

# FILE

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ORDINANCE 323 2004

An ordinance updating Kitsap County Code Chapter 14.04 to the current state adopted construction codes.

**BE IT ORDAINED:**

Section 1. Kitsap County Code Section 14.04.010, adopted by Ordinance 224-1998, is amended as follows:

**14.04.010 Title.**

The ordinance codified in this chapter shall be known as the Kitsap County Building & Fire Code.

Section 2. Kitsap County Code Section 14.04.020, adopted by Ordinance 224-1998, is amended as follows:

**14.04.020 Purpose and scope.**

The purpose of the Kitsap County Building & Fire Code is to regulate construction and or development of site work within the unincorporated boundaries of Kitsap County. Further it is the purpose of this chapter to adopt locally state mandated laws and codes regulating construction in order to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public as a whole by enforcement of building codes throughout this jurisdiction.

It is also the purpose of this chapter, through enforcement of referenced codes, to regulate the safe and proper function of elements of a site or site improvement work and essential systems of a building including: plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy efficiency, fire suppression systems, alarm systems, and fire department access.

Provided, notwithstanding anything in this chapter or in the codes adopted by this ordinance to the contrary, this ordinance establishes duties owed to the public as a whole and not any duties to protect any person or class of persons.

Section 3. Kitsap County Code Section 14.04.030, adopted by Ordinance 224-1998, is amended as follows:

**14.04.030 Kitsap County amendment or additional language format.**

Kitsap County amendments or additional sections contained within this chapter shall retain the same code section designations as the original documents or similar numbering and section designations in order to produce a user friendly document.

Section 4. Kitsap County Code Section 14.04.040, last amended by ordinance 280-2002, is amended as follows:

**14.04.040 Referenced codes.**

Pursuant to and by the authority of RCW 19.27, RCW 43.22, RCW 36.70A, and RCW 70.77, the following codes and standards are adopted by reference and are amended as shown in Sections 14.04.230 through 14.04.930.

**A.** The International Building Code (2003 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-50, together with:

Appendix C, Agricultural Buildings;

Appendix E, Sections E101 through E106, Supplemental Accessibility Requirements;

Appendix G, Flood-Resistant Construction;

Appendix J, Grading;

This shall be known hereafter as the "International Building Code" or the "IBC."

**B.** The International Residential Code (2003 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-51, together with:

Appendix E, Manufactured Housing Used As Dwellings;

Appendix G, Swimming Pools, Spas and Hot Tubs;

Appendix J, Existing Buildings and Structures;

This shall be known hereafter as the "International Residential Code" or the "IRC".

**C.** The International Mechanical Code (2003 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-52, together with:

The International Fuel-Gas Code (2003 Edition), published by the International Code Council.

This shall be known hereafter as the "International Mechanical Code" or the "IMC."

**D.** The International Fire Code (2003 Edition), published by the International Code Council, and amended by the Washington State Building Code Council in WAC 51-54; and as adopted and amended herein, together with:

Appendix B, Fire Flow Requirements for Buildings;

This shall be known hereafter as the "International Fire Code" or the "IFC."

**E.** The Uniform Plumbing Code (2003 Edition), published by the International Association of Plumbing and Mechanical Officials, and amended by the Washington State Building Code Council in WAC 51-56 and 51-57, together with:

Appendix Chapter A, Recommended Rules for Sizing the Water Supply System;

Appendix Chapter B, Explanatory Notes on Combination Waste and Vent Systems;  
Appendix Chapter D, Sizing of Storm Water Drainage Systems;  
Appendix Chapter I, Installation Standards.  
But excluding Chapters 12 and 15; and  
Those requirements of the 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.  
This shall be known hereafter as the "Uniform Plumbing Code" or the "UPC."  
Any wording or reference to codes other than those established and adopted herein, shall  
mean the relevant International Codes, or Washington State Codes as adopted herein.

**F.** The Abatement of Dangerous Buildings Code, as set forth in Sections 14.04.850  
through 14.04.880. This shall be known hereafter as the "Abatement of Dangerous  
Buildings Code" or "DBC."

**G.** The Washington State Energy Code as amended and published by the Washington  
State Building Code Council, WAC Chapter 51-11.  
This shall be known hereafter as the "WSEC."

**H.** The Washington State Ventilation and Indoor Air Quality Code as amended and  
published by the Washington State Building Code Council, WAC Chapter 51-13.  
This shall be known hereafter as the "VIAQ."

**I.** The Washington State Historic Building Code (1991 Edition), as published by the  
Washington State Building Code Council, WAC Chapter 51-19.

**J.** The Washington State Manufactured Homes Installation Requirements, or Mobile  
Homes Installation Requirements. Pursuant to RCW 19.27 and RCW 43.22.440, the  
installation standards of WAC 296-150M together with the reference standards listed  
therein, are adopted as adopted and amended by the State of Washington.

**K.** The Washington State Factory Built Housing and Commercial Structures Installation  
Requirements, or Modular Installation Requirements. Pursuant to RCW 19.27 and RCW  
43.22.455, the installation standards of WAC 296-150F together with the reference  
standards listed therein, are adopted as adopted and amended by the State of Washington.

Section 5. Kitsap County Code Section 14.04.050, adopted by Ordinance 224-1998, is  
amended as follows:

**14.04.050 Conflicts among codes.**

In case of conflict among the above adopted codes, the codes adopted by reference in  
subsections (A) through (E) of Section 14.04.040 determine the hierarchy. The first-

named code shall supersede and shall govern over those following, except as specifically described within WAC Chapters 51-11 through 51-57.

Wherever the adopted codes state the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever the adopted codes state the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever the adopted codes state the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

Section 6. Kitsap County Code Section 14.04.060, adopted by Ordinance 224-1998, is amended as follows:

**14.04.060 Administration and enforcement of code.**

The Kitsap County Department of Community Development is charged with the administration and enforcement of the Kitsap County Building & Fire Code. To this end, the director of the Department of Community Development shall provide a system that will retain necessary personnel, conduct inspections and investigations, issue appropriate permits, maintain necessary records and files, and do, or cause to be done, all things necessary and proper for the administration and enforcement of the Kitsap County Building & Fire Code.

The building division of the Department of Community Development is responsible for the administration and enforcement of the International Building Code, the International Residential Code, the International Mechanical Code, the International Fuel Gas Code, the Uniform Plumbing Code, the Washington State Energy Code, the Washington State Ventilation and Indoor Air Quality Code, the Washington State Historic Building Code, the Abatement of Dangerous Buildings Code, the Washington State Manufactured Homes Installation Requirements, and the Washington State Factory Built Housing and Commercial Structures Installation Requirements as adopted by this chapter.

The fire marshal division of the Department of Community Development is responsible for the administration and enforcement of the International Fire Code as adopted by this chapter.

NEW SECTION. Section 7. A new section 14.04.065, "Violations", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.065 Violations.**

Violations of this Title are Class 1 civil infractions in accordance with Kitsap County Code Chapter 2.116.

Section 8. Kitsap County Code Section 14.04.070, adopted by Ordinance 224-1998, is amended as follows:

**14.04.070 Severability.**

If any section, subsection, sentence, clause, phrase or provision in the Kitsap County Building & Fire Code, or its application to any person, entity or circumstances, is for any reason held invalid, the remainder of the Kitsap County Building & Fire Code, or the application of the provisions to other persons, entities or circumstances, shall not be affected.

Section 9. Kitsap County Code Section 14.04.080, adopted by Ordinance 224-1998, is amended as follows:

**14.04.080 Liberal construction.**

The rule of strict construction shall have no application to the Kitsap County Building & Fire Code, but the same shall be liberally construed in order to carry out the purposes and objectives for which it is intended.

**ARTICLE 2 – DEFINITIONS**

Section 10. Kitsap County Code Section 14.04.090, adopted by Ordinance 224-1998, is amended as follows:

**14.04.090 General.**

The definitions contained in the codes adopted by reference in Section 14.04.040 of this chapter, together with the definitions contained within the applicable RCW and WAC provisions shall apply to the enforcement of this chapter unless amended in this section. Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, unabridged, 1993 edition, shall be considered as providing ordinarily accepted meanings.

Because this article contains amended definitions or terms, a full alphabetical listing of definitions is not duplicated in this chapter. Where a term or phrase is defined in this section, the definition printed in this article amends the corresponding definitions in the codes or laws adopted by reference.

