and revisions thereto, relating to excavation and grading is amended as follows:

1. Subsection J103.2 item No. 2 is amended to read as follows:

An 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 Building Official. 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.

2. Subsection J103.1 permits required, the reference to the Building Official shall be substituted with a reference to the Town Engineer.
 3. The grading plan review fee schedule shall be as set forth in Section 3.32.010.
 4. The grading permit fee schedule shall be as set forth in Section 3.32.010.
- 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. (Ord. 07-478 § 1(part), 2007: Ord. 04-447 § 1(part), 2004)

Chapter 12.08: MECHANICAL CODE

Sections:

- 12.08.010 International Mechanical Code.
12.08.020 Copy on file.
12.08.030 Amendments and exceptions to the Mechanical Code.

12.08.010 International Mechanical Code.

The 2006 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. (Ord. 07-478 § 2, 2007: Ord. 04-447 § 1(part), 2004)

12.08.020 Copy on file.

At least one copy of the adopted edition of the International Mechanical Code shall be on file in the office of the Town Clerk. (Ord. 04-447 § 1(part), 2004)

12.08.030 Amendments and exceptions to the Mechanical Code.

- A. The mechanical permit fee schedule shall be as set forth in Section 3.32.010.
- B. 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. (Ord. 04-447 § 1(part), 2004)

Chapter 12.09: PLUMBING CODE

Sections:

- 12.09.010 Uniform Plumbing Code and Uniform Plumbing Code Standards.
12.09.020 Copy on file.
12.09.030 Amendments and exceptions to the Plumbing Code.

12.09.010 Uniform Plumbing Code and Uniform Plumbing Code Standards.

- A. The 2006 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 Washington Administrative Code is adopted.
- B. The 2006 Edition of the Uniform Plumbing Code Standards 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 51-57 of the Washington Administrative Code, as now or hereafter amended, is adopted. (Ord. 07-478 § 3, 2007: Ord. 04-447 § 1(part), 2004)

12.09.020 Copy on file.

At least one copy of the adopted editions of the Uniform Plumbing Code and the Uniform Plumbing Code Standards shall be on file in the office of the Town Clerk. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.09.030 Amendments and exceptions to the Plumbing Code.

- A. The plumbing permit fee shall be as set forth in Section 3.32.010.
- B. 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. (Ord. 04-447 § 1(part), 2004)

Chapter 12.10: ELECTRICAL CODE

Section:

12.10.010 Adoption of the National Electrical Code.

12.10.010 Adoption of the National Electrical Code.

- A. The 2005 Edition of the National Electrical Code (NFPA 70-2005) including Annex A, B, and C, is adopted by reference, as now or hereafter amended.
- B. Chapter 19.28 RCW as now in effect, and as may subsequently be amended, is adopted by reference to establish regulations pertaining to electricians and electrical installations.
- C. Those additional codes, manuals and reference works referred to and the regulations contained in Chapter 296-46B WAC as now in effect, and as may subsequently be amended, updated, or issued as new editions, pursuant to RCW 19.28.031, are adopted by reference to establish safety standards in installing electric wires and equipment and to provide administrative rules. (Ord. 07-478 § 4, 2007: Ord. 04-447 § 1(part), 2004)

Chapter 12.12: MOVING OF BUILDINGS

Sections:

12.12.010 Permit required.

12.12.020 Permit application procedures and fee.

12.12.030 Compliance with applicable codes required.

12.12.010 Permit required.

It is unlawful for any person, as owner, contractor, agent or employee, to move, to aid in or to cause any structure or building to be moved in or onto a location within the town without first obtaining from the Building Official a permit in writing for such moving. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.12.020 Permit application procedures and fee.

- A. Any person making application for such permit to move a structure in and onto any location within the town shall, before making the application for permit, or within ten days after making said permit application, cause all of the interior and exterior walls, ceiling and flooring to be removed to such extent as may be necessary and required for access to inspection by the Building Official for the purpose of ascertaining the materials and type of construction of such building or structure, and to enable a reasonable opportunity to determine and ascertain whether or not such building or structure does, in fact, comply with the applicable building codes and construction codes of the town.
- B. Moving permits shall be issued to applicants only on written application disclosing the name of the owner of the building to be moved, the location from which it is proposed to be moved, the location to which it is proposed to be moved, the date of the proposed moving into the town, the name of the party in charge of effecting the transfer and movement and such further general information as the Building Inspector, the Police Department or the Town Engineer may require and upon the payment of an inspection fee as set forth in Section 3.32.010, together with such further deposit as appears necessary and reasonable for the purpose of reimbursing the Inspector's cost of travel outside the town, if any, to any place where such building may be exposed to inspection for the purposes specified in this section.
- C. The permit fee for installing a moved residential structure onto a new site, including the foundation, water hookup and the building drain connection, shall be as set forth in Section 3.32.010. (Ord. 04-447 § 1(part), 2004; Ord. 04-431 § 11, 2004; Ord. 98-344 § 1)

12.12.030 Compliance with applicable codes required.

No such building moved to a new location or position upon a lot or property within the town shall be occupied, reconstructed, altered, modified, or used until the materials, the design and the method thereof, shall be found to comply with and shall be in compliance with all the requisite and applicable building, electrical, mechanical, plumbing and sanitary ordinances and other ordinances of the town relating to the regulation and use of land and buildings. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

Chapter 12.13: FIRE CODE

Section:

12.13.010 International Fire Code.

12.13.010 International Fire Code.

The 2006 Edition of the International Fire Code, as published by the International Code Council, as amended by the Washington State Building Code Council, and as published in Chapter 51-54 of the Washington Administrative Code, as now or hereafter amended, is adopted by reference with the following additions and exceptions:

- A. Appendixes B, C, E, and F are adopted.
- B. 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.
- C. The following sections are adopted as published in the International Fire Code. The Washington State amendments to these sections are not adopted.
 - 1. Section 503.1, Where required.
 - 2. Section 503.1.1, Buildings and facilities.
 - 3. Section 503.1.2, Additional access.
 - 4. Section 503.1.3, High-piled storage.