Section 11. Kitsap County Code Section 14.04.100, adopted by Ordinance 224-1998, is amended as follows:

**14.04.100 Definitions.**

- A. "Administrative authority" means the director of the Department of Community Development or the designee of the director of the Department of Community Development. The administrative authority is responsible for the enforcement and administration of the Codes adopted by this chapter.
- B. Base Flood Elevation shall mean the elevation of the base flood as defined in Kitsap County Code Section 15.08.050. Base Flood Elevation is the same as Design Flood Elevation, also referred to as the "100-year flood" or "100 year flood plain elevation" Designations on FIRM maps always include the letters A or V.)
- C. "Basic plan" means a blueprint or drawing used to obtain repetitive building permits.
- D. "Bed and Breakfast House" means a building arranged or used for lodging for compensation with 4 or less guest rooms, may include a morning meal, and is an owner-occupied single-family dwelling. A Bed and Breakfast House is considered a R3 dwelling unit that is permitted to be constructed in accordance with the International Residential Code.
- E. "Bed and Breakfast Boarding House" means a building arranged or used for lodging for compensation with 5 to 10 guest rooms, may include a morning meal, and is an owner-occupied single-family dwelling. A Bed and Breakfast Boarding House has a more intense use that is commercial in nature and is considered a R3 dwelling unit constructed in accordance with the International Building Code.
- F. "Boarding House" means a building arranged or used for lodging for compensation, with or without meals, with any number of guest rooms and not occupied as a single-family unit; or an owner-occupied building with more than 10 guest rooms. A Boarding House is commercial in nature and is considered a R1 Boarding House in accordance with the International Building Code.
- G. "Building official" means the chief building official of the Department of Community Development or the designee of the director of the Department of Community Development. The building official is responsible for the operations of the building division of the Department of Community Development.
- H. "Chief" shall mean the fire code official or fire marshal of the Department of Community Development or the designee of the director of the Department of Community Development. The fire code official is responsible for the operations of the fire marshal division of the Department of Community Development.
- I. "Chief of police" or "police department" shall mean the Kitsap County sheriff.
- J. "Code Official" shall mean the chief building official of the Department of Community Development for codes identified within Section 14.04.060 as having the building division responsible for their enforcement; or, the fire marshal for codes identified within Section 14.04.060 as having the fire marshal division responsible for their enforcement; or the designee of the director of the Department of Community Development.

K. "Executive body" shall mean the Kitsap County Board of Commissioners.

L. "Fire department" shall mean the fire prevention bureau (Fire Marshal division) of the Department of Community Development.

### **ARTICLE 3 - FEE SCHEDULES**

Section 12. Kitsap County Code Section 14.04.120, last amended by Ordinance 280-2002, is amended as follows:

#### **14.04.120 Kitsap County Permit fee schedule 2003.**

##### **A. Valuation Determination**

The determination of value or valuation under any of the provisions of this chapter shall be made by the code official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

One and two family dwellings and their accessory structures built in accordance with the IRC shall have a minimum valuation as determined from Table 1 of the most current Building Valuation Data table compiled by the International Code Council (ICC) and published in Building Safety Journal magazine, with a local cost modifier of .87. All other projects shall have a minimum valuation as determined from Table 1 of the most current Building Valuation Data table compiled by the International Code Council and published in Building Safety Journal magazine with a local cost modifier of .87. Copies of the valuation criteria are available, upon request, at the Department of Community Development.

##### **B. Valuation based fees shall be as set forth below:**

1. Permit Fee: All projects requiring a permit in accordance with any of the codes adopted in Section 14.04.040, other than those specifically described in subsections 14.04.120(C) through 14.04.120(I) below, shall have a permit fee based on the project's valuation as established by subsection 14.04.120(A) above, and then calculated in accordance with Table 1-A below. Permits and fees specifically described in subsections 14.04.120(C) through 14.04.120(I) below shall have fees as described therein.

2. Plan Review Fee: When submittal documents are required in accordance with IBC Section 106 or IRC Section R106, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fee is separate from, and in addition to, the permit fee as set forth above. The plan review fee shall be equal to 65% of the permit fee.

**TABLE 1-A**

TOTAL VALUATION*	FEE
\$1.00 up to \$500.00	\$23.50
\$500.01 up to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 up to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 up to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 up to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 up to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 up to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
*Valuation is based on a standard cost per square foot. (See Section 14.04.120(A))	

**C. Residential flat fee permit fees shall be as set forth below:**

Manufactured home installed on a land parcel	\$300.00 each building
Manufactured home installed in a mobile home park	\$100.00 each building
Adult Family Homes (per IRC R324)	\$100.00 each
Re-roofing	\$90.00 each building
Spa or hot tub	\$50.00 each
Demolition	\$50.00 each building
Re-inspection fee	\$50.00 each insp.

**D. Commercial flat fee permit fees shall be as set forth below:**

Certificate of Occupancy	\$50.00 each cert.
Revised Certificate of Occupancy (no work)	\$50.00 each cert.
Temporary building installation and removal	\$100.00 each building

**E. Miscellaneous Fees shall be as set forth below:**

Washington State Building Code Council surcharge: \$ 4.50 each permit

Use of outside consultants (for plan checking and inspections, or both) shall have a fee equal to the Actual Costs.

Additional Review: Additional plan review required by changes, revisions, or addition to plans shall have a fee equal to \$50.00 per hour or the total cost of the permit, whichever is less.

Reactivation Fee (<1yr.): To reactivate a permit after permit expiration, if within 1 year of expiration, the permit fee shall be one half of the amount required for a new permit,

provided no changes have been made, or will be made in the original plans and specifications for such work.

Reactivation Fee (>1 yr.): To reactivate a permit any time after the permit has been expired for more than one year, a full permit fee shall be paid in the amount required for a new permit.

Reactivation Fee, Final Only: To reactivate a permit after permit expiration, to perform a final inspection only for a permit that previously had all required inspections approved other than the final inspection, a fee shall be paid of \$50.00.

Reinspection Fee: Whenever an inspection is requested but the project is not yet ready for inspection, or if access to the site is prevented, or if temporary silt and erosion control measures are not in place, a fee shall be paid of \$50.00.

Investigation Fee: Whenever any work for which a permit is required by this code has been commenced without first obtaining such permit, an investigation fee shall be paid in an amount equal to the permit fee for such project, in addition to the required plan review and permit fees.

Stop Work Fee: (in addition to the investigation fee) \$50.00 each

**F. Fee schedule for the basic plan process shall be as set forth below:**

1. Setup Fee: The initial set up fee to establish a basic plan shall be the plan review fee as established by subsection 14.04.120(B) above plus an additional \$100.00 set up fee.

2. Basic Plan Use Fee: To use an established basic plan, the building permit fee shall be as established by subsection 14.04.120(B) above, and the plan review fee shall be \$75.00.

3. Modification to a Basic Plan: Revisions to an established basic plan shall be assessed: \$100.00 or an amount equal to the plan review fee, whichever is the lesser amount.

**G. Mechanical Permit Fees shall be as set forth below:**

1. Permit Issuance: (base fee)

For the issuance of each mechanical permit: \$23.50

2. Unit Fee Schedule

(Note: The following do not include the permit issuance fee.)

i. Furnaces

For the installation or relocation of each 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): \$14.80

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW): \$18.20

For the installation or relocation of each floor furnace, including vent: \$14.80

For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater: \$14.80

ii. Appliance Vents

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit: \$7.25

iii. 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: \$13.70

iv. Boilers, Compressors and Absorption Systems

For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6kw), or each absorption system to and including 100,000 Btu/h (29.3 kW): \$14.70

For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7kw), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW): \$27.15

For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5kw), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW): \$37.25

For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176kw), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW): \$55.45

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): \$92.65

v. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto: \$10.65

(Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, 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 (4719 L/s): \$18.10

vi. Evaporative Coolers

For each evaporative cooler other than portable type: \$10.65

vii. Ventilation and Exhaust

For each ventilation fan connected to a single duct: \$7.25

For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit: \$10.65

For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood: \$10.65

viii. Incinerators

For the installation or relocation of each domestic-type incinerator:

\$18.20

For the installation or relocation of each commercial or industrial-type incinerator:

\$14.50

ix. 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: \$10.65

For the installation of gas piping (one to four outlets): \$10.00

For each additional outlet exceeding four, each: \$ 2.00

For the installation of medical gas piping serving one to five inlets/outlets for a specific gas: \$50.00

For each additional medical gas inlet/outlet, each: \$ 5.00

For the installation or relocation of each solid fuel burning heater, wood cook stove, wood stove, or pellet stove or insert: \$12.00

For the installation or relocation of each log lighter or fuel burning decorative log set: \$12.00

3. Other Inspections and Fees

i. Reinspection fees assessed under provisions of subsection 14.04.120(E) above, per inspection: \$50.00\*

ii. Additional plan review, per hour, required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge, one-half hour): \$50.00\*

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

**H. –Plumbing Permit Fees shall be as set forth below:**

1. Permit Issuance: (base fee)

For the issuance of each plumbing permit: \$20.00

2. Unit Fee Schedule:

(Note: The following do not include the permit issuance fee)

i. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection): \$ 7.00

ii. For each water heater: \$ 7.00

iii. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps: \$ 7.00

iv. For each installation, alteration or repair of water piping and/or water treating equipment, each: \$ 7.00

v. For each repair or alteration of drainage or vent piping, each fixture: \$ 7.00

vi. For each lawn sprinkler system on any one meter including their backflow protection devices: \$ 7.00

- vii. For atmospheric-type vacuum breakers not included in item 6, including hose bibs, each: \$ 1.00
- viii. For each backflow protective device other than atmospheric type vacuum breakers:
  - 2 inch (51 mm) diameter and smaller: \$ 7.00
  - over 2 inch (51 mm)diameter: \$15.00
- ix. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas: \$50.00
- x. For each additional medical gas inlet(s)/outlet(s): \$ 5.00

**3. Other Inspections and Fees**

- i. Reinspection fee assessed under provisions of subsection 14.04.120(E) above, per inspection: \$50.00\*
- ii. Additional plan review, per hour, required by changes, additions or revisions to approved plans: \$50.00\*

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

**I. Fire Code Permit (FCP) fees shall be as set forth below:**

*(Statement of intent: Fees shall be included with the building permit application when the project includes a process for which a permit is required by the International Fire Code.)*

- Fire Code Permit (FCP Operational Permit), each occupant: \$100.00
- Operational Permit Inspection Fee, each: \$ 50.00
- Temporary stand for the sale of fireworks (in accordance with RCW 70.77), including permit and inspection, each stand: \$100.00

Construction permits shall be as set forth in subsection 14.04.120(B) above.

**NEW SECTION.** Section 13. A new section 14.04.125, "Fee Refunds", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.125 Fee Refunds**

The code official may authorize the refunding of any fee paid which was erroneously paid or collected.

The code official may authorize the 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, provided the permit is not expired.

The code official may authorize the 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 cancelled before any review is performed.

Section 14. Kitsap County Code Section 14.04.130, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(A).

Section 15. Kitsap County Code Section 14.04.150, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(G).

Section 16. Kitsap County Code Section 14.04.170, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(D).

Section 17. Kitsap County Code Section 14.04.180, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(D).

Section 18. Kitsap County Code Section 14.04.200, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(H).

Section 19. Kitsap County Code Section 14.04.210, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.120(C).

Section 20. Kitsap County Code Section 14.04.220, adopted by Ordinance 224-1998 is repealed. See now Section 14.04.900 through 14.04.930.

#### **ARTICLE 4 - BUILDING CODE AMENDMENTS**

Section 21. Kitsap County Code Section 14.04.230, last amended by Ordinance 280-2002, is amended as follows:

##### **14.04.230 General.**

**A.** IBC Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the Kitsap County Building Code, hereinafter referred to as "this code."

**B.** IBC Section 101.2 is amended as follows:

101.2 Scope. The provisions of this 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 (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

2. Existing buildings undergoing repair, alterations, or change of occupancy shall be permitted to comply with the International Existing Building Code upon specific approval of the building official and fire marshal. Such request must be made in writing and approved prior to building permit application submittal.
3. Detached single-family dwellings used as a Bed and Breakfast House shall comply with the International Residential Code.

C. IBC Section 101.4.1 is amended as follows:

101.4.1 Electrical. The provisions of the Electrical Code in accordance with RCW 19.28 and WAC 296-46B shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

D. IBC Section 101.4.4 is amended as follows:

101.4.4 Plumbing. The provisions of the 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. The Provisions of the Kitsap County Code, Titles 9 and 13 shall apply to private sewage disposal systems.

E. IBC Section 101.4.5 is deleted and not adopted.

F. IBC Section 101.4.7 is amended as follows:

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

G. IBC Section 101.4 is amended by adding an additional subsection, 101.4.8 as follows:

101.4.8 Washington State Referenced Codes. Wherever the adopted codes state the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever the adopted codes state the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever the adopted codes state the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

NEW SECTION. Section 22. A new section 14.04.235, "Corrections", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.235 Corrections.**

Publishing or typographical error corrections as identified in Errata published by the International Code Council shall become part of this code as if contained herein.

Section 23. Kitsap County Code Section 14.04.240, last amended by Ordinance 280-2002, is amended as follows:

**14.04.240 Permit required: Tenant permit - New building.**

IBC Section 105 is amended by adding an additional section, 105.1.3 as follows:

105.1.3 Permit Required Prior to Occupancy, Shell Building. When a building is constructed with future tenant spaces intended to be finished or occupied at a later date, a separate building permit is required for each tenant space prior to any tenant occupancy. EXCEPTION: Individual rental units of mini-storage buildings.

Upon approval of all required inspections and completion of the scope of the permit to finish or occupy the tenant space, a certificate of occupancy shall be issued.

The fee for issuance of a tenant permit to occupy new buildings shall be as set forth in the Building Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

Section 24. Kitsap County Code Section 14.04.250, last amended by Ordinance 280-2002, is amended as follows:

**14.04.250 Permit required: Tenant permit - Existing building.**

IBC Section 105 is amended by adding a new section, 105.1.4 as follows:

105.1.4 Permit Required Prior to Occupancy, Existing Building. A building permit is required and shall be obtained prior to use or occupancy of an existing building or portion thereof.

**EXCEPTIONS:**

1. No tenant permit is required for the continuous occupancy or use of a building or portion thereof if there is no new construction or change in use, provided the building or portion thereof has previously obtained a building permit, has passed a final inspection, has been issued a certificate of occupancy, and has been continuously occupied in accordance with such permit and certificate of occupancy.
2. No tenant permit is required for occupancies in existence prior to the first adoption of the Uniform Building Code in Kitsap County, provided the original use or occupancy has been continuously maintained.

3. All R-3, and U occupancies.
4. Individual dwelling units of R-1 and R-2 occupancies.
5. Individual rental units of mini-storage buildings.

Upon approval of all required inspections and completion of the scope of the permit to finish or occupy the tenant space, a certificate of occupancy shall be issued.

The fee for issuance of a tenant permit to occupy existing buildings shall be as set forth in the Building Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

Section 25. Kitsap County Code Section 14.04.260, last amended by Ordinance 280-2002, is repealed. See now Section 14.04.277.

Section 26. Kitsap County Code Section 14.04.290, last amended by Ordinance 280-2002, is hereby renumbered as 14.04.265 and is amended as follows:

**14.04.265 Complete application.**

IBC Section 105.3 is amended as follows:

105.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on forms furnished by the Department of Community Development for such purposes. Such application shall:

1. Identify and describe the work to be covered by the permit for which an 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 definitively locate the proposed building or work, and shall include the property tax parcel number as assigned by the Kitsap County Tax Assessor.
3. Indicate the use and occupancy for which the work is intended.
4. Be accompanied by construction documents and other information as required by Section 106.3.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.
8. Be accompanied by a certificate of concurrency when required by this section and the provisions of the Kitsap County Transportation Facilities Concurrency Ordinance (Kitsap County Code Title 20), as now or hereafter amended. Unless specifically exempt from concurrency as specified in Kitsap County Code Title 20, a copy of the issued certificate of concurrency for the proposed development is required prior to the acceptance of all building permit applications.

9. Be accompanied by evidence of an adequate water supply and sewage disposal system by one of the following:

A. Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application\* or an accepted building clearance, approved by the Kitsap County Health District, is required for:

1. New construction.
2. Additions where there is an increase in the floor area which extends beyond the original exterior walls.
3. Alteration or remodeling where the total number of bedrooms is increased.
4. Change in use which results in an increase in the water/sewage volume or potential health risk.
5. An increase in occupant load served, except for U, R-3 and individual units of an R-1 occupancies.

\*An application may be submitted with a preliminary building site application, which may be obtained from the health district. However, until an accepted building site application is received from the health district, a building permit application will not be complete.

B. Upon building permit application, a sewer permit and an accepted building clearance approved by the Kitsap County Health District, are required for new single-family residences, new duplexes, new multi-family, and all commercial permits.

Pursuant to RCW 19.27.095 and RCW 19.27.097, and in addition to the requirements of IBC Section 106, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system for the intended use of the building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

NEW SECTION. Section 27. A new section 14.04.268, "Permit Expiration", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.268 Permit Expiration**

IBC Section 105.5 is amended as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the

previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall demonstrate good cause.

Section 28. Kitsap County Code Section 14.04.270, last amended by Ordinance 280-2002, is amended as follows:

**14.04.270 Basic plan system.**

IBC Section 106 is amended by adding an additional subsection, 106.6 as follows:

106.6 Basic Plan System. The Building Official may institute a program to facilitate the repeated use of blue-line drawings or construction plans.

The purpose of the Basic Plan system is to create a more efficient, cost saving procedure; to reduce redundant plan reviews; to maintain records pertaining to Basic Plan building permits; and to develop a cost saving method of obtaining residential building permits in order to promote affordable housing for the citizens of Kitsap County.