- 5. Section 503.2, Specifications.
 - 6. Section 503.3, Marking.
 - 7. Section 503.4, Obstruction of fire apparatus access roads.
- D. Section 903.3.1.3 of the International Fire Code is amended to read as follows.

Automatic sprinkler systems installed in one- and two-family dwellings shall be installed throughout, inspected, and maintained in accordance with NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings.

- E. An exception No. 10 is added to Section 3301.1 of the International Fire Code to read as follows.
10. The use of flares for signal purposes or illumination during transportation signaling or forest protection activities.
- F. Section 3301.1.3 of the International Fire Code related to fireworks is not adopted. (Ord. 07-478 § 5, 2007: Ord. 05-456 § 1, 2005; Ord. 04-447 § 1(part), 2004)

Chapter 12.19: STATE ENERGY CODE

Sections:

- 12.19.010 Washington State Energy Code.
- 12.19.020 Copy on file.

- 12.19.010 Washington State Energy Code.
The Washington State Energy Code, 2006 Edition, as amended by the Washington State Building Code Council and published as Chapter 51-11 of the Washington Administrative Code, as now or hereafter amended, is adopted. (Ord. 07-478 § 6, 2007: Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

- 12.19.020 Copy on file.
At least one copy of the adopted edition of the Washington State Energy Code shall be on file in the office of the Town Clerk. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

Chapter 12.21: VENTILATION AND INDOOR AIR QUALITY CODE

Sections:

- 12.21.010 Washington State Ventilation and Indoor Air Quality Code.
- 12.21.020 Copy on file.

- 12.21.010 Washington State Ventilation and Indoor Air Quality Code.
The Washington State Ventilation and Indoor Air Quality Code, 2006 Edition, as adopted by the Washington State Building Code Council and published as Chapter 51-13 of the Washington Administrative Code, as now or hereafter amended, is adopted. (Ord. 07-478 § 7, 2007: Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

- 12.21.020 Copy on file.
At least one copy of the adopted edition of the Washington State Ventilation and Indoor Air Quality Code shall be on file in the office of the Town Clerk. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

Chapter 12.24: FENCES AND WALLS

Sections:

- 12.24.010 Right-of-way.
- 12.24.020 Fees.
- 12.24.030 Violation--Penalty.
- 12.24.040 Right of appeal.

12.24.010 Right-of-way.

No fence or wall may be built or allowed in the town right-of-way. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.24.020 Fees.

- A. Existing fence or wall repairs do not require a building permit.
- B. Construction of a new fence or wall as described herein requires a building permit. A permit fee as scheduled provides a plan check and one site inspection. Any additional inspections will be based on the one site inspection. Any additional inspections will be based on the fees set forth in Section 3.32.010.
- C. New construction of a fence or wall which is included on the new residence building plans will be included in the original building permit fee. Inspections of said fence or wall shall be completed prior to the town's issuance of a building permit final inspection approval; otherwise, subsection B of this section and the requirements of this chapter shall apply. (Ord. 04-447 § 1(part), 2004; Ord. 04-431 § 12, 2004; Ord. 98-344 § 1)

12.24.030 Violation--Penalty.

Failure to obtain a fence permit hereafter shall be a violation under Chapter 14.56 of this code. Any new perimeter or property line fence constructed prior to receiving a permit shall be in violation of Chapter 14.56. A permit shall be immediately obtained. In addition to the monetary penalty provided in Section 14.56.010, the owner shall pay the cost of any removal or relocation of the fence as required by the Town Building Official or Building Inspector, as authorized by the Mayor, within thirty days if said fence is not in compliance with ordinances so established by the town. Failure to construct a fence hereafter in accordance with the requirements of this chapter shall be a violation under Chapter 14.56. (Ord. 04-447 § 1(part), 2004; Ord. 98-344 § 1)

12.24.040 Right of appeal.

Any decision made by the department designated by the Mayor to approve or disapprove the submitted plans for fence or wall construction or reconstruction may be appealed to the Town of Woodway Hearing Examiner by following the procedures in Chapter 2.24 of this code. (Ord. 04-447 § 1(part), 2004; Ord. 01-412 § 1 (Exh. 1(part)), 2001; Ord. 98-344 § 1)

Chapter 12.30: INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

- 12.30.010 International Property Maintenance Code.
- 12.30.020 Copy on file.
- 12.30.030 Hearing Examiner.

12.30.010 International Property Maintenance Code.

The 2006 Edition of the International Property Maintenance Code, as published by the International Code Council is adopted. (Ord. 07-478 § 8, 2007: Ord. 04-447 § 1(part), 2004)

12.30.020 Copy on file.

At least one copy of the adopted edition of the International Property Maintenance Code shall be on file in the office of the Town Clerk. (Ord. 04-447 § 1(part), 2004)

12.30.030 Hearing Examiner.

All references to the Board of Appeals shall be deemed to refer to the Hearing Examiner system of Chapter 2.56 of 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. (Ord. 04-447 § 1(part), 2004)