A person or company holding title or copyright to the plans may establish a Basic Plan by application and the payment of a one time setup fee. A Basic Plan may be used to obtain building permits for:

- Single-family dwellings with or without attached carports or garages.
- Residential carports or garages.
- Residential structures such as pump houses, fences, or retaining walls.
- Residential Multi-family carports or garages.

Basic Plans designed by a registered architect or professional engineer, or are otherwise protected by Federal Copyright laws shall be accompanied by a document signed by the holder of the copyright protection, authorizing its repeated use. Once approved and established, the Basic Plan will be assigned a file number, and will be retained on record for the duration of the current state code adoption, in order to be used for issuance of building permits. A Basic Plan shall not be used to obtain a permit for any project where the structure is less than 3 feet from a property line, or within 6 feet of another building located on the same property unless a specific modification is made to the Basic Plan identifying any required fire-resistive construction. A building permit based upon an approved Basic Plan shall be issued provided the required application has been received, assessed fees have been paid and other required documentation regarding the suitability of the lot or land on which the building is to be constructed is found to be in compliance with the Zoning Code, Critical Areas Ordinance, Shoreline Management Ordinance, the Kitsap County Building & Fire Code, and any other law enforced by Kitsap County regulating construction.

Fees for establishing and using basic plans shall be as set forth in the Building Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

NEW SECTION. Section 29. A new section 14.04.272, "Building Permit Fees", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.272 Building Permit Fees.**

IBC Section 108.2 is amended as follows:

108.2 Schedule of permit fees. The fees for building permits shall be as set forth in the Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

NEW SECTION. Section 30. A new section 14.04.277, "Certificate of Occupancy", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.277 Certificate of Occupancy.**

IBC Section 110 is amended by adding an additional subsection, 110.5 as follows:

110.5 Revised Certificate of Occupancy. If the information supplied as required by Section 110.2 changes, or there is a change of business ownership, a revised certificate of occupancy shall be requested and issued. It shall be the responsibility of the owner of the business to inform the Department of Community Development of the changes in order to maintain current and accurate information.

The fee for issuance of a revised certificate of occupancy shall be as set forth in the Building Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

Section 31. Kitsap County Code Section 14.04.280, adopted by Ordinance 224-1998, is repealed.

NEW SECTION. Section 32. A new section 14.04.285, "Appeals", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.285 Appeals.**

IBC Section 112.1 is amended as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990.

IBC Section 112.3 is deleted and is not adopted.

NEW SECTION. Section 33. A new section 14.04.295, "Addressing", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.295 Addressing.**

IBC Section 501.2 is amended as follows:

501.2 Premises Identification. Approved numbers or addresses shall be provided for new buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property. Addresses shall be posted in accordance with Kitsap County Code Chapter 16.60.

Section 34. Kitsap County Code Section 14.04.300, adopted by Ordinance 224-1998, is repealed. See now Section 14.04.265.

NEW SECTION. Section 35. A new section 14.04.308, "Central Monitoring Stations", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.308 Central Monitoring Stations.**

A. IBC Section 901.6 is amended as follows:

901.6 Supervisory service. Where required, fire protection systems shall be monitored by an approved U.L.-listed central monitoring station in accordance with NFPA 72.

B. IBC Section 901.6.1 is amended as follows:

901.6.1 Automatic sprinkler systems. Automatic sprinkler systems shall be monitored by an approved U.L.-listed central monitoring station.

Exceptions:

1. A U.L.-listed central monitoring station is not required for automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.

C. IBC 901.6.3 is amended as follows:

901.6.3 Group H. Manual fire alarm, automatic fire-extinguishing and emergency alarm systems in Group H occupancies shall be monitored by an approved U.L.-listed central monitoring station.

Exception: When approved by the building official, and the fire marshal, on-site monitoring at a constantly attended location shall be permitted provided that notifications to the fire department will be equal to those provided by an approved U.L.-listed central monitoring station.

Section 36. Kitsap County Code Section 14.04.310, last amended by Ordinance 224-A-1998, is amended as follows:

**14.04.310 Installation requirements.**

IBC Section 901.7 is amended as follows:

901.7 Fire Areas. Fire areas shall be defined as the total floor areas of all floor levels within the exterior walls, including mezzanines, as well as all areas under the horizontal projections of the roof of a building that are not enclosed by walls. For the purpose of this section, for determining fire extinguishing system requirements, fire walls shall not define separate buildings.

Section 37. Kitsap County Code Section 14.04.320, last amended by Ordinance 224-A-1998, is amended as follows:

**14.04.320 Fire extinguishing systems.**

In order to provide clarity and to maintain consistency between the building code and the fire code, the modifications to the fire-sprinkler requirements of Sections 903.2 of the International Building Code, and 903.2 of the International Fire Code are located together in Article 7 below, in Section 14.04.780 of the Kitsap County Code.

NEW SECTION. Section 38. A new Section, 14.04.325, "Fire Alarm and Detection Systems", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.325. Fire Alarm and Detection Systems.**

**A.** In order to provide clarity and to maintain consistency between the building code and the fire code, the modifications to the fire-alarm requirements of Sections 907.2 of the International Building Code, and 907.2 of the International Fire Code are located together in article 7 below, in Section 14.04.750 of the Kitsap County Code.

**B.** IBC Section 907.14 is amended as follows:

907.14 Monitoring. Where fire alarm systems are required by this chapter or by the International Fire Code, a U.L.-listed central monitoring station in accordance with NFPA 72 shall monitor fire alarm systems.

Exception: Supervisory service is not required for:

1. Single-and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

Section 39. Kitsap County Code Section 14.04.330, adopted by Ordinance 224-1998, is repealed.

Section 40. Kitsap County Code Section 14.04.340, adopted by Ordinance 224-1998, is repealed. See now Section 14.04.505.

NEW SECTION. Section 41. A new Section 14.04.405, "Under-floor Ventilation", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.405 Under-floor Ventilation.**

IBC Section 1203.3.2 is amended as follows:

1203.3.2 Exceptions. The following are exceptions to Sections 1203.3 and 1203.3.1:

1. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cubic feet per minute (cfm) for each 50 square feet of crawl-space floor area and the ground surface is covered with an approved vapor retarder.
2. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the Washington State Energy Code.
3. For buildings in special flood hazard areas as established in Section 1612.3, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided the openings are designed and installed in accordance with ASCE 24, and are located no more than 12 inches above grade.

NEW SECTION. Section 42. A new Section 14.04.415, "Energy Efficiency", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.415 Energy Efficiency.**

IBC Section 1301.1.1 is amended as follows:

1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the Washington State Energy Code.

NEW SECTION. Section 43. A new Section 14.04.425, "Flood Hazard Areas", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.425 Flood Hazard Areas.**

A. IBC Section 1612.2 is amended by adding an additional subsection, 1612.2.1, as follows:

1612.2.1 Definition conflicts. In the case of conflict between the definitions in Section 1612.2 and the definitions established in Kitsap County Code Chapter 15.08, the definitions in Kitsap County Code Chapter 15.08 shall govern.

B. IBC Section 1612.3 is amended as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Kitsap County," dated 1980, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The flood hazard maps and supporting data, adopted by Kitsap County Code Title 15, are declared to be a part of this section.

C. IBC Appendix G, Section G101.3, is amended as follows:

G101.3 Scope. The provisions of this appendix shall apply to all proposed development in a flood hazard area established in Kitsap County Code Title 15, and Section 1612 of this code, provided that in the case of conflict, the provisions of Kitsap County Code Title 15 shall govern.

D. IBC Appendix G, Section G105, is deleted and not adopted.

E. IBC Appendix G, Section G501, is deleted and not adopted.

F. IBC Appendix G, Section G601, is deleted and not adopted.

NEW SECTION. Section 44. A new Section 14.04.435, "Existing Buildings", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.435 Existing Buildings.**

A. IBC Section 3401.3 is amended as follows:

3401.3 Compliance with other codes. Alterations, repairs, additions, and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, the Plumbing Code and the Electrical Code.

B. IBC Section 3410.2 is amended as follows:

3410.2 Applicability. Structures existing prior to the implementation of building codes in Kitsap County (1974), in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, M, R, S, and U. These provisions shall not apply to buildings with occupancies in Group H or I.

NEW SECTION. Section 45. A new Article 5, "International Residential Code Amendments", is added to Chapter 14.04 Kitsap County Code, as follows:

**ARTICLE 5 – INTERNATIONAL RESIDENTIAL CODE AMENDMENTS**

NEW SECTION. Section 46. A new Section 14.04.501, "IRC General", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.501 IRC General.**

A. IRC Section R101.1 is amended as follows:

R101.1 Title. These provisions shall be known as the Kitsap County Residential Code for One- and Two- Family dwellings, and will be referred to herein as "this code."

B. IRC Section R102.4 is amended by adding an additional subsection, R102.4.1 as follows:

R102.4.1 Washington State Referenced Codes. Wherever this code states the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever this code states the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever this code states the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

NEW SECTION. Section 47. A new Section 14.04.505, "Work Exempt from Permit", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.505 Work Exempt from Permit**

IRC Section R105.2 is amended by revising line number 8 under "Building" as follows:

8. Swings and other playground equipment.

IRC Section R105.2 is further amended by adding a new line number 10 under "Building" as follows:

10. Roof covering replacement (re-roofing) provided the roof area does not exceed 2100 square feet (21 squares) and further provided the existing sheathing remains in place and no structural work is performed.

NEW SECTION. Section 48. A new Section 14.04.515, "Application for Permit" is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.515 Application for Permit**

IRC Section 105.3 is amended as follows:

105.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on forms furnished by the Department of Community Development for such purposes. 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 definitively locate the proposed building or work, and shall include the property tax parcel number as assigned by the Kitsap County Tax Assessor.
3. Indicate the use and occupancy for which the work is intended.

4. Be accompanied by construction documents and other information as required by Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.
8. Be accompanied by a certificate of concurrency when required by this section and the provisions of the Kitsap County Transportation Facilities Concurrency Ordinance (Kitsap County Code Title 20), as now or hereafter amended. Unless specifically exempt from concurrency as specified in Kitsap County Code Title 20, a copy of the issued certificate of concurrency for the proposed development is required prior to the acceptance of all building permit applications.
9. Be accompanied by evidence of an adequate water supply and sewage disposal system by one of the following:
  - A. Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application\* or an accepted building clearance, approved by the Kitsap County Health District, is required for:
    1. New construction.
    2. Additions where there is an increase in the floor area which extends beyond the original exterior walls.
    3. Alteration or remodeling where the total number of bedrooms is increased.
    4. Change in use which results in an increase in the water/sewage volume or potential health risk.
  - \*An application may be submitted with a preliminary building site application, which may be obtained from the health district. However, until an accepted building site application is received from the health district, a building permit application will not be complete.
  - B. Upon building permit application, a sewer permit and an accepted building clearance approved by the Kitsap County Health District, are required for new one and two family dwelling unit permits.

Pursuant to RCW 19.27.095 and RCW 19.27.097, and in addition to the requirements of IRC Section 106, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system for the intended use of the building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

NEW SECTION. Section 49. A new Section, 14.04.518, "Permit Expiration", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.518 Permit Expiration**

IRC Section R105.5 is amended as follows:

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall demonstrate good cause.

**NEW SECTION. Section 50.** A new Section 14.04.522, "IRC Permit Fees", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.522 IRC Permit Fees.**

IRC Section R108.2 is amended as follows:

**R108.2 Schedule of Permit Fees.** The fees for residential building permits shall be as set forth in the Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

**NEW SECTION. Section 51.** A new Section 14.04.525, "IRC Appeals", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.525 IRC Appeals.**

**A.** IRC Section R112.1 is amended as follows:

**R112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990.

**B.** IRC Sections R112.2.1, R112.2.2 and R112.3 are deleted and not adopted.

**NEW SECTION. Section 52.** A new Section 14.04.532, "Corrections", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.532 Corrections.**

A. IRC Section R114.1 is amended to correct a typographical error as follows:

R114.1 Notice to owner. Upon notice from the building official that work on any building or structure is being performed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; and shall state the conditions under which work will be permitted to resume.

B. IRC Table R602.10.11 is amended to correct a typographical error in the first line of the second column as follows:

Multiply bracing amount in Table R602.10.1 by:

C. Additional typographical error corrections as identified in Errata published by the International Code Council shall become part of this code as if contained herein.

NEW SECTION. Section 53. A new Section 14.04.535, "Design Criteria", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.535 Design Criteria.**

IBC Table R301.2(1) is amended by filling in the blanks of the table as follows:

Ground Snow Load = 30  
Wind Speed = 85  
Seismic Design Category = D<sub>2</sub>  
Weathering = Moderate  
Frost Line Depth = 12"  
Termite = Slight to Moderate  
Decay = Moderate to Severe  
Winter Design Temp = 26  
Ice Shield Underlayment Required = No  
Flood Hazards = (a) 1980, (b) 1980  
Air Freezing Index = 148  
Mean Annual Temp = 51.4

NEW SECTION. Section 54. A new Section 14.04.545, "Special Flood Hazard Areas", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.545 Special Flood Hazard Areas.**

**A. IRC Section R104.10.1 is amended as follows:**

**R104.10.1 Areas Prone to Flooding.** The building official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2(1) and Kitsap County Code Title 15 without the granting of a variance in accordance with Kitsap County Code Title 15, Sections 15.20.010 through 15.20.030.

**B. IRC Section R106.1.3, line number 4 is amended as follows:**

4. If base flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the applicant shall obtain and reasonably utilize, subject to approval by the building official, any design flood elevation and floodway data available from other sources in accordance with Kitsap County Code Title 15.

**C. IRC Section R105.3.1.1 is amended as follows:**

**IRC Section R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding.** For applications for reconstruction, rehabilitation, addition, or other improvement to existing buildings or structures located in a special flood hazard area as established by Table R301.2(1) and Kitsap County Code Title 15, the building official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamage condition. If the building official finds that the value of the proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the project is a substantial improvement and shall meet the requirements of IRC Section R323 and the requirements of Kitsap County Code Title 15.

**D. IRC Section R301.2.4 is amended as follows:**

**R301.2.4 Floodplain construction.** Buildings and structures constructed in special flood hazard areas (including A or V zones) as established in Table R301.2(1) and Kitsap County Code Title 15, shall be designed and constructed in accordance with Section R323.

Exception: Residential buildings and structures in identified floodways as established in Table R301.2(1) and Kitsap County Code Title 15, are prohibited.

**E. IRC Section R309.5 is amended as follows:**

**R309.5 Special Flood Hazard Areas.** For buildings located in special flood hazard areas as established by Table R301.2(1) and Kitsap County Code Title 15, garage floors shall be:

1. Elevated to 1 foot or more above the base flood elevation as determined in Section R323; or
2. If the garage floor level is lower than 1 foot above the base flood elevation, the garage shall be used solely for parking, building access or storage, and the floor shall be at or above grade on all sides. All portions of the structure located lower than 1 foot above base flood elevation shall also meet the requirements of Section R323, including R323.1.7 and R323.2.2, as well as the other requirements of this code.

**F. IRC Section R323.1 is amended as follows:**

**R323.1 General.** Buildings or structures constructed in special flood hazard areas (including A or V zones) as established in Table R301.2(1) and Kitsap County Code Title 15, shall be designed and constructed in accordance with the provisions contained in this section.

Exception: Residential buildings and structures in identified floodways as established in Table R301.2(1) and Kitsap County Code Title 15, are prohibited.

**G. IRC Section R323.1.6 is amended as follows:**

**R323.1.6 Protection of water supply and sanitary sewage systems.** New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system in accordance with the plumbing provisions of this code and Kitsap County Code Section 15.12.050. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code and Kitsap County Code Section 15.12.050.

**H. IRC Section R323.1.8 is amended as follows:**

**R323.1.8 Manufactured Housing.** New or replacement manufactured housing shall be elevated in accordance with Section R323.2. In addition, the manufactured housing shall be anchored and tied down in accordance with Sections AE604 and AE605 of Appendix E, or in accordance with a design prepared by a Washington State registered design professional in accordance with Kitsap County Code Section 15.12.030.

**I. IRC Section R323.1.9 is amended as follows:**

**R323.1.9 As-built elevation documentation.** A registered land surveyor shall prepare and seal documentation of the elevations specified in Section R323.2 or R323.3. The completed elevation certificate shall be provided to the Department of Community Development prior to issuance of a certificate of occupancy.

**J. IRC Section R323.2 is amended as follows:**

R323.2 Flood hazard areas (including A zones). All areas that have been determined to be prone to flooding but not subject to high velocity wave action shall be designated as special flood hazard areas. All buildings and structures erected in special flood hazard areas shall be designed and constructed in accordance with Sections R323.2.1, R323.2.2 and Kitsap County Code Title 15.

**K.** IRC Section R323.2.1 is amended as follows:

R323.2.1 Elevation Requirements.

1. Buildings and structures shall have the lowest floors elevated to at least 1 foot above the base flood elevation.
2. In areas of shallow flooding (AO zones), buildings and structures shall have the lowest floor (including basement) elevated at least 1 foot or more above the highest adjacent grade plus the depth number specified in feet on the FIRM, or at least 2 feet if a depth number is not specified.
3. Basements and crawlspace floors that are below grade on all sides are prohibited.

Note: Enclosed areas below the base flood elevation, including basements and crawl spaces whose floors are not below grade on all sides, shall meet the requirements of Section R323.2.2.

**L.** IRC Section R323.2.2 is amended as follows:

R323.2.2 Enclosed areas below base flood elevation. Enclosed areas, including crawl spaces, that are below the base flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings which shall meet the following criteria:
  - 2.1. There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
  - 2.2. The total net area of all openings shall be at least 1 square inch for each square foot (275 mm for each square meter) of enclosed area.
  - 2.3. The bottom of each opening shall be 1 foot (305 mm) or less above the adjacent ground level.
  - 2.4. Openings shall be at least 3 inches (76 mm) in diameter.
  - 2.5. Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.
  - 2.6. Openings installed in doors and windows, that meet requirements of 2.1 through 2.5, are acceptable; however, door and windows without installed openings do not meet the requirements of this section.
3. Have an interior grade at or above the level of adjacent exterior grade.

**M.** IRC Section R323.2.3 is deleted.

**N.** IRC Section R323.3.2 is amended as follows:

R323.3.2 Elevation Requirements.

1. All buildings and structures erected within coastal high hazard areas shall be elevated so that the lowest portion of all structural members supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is located at least 1 foot above the base flood elevation.
2. Basement and crawl space floors that are below grade on all sides are prohibited.
3. The use of fill for structural support is prohibited.
4. The placement of fill beneath buildings and structures is prohibited.

Exception: Walls and partitions enclosing areas below the base flood elevation shall meet the requirements of Sections R323.3.4 and R323.3.5.

**O.** IRC Section G2404.7 is amended as follows:

G2404.7 (301.11) Flood Hazard. For structures located in special flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at least 1 foot above the base flood elevation and shall comply with the flood-resistant construction requirements of Section R323.

Exception: The appliance, equipment and system installations regulated by this code are permitted to be located below the base flood elevation provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the base flood elevation and shall comply with the flood-resistant construction requirements of Section R323.

NEW SECTION. Section 55. A new Section 14.04.548, "Exit Doors", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.548 Exit Doors.**

IRC Section R311.4.1 is amended as follows:

R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit and each accessory structure. The required exit door shall provide for direct access from the habitable portions of the dwelling or accessory structure to the exterior without requiring travel through a garage. Access to habitable levels not having an exit at grade in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

NEW SECTION. Section 56. A new Section 14.04.552, "Smoke Alarms", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.552 Smoke Alarms.**

IRC Section R313.1 is amended as follows:

R313.1 Smoke Alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room, including each bedroom, bonus room, and other habitable rooms that could potentially be sleeping rooms that contain an intervening door that can be closed to separate the room from areas otherwise provided with smoke alarms. (Habitable rooms such as dens, libraries and offices that are provided with built in features that establish the specific use of the room as something other than for sleeping, and do not contain clothes closets, need not be considered a sleeping room.)
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

NEW SECTION. Section 57. A new Section 14.04.555, "Protection Against Decay", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.555 Protection Against Decay.**

IRC Section R319.1, line number 2 is amended as follows:

2. All wood framing members that rest directly on concrete or masonry exterior foundation walls.

NEW SECTION, Section 58. A new Section 14.04.558, "Prescriptive Foundations", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.558 Prescriptive Foundations.**

A. IRC Section R403.1.3 is amended as follows:

R403.1.3 Seismic Reinforcing. Concrete footings located in Seismic Design Categories  $D_1$  and  $D_2$ , as established in Table R301.2(1), shall have at least minimum reinforcement. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories  $D_1$  and  $D_2$  where a construction joint is created between a concrete footing and stem wall, a minimum of one No. 4 bar shall be provided at not more than 4 feet on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories  $D_1$  and  $D_2$  where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be provided at not more than 4 feet on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories  $D_1$  and  $D_2$  masonry stem walls without solid grout and vertical reinforcing shall not be permitted.

Exception: Interior isolated footings supporting interior posts, columns or pedestals may be plain concrete provided the depth of the footing is equal to or exceeds one half the width of the isolated footing.

**B.** IRC Section R403.1.3.1 is amended as follows:

R403.1.3.1 Foundations with stemwalls. Footings for foundations with stemwalls shall be provided with a minimum of two No. 4 bars located 3 inches above the bottom of the footing.

**C.** IRC Section R403.1.3.2 is amended as follows:

R403.1.3.2 Slabs-on-ground with turned down footings. Slabs-on-ground with turned down footings shall have a minimum of one No. 4 bar at the top and two No. 4 bars located 3 inches above the bottom of footing.

**D.** IRC Section R404.1 is amended as follows:

R404.1 Concrete and masonry foundation walls. Concrete and masonry foundation walls shall be selected and constructed in accordance with the provisions of this section or in accordance with ACI 318, NCMA TR68-A or ACI 530/ASCE 5/TMS 402 or other approved structural standards. When ACI 318, NCMA TR68-A or ACI 530/ASCE 5/TMS 402 or other structural standards are used to design concrete or masonry foundation walls, project drawings, typical details and specifications are required to bear the seal of the architect or engineer responsible for the design.

**E.** IRC Section R404.1.1 is amended as follows:

404.1.1 Masonry Foundation Walls. Concrete masonry and clay masonry foundation walls shall be constructed as set forth in Tables R404.1.1(2), R404.1.1(3) and R404.1.1(4) and shall also comply with the provisions of this section and the applicable provisions of sections R606, R607 and R608. In Seismic Design Categories D<sub>1</sub> and D<sub>2</sub>, concrete masonry and clay masonry foundation walls shall comply with R404.1.4. Rubble stone masonry foundation walls shall be constructed in accordance with Sections R404.1.8 and R606.2.2. Rubble stone masonry walls shall not be used in Seismic Design Categories D<sub>1</sub> and D<sub>2</sub>.

F. IRC Table R404.1.1(1) is amended by replacing it in its entirety with a table as follows:

**TABLE R404.1.1(1)**  
**REINFORCED CONCRETE FOUNDATION WALLS**

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT <sup>e</sup> (feet)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING <sup>c</sup> FOR 6-INCH NOMINAL WALL THICKNESS		
		SOIL CLASSES <sup>d</sup>		
		GW, GP, SW and SP soils	GM, GC, SM, SM-SC, and ML soils	SC, MH, ML-CL and inorganic CL soils
2	1.5	#4 at 48"o.c.	#4 at 36"o.c.	#4 at 36"o.c.
3	2.5	#4 at 36"o.c.	#4 at 24"o.c.	#4 at 24"o.c.
4	3.5	#4 at 24"o.c.	#4 at 18"o.c.	#4 at 18"o.c.
5	4	#4 at 18"o.c.	#4 at 18"o.c.	#4 at 18"o.c.

c. Reinforcement shall be grade 60 minimum. The distance from the face of the soil side of the wall to the center of the vertical reinforcement shall be at least 3.0 inches.  
d. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.  
e. Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels.

G. IRC Section R404.1.4 is amended as follows:

R404.1.4 Seismic Design Categories D<sub>1</sub> and D<sub>2</sub>. Foundation walls located in Seismic Design Categories D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2(1), shall be constructed in accordance with Table R404.1.1(1), R404.1.1(2), R404.1.1(3) or R404.1.1(4), shall have the uppermost horizontal bar located within 7 inches of the top of the wall, and No. 4 horizontal bars a minimum of 18 inches on center elsewhere.

NEW SECTION. Section 59. A new Section 14.04.565, "Under-floor ventilation", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.565 Under-floor ventilation.**

IRC Section R408.2 is amended as follows:

R408.2 Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed ¼ inch (openings shall not be larger than ¼ inch):

1. Perforated sheet metal plates not less than 0.070 inch thick.
2. Expanded sheet metal plates not less than 0.047 inch thick.
3. Cast iron grills or grating.
4. Extruded load-bearing brick vents.
5. Hardware cloth of 0.035 inch wire or heavier.
6. Corrosion resistant wire mesh, with the least dimension being 1/8 inch.

Exceptions:

1. Under-floor spaces used as supply plenums for distribution of heated and cooled air shall comply with the requirements of Section M1601.4
2. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 1.0 cfm for each 50 square feet of under-floor space floor area and the ground surface is covered with an approved vapor retarder material.
3. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder material, the space is supplied with conditioned air and the perimeter walls are insulated in accordance with the Washington State Energy Code.

NEW SECTION. Section 60. A new Section 14.04.572, "Roof Drainage", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.572 Roof Drainage.**

IRC Section R801.3 is amended as follows:

R801.3 Roof drainage. All dwellings and their accessory buildings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to an approved drainage system, in accordance with Kitsap County Code Chapters 12.04 through 12.32 (The Kitsap County Stormwater Management Ordinance), or to the ground surface at splash blocks where a drainage system is not required. Ground surfaces shall slope away from the foundation in accordance with IRC Section R401.3.

NEW SECTION. Section 61. A new Section 14.04.575, "Electrical Code References", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.575 Electrical Code References.**

A. IRC Section M1305.1.3.1 is amended as follows:

M1301.1.3.1 Electrical Requirements. A lighting fixture controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the appliance location in accordance with the electrical code.

B. IRC Section M1305.1.4.3 is amended as follows:

M1305.1.4.3 Electrical Requirements. A lighting fixture controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the appliance location in accordance with the electrical code.

C. IRC Section M1307.5 is amended as follows:

M1307.5 Electrical appliances. Electrical appliances shall be installed in accordance with Chapters 14, 15, 19, 20 and the electrical code.

D. IRC Section M1406.1 is amended as follows:

M1406.1 General. Electric radiant heating systems shall be installed in accordance with the manufacturer's installation instructions and the electrical code.

E. IRC Section M1406.2 is amended as follows:

M1406.2 Clearances. Clearances for radiant heating panels or elements to any wiring, outlet boxes and junction boxes used for installing electrical devices or mounting lighting fixtures shall comply with the electrical code.

F. IRC Section M1407.1 is amended as follows:

M1407.1 General. Electric duct heaters shall be installed in accordance with the manufacturer's installation instructions and the electrical code. Electric furnaces shall be tested in accordance with UL 1995.

G. IRC Section G2410.2 is amended as follows:

G2410.2 (309.2) Connections. Electrical connections between gas utilization equipment and the building wiring, including the grounding of the equipment, shall conform to the electrical code.

NEW SECTION. Section 62. A new Section 14.04.582, "Combustion Air", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.582 Combustion Air.**

IRC Section M1701.1 is amended as follows:

**M1701.1 Air Supply.** Liquid and solid fuel-burning appliances shall be provided with a supply of air for fuel combustion, draft hood dilution and ventilation of the space in which the appliance is installed, in accordance with Section M1702 or Section M1703. The methods of providing combustion air in this chapter do not apply to fireplaces, fireplace stoves and direct-vent appliances. Combustion air for fireplaces and solid-fuel burning appliances shall be in accordance with the Washington State Ventilation and Indoor Air Quality Code, Section 402.

**NEW SECTION. Section 63.** A new Section 14.04.585, "Plumbing Code References", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.585 Plumbing Code References.**

**A.** IRC Section M2004.1 is amended as follows:

**M2004.1 General.** Water heaters utilized both to supply potable hot water and to provide hot water for space heating shall be installed in accordance with this chapter, Chapter 24, the plumbing code and the manufacturer's installation instructions.

**B.** IRC Section M2005.3 is amended as follows:

**M2005.3 Electric water heaters.** Electric water heaters shall also be installed in accordance with the applicable provisions of the plumbing code.

**C.** IRC Section M2101.2 is amended as follows:

**M2101.2 System drain down.** Hydronic piping systems shall be installed to permit the system to be drained. When the system drains to the plumbing drainage system, the installation shall conform to the requirements of the plumbing code.

**D.** IRC Section M2101.3 is amended as follows:

**M2101.3 Protection of potable water.** The potable water system shall be protected from backflow in accordance with the provisions listed in the plumbing code.

**E.** IRC Section M2301.5 is amended as follows:

**M2301.5 Backflow protection.** All connections from the potable water supply to solar systems shall comply with the plumbing code.

**F.** IRC Section G2448.1.1 is amended as follows:

G2448.1.1 (624.1.1) Installation requirements. The requirements for water heaters relative to sizing, relief valves, drain pans and scald protection shall be in accordance with the plumbing code.

NEW SECTION. Section 64. A new Section 14.04.588, "Water Heater Locations", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.588 Water Heater Locations.**

IRC Section M2005.2 is amended as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Electric or direct-vent water heaters are not required to be installed in an enclosure.

NEW SECTION. Section 65. A new Section 14.04.592, "Manufactured Homes", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.592 Manufactured Homes.**

Manufactured homes shall be installed in accordance with Section 14.04.900 and IRC Appendix E, as amended in Kitsap County Code Section 14.04.910.

NEW SECTION. Section 66. A new Section 14.04.595, "Existing Buildings", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.595 Existing Buildings.**

A. IRC Appendix J Section AJ301.4 is deleted and not adopted.

IRC Appendix J Section AJ501.5.1 is amended as follows:

B. AJ501.5.1 Materials and methods. All newly installed electrical equipment and wiring related to work done in any work area shall comply with the materials and methods requirements of the electrical code.

C. IRC Appendix J Section AJ501.5.2 is deleted and not adopted.

D. IRC Appendix J Section AJ501.5.3 is deleted and not adopted.

Section 67. Kitsap County Code Chapter 14.04 Article 5, is renumbered as Article 6 and amended as follows:

## **ARTICLE 6 - MECHANICAL CODE AMENDMENTS**

Section 68. Kitsap County Code Section 14.04.350, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.601 and amended as follows:

### **14.04.601 IMC General.**

**A.** IMC Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the Kitsap County Mechanical Code, hereinafter referred to as “this code.”

**B.** IMC Section 101.2 is amended as follows:

101.2 Scope. This code shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.
2. Existing buildings undergoing repair, alterations, or change of occupancy shall be permitted to comply with the International Existing Building Code upon specific approval of the building official. Such request must be made in writing and approved prior to building permit application submittal.

**C.** IMC Section 102.8 is amended by adding an additional subsection, 102.8.1 as follows:

102.8.1 Referenced Codes. Wherever this code states the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever this code states the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever this

code states the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

**D.** IMC Section 106.4.3 is amended as follows:

106.4.3 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall demonstrate good cause.

**E.** IMC Section 106.4.4 is deleted

**F.** IMC Section 106.5.2 is amended as follows:

106.5.2 Fee Schedule. The fees for mechanical permits shall be as set forth in the Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

**G.** IMC Section 106.5.3 is amended as follows:

106.5.2 Fee Refunds. The code official shall authorize fee refunds in accordance with Kitsap County Code Section 14.04.125.

NEW SECTION. Section 69. A new Section 14.04.605, "IMC Corrections", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.605 IMC Corrections.**

**A.** IMC Section 603.14 is amended to correct a typographical error as follows:

603.14 Location. Ducts shall not be installed in or within 4 inches of earth, except where such ducts comply with Section 603.8.

**B.** Additional typographical error corrections as identified in Errata published by the International Code Council shall become part of this code as if contained herein.

Section 70. Kitsap County Code Section 14.04.360, last amended by Ordinance 224-1998, is repealed.

NEW SECTION. Section 71. A new Section 14.04.615, "IMC Violations and Appeals", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.615 IMC Violations and Appeals.**

**A.** IMC Section 108.4 is amended as follows:

108.4 Violation penalties. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil infraction in accordance with Kitsap County Code Section 2.116. Each day the violation continues shall be deemed a separate offense.

**B.** IMC Section 108.5 is amended as follows:

108.5 Stop Work Orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine in accordance with Kitsap County Code Section 2.116.

**C.** IMC Section 109.1 is amended as follows:

109.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990.

**D.** IMC Sections 109.2 through 109.7 are deleted and not adopted.

NEW SECTION. Section 72. A new Section 14.04.625, "Flood Hazard Areas", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.625 Flood Hazard Areas.**

IMC Section 301.13 is amended as follows:

301.13 Flood Hazard. For structures located in flood hazard areas, mechanical systems, equipment and appliances shall be located at least one foot or more above the design flood elevation.

Exception: Mechanical systems, equipment and appliances are permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in compliance with the flood-resistant construction requirements of the International Building Code as adopted.

NEW SECTION. Section 73. A new Section 14.04.635, "Ventilation", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.635 Ventilation.**

A. IMC Section 401.1 is amended as follows:

401.1 Scope. This chapter shall govern the ventilation of spaces within a building intended to be occupied, except that group R ventilation requirements shall be as set forth in the Washington State Ventilation and Indoor Air Quality Code in accordance with WAC 51-52-005, in addition, this chapter does not govern the requirements for smoke control systems.

B. IMC Section 401.5.2 is amended as follows:

401.5.2 Exhaust openings. Outside exhaust openings shall be located in accordance with Chapter 5.

C. IMC Section 501 is amended by adding an additional subsection, 501.5 as follows:

501.5 Termination point/Exhaust outlet. The termination point or exhaust outlet for exhaust ducts discharging to the atmosphere shall be located with the following minimum distances:

1. For ducts conveying explosive or flammable vapors, fumes or dusts:
  - 30 feet from the property line;
  - 10 feet from openings into the building;
  - 6 feet from exterior walls and roofs;
  - 30 feet from combustible walls and openings into the building which are in the direction of the exhaust discharge;
  - 10 feet above adjoining grade.
2. For other product conveying outlets:

- 10 feet from the property line;
- 3 feet from exterior walls and roofs;
- 10 feet from openings into the building;
- 10 feet above adjoining grade.

3. For environmental air duct exhaust:

- 3 feet from the property line;
- 3 feet from openings into the building, except Group U occupancies;
- 10 feet from a mechanical air intake;

This includes environmental air regulated by Sections 504 and 505, but does not include enclosed parking garage exhaust outlets regulated by Section 404.

Exceptions:

1. The separation between an air intake and exhaust outlet on a single listed package HVAC unit.
2. Exhaust from environmental air systems other than garages may be discharged into an open parking garage.
3. In occupancies other than Group I occupancies, where ventilation system design circumstances require building HVAC air to be relieved, such as during economizer operation, such air may be relieved into an open or enclosed parking garage within the same building.

NEW SECTION. Section 74. A new Section, 14.04.645, "International Fuel Gas Code", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.645 International Fuel Gas Code. (IFGC)**

**A. IFGC Section 101.1 is amended as follows:**

101.1 Title. These regulations shall be known as the Kitsap County Fuel Gas Code, hereinafter referred to as "this code."

**B. IFGC Section 101.2 is amended as follows:**

101.2 Scope. This code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with 101.2.1 through 101.2.5.

Exceptions:

1. Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.
2. As an alternative to the provisions of this code, fuel-gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings that are undergoing repairs, alterations, changes in occupancy or construction of additions shall be permitted to comply with the International Existing Building Code upon specific approval of the building official. Such request must be made in writing and approved prior to building application submittal.

C. IFGC Section 102.8 is amended by adding an additional subsection, 102.8.1 as follows:

102.8.1 Washington State Referenced Codes. Wherever the adopted codes state the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever the adopted codes state the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever the adopted codes state the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

D. IFGC Section 106.4.3 is amended as follows:

106.4.3 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall demonstrate good cause.

E. IFGC Section 106.4.4 is deleted and not adopted.

F. IFGC Section 106.5.2 is amended as follows:

106.5.2 Fee schedule. The fees for fuel-gas installation permits shall be as set forth in the Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

G. IFGC Section 106.5.3 is amended as follows:

106.5.3 Fee refunds. The code official shall authorize fee refunds in accordance with Kitsap County Code Section 14.04.125.

H. IFGC Section 301.11 is amended as follows:

301.11 Flood Hazard. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by this code shall be located at least 1 foot above the design flood elevation and shall comply with the flood-resistant construction requirements of the International Building Code.

Exception:

The appliance, equipment and system installations regulated by this code are permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation and shall comply with the flood-resistant requirements of the International Building Code.

NEW SECTION. Section 75. A new Section 14.04.655, "IFGC Violations and Appeals", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.655 IFGC Violations and Appeals.**

**A. IFGC Section 108.4 is amended as follows:**

108.4 Violation penalties. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil infraction in accordance with Kitsap County Code Section 2.116. Each day the violation continues shall be deemed a separate offense.

**B. IFGC Section 108.5 is amended as follows:**

108.5 Stop Work Orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine in accordance with Kitsap County Code Section 2.116.

**C. IFGC Section 109.1 is amended as follows:**

109.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990.

**D. IFGC Sections 109.2 through 109.7 are deleted and not adopted.**

Section 76. Kitsap County Code Chapter 14.04 Article 6, is renumbered as Article 7 as follows:

**ARTICLE 7 - INTERNATIONAL FIRE CODE AMENDMENTS**

Section 77. Kitsap County Code Section 14.04.370, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.700 and amended as follows:

**14.04.700 IFC General.**

**A.** IFC Section 101.1 is amended as follows:

101.1 Title. These regulations shall be known as the Kitsap County Fire Code hereinafter referred to as "this code."

**B.** IFC Section 102.3 is amended as follows:

102.3 Change of use or occupancy. Change of use or occupancy within an existing building, structure or premises shall comply with the provisions of Kitsap County Code Sections 14.04.230(B) and 14.04.250, including the provisions of IBC Chapter 34. Change of use or occupancy shall only be made when an existing building satisfies the provisions of the Kitsap County Building and Fire Code, and codes as adopted in Kitsap County Code Section 14.04.040, for the new use or occupancy classification.

Exception: Existing buildings undergoing repair, alterations, or change of occupancy shall be permitted to comply with the International Existing Building Code upon specific approval of the building official and fire code official. Such request must be made in writing and approved prior to building permit application submittal.

**C.** IFC Section 102.4 is amended as follows:

102.4 Application of Building Code. The design and construction of new structures and premises, as well as the repairs, alterations, or additions to existing structures shall comply with the Codes as adopted by Kitsap County Code Section 14.04.040.

Exception: Existing buildings undergoing repair, alterations, or change of occupancy shall be permitted to comply with the International Existing Building Code upon specific approval of the building official and fire code official. Such request must be made in writing and approved prior to building permit application submittal.

**D.** IFC Section 102.5 is amended as follows:

102.5 Historic Buildings. The alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property shall be in accordance with the provisions of the Washington State Historic Building Code, as adopted in Kitsap County Code Section 14.04.040.

E. IFC Section 102.6 is amended by adding an additional subsection, 102.6.1 as follows:

102.6.1 Washington State Referenced Codes. Wherever the adopted codes state the International Plumbing Code, it shall mean the Uniform Plumbing Code as adopted by the State of Washington. Wherever the adopted codes state the International Electrical Code, ICC Electrical Code, or the Electrical Code, it shall mean the National Electrical Code (NFPA 70) as adopted by the State of Washington in accordance with RCW 19.28 and WAC 296-46B. Wherever the adopted codes state the International Energy Conservation Code, it shall mean the Washington State Energy Code as adopted by the State of Washington.

F. Corrections. Publishing and typographical error corrections as identified in Errata published by the International Code Council shall become part of this code as if contained herein.

Section 78. Kitsap County Code Section 14.04.380, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.705 and amended as follows:

**14.04.705 Appeals and Violations.**

A. IFC Section 108.1 is amended as follows:

108.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be a consolidated board of appeals in accordance with Article 15, Kitsap County Code Sections 14.04.950 through 14.04.990.

B. IFC Section 108.3 is deleted and not adopted.

C. IFC Section 111.4 is amended as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine in accordance with Kitsap County Code Section 2.116, and may be subject to the provisions of Kitsap County Code Article 9, the Abatement of Dangerous Buildings Code.

Section 79. Kitsap County Code Section 14.04.390, adopted by Ordinance 224-1998, is repealed.

Section 80. Kitsap County Code Section 14.04.400, adopted by Ordinance 224-1998, is repealed.

Section 81. Kitsap County Code Section 14.04.410, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.710 and amended as follows:

**14.04.710 Operational Permits.**

**A.** IFC Section 105.6.16 is deleted and not adopted.

**B.** IFC Section 105.6 is amended by adding an additional subsection, 105.6.48, as follows:

105.6.48 Bed & Breakfast / Boarding House. An operational permit is required to operate a residential building, or portion thereof, where the occupants are primarily transient in nature, as a Bed and Breakfast House, Bed and Breakfast Boarding House, or a Boarding House as defined in Kitsap County Code 14.04.100.

NEW SECTION. Section 82. A new Section 14.04.720, "Construction Permits", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.720 Construction Permits.**

(Section Reserved, See IFC Section 105.7 for required construction permits.)

Section 83. Kitsap County Code Section 14.04.420, adopted by Ordinance 224-1998, is repealed.

Section 84. Kitsap County Code Section 14.04.430, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.730 and amended as follows:

**14.04.730 Fire department access.**

**A.** For the purpose of regulating Group U (utility) and Group R-3 (single-family home) occupancies, the provisions of this section shall apply to all land use application.

**EXCEPTIONS:**

1. Short Subdivisions
2. Development permits for single-family Dwelling, Manufactured, Mobile and Modular Dwellings situated on an existing lot.

### 3. Large Lot Subdivisions

IFC Section 503, parts of which are not adopted by the Washington State Building Code in Section 51-54-500 WAC, is hereby adopted in its entirety by Kitsap County as IFC Section 503 as set forth in the 2003 International Fire Code and as amended in Sections 14.04.730(B) through 14.04.730(E) below.

**B.** IFC Section 503.2.7 is amended as follows:

503.2.7 Grade. The grade of a fire apparatus access road shall not exceed 12%.

EXCEPTION: The grade of a fire apparatus access road may be increased if buildings are protected by an approved automatic fire sprinkler system and both the fire chief and the fire code official approve the grade of the fire apparatus road.

**C.** IFC Section 503.2.4 is amended as follows:

503.2.4 Turning radius. The turning radius of access roads shall be as follows: The turning radius of access roads for Residential buildings shall have a minimum 25 feet inside radius. The turning radius for Commercial buildings shall have a minimum 35 feet inside radius. All turning radius dimensions shall be made to the edge of the roadway surface

**D.** IFC Section 503.3 is amended as follows:

503.3 Fire lane marking. When required by the fire code official, required fire lanes shall be marked as follows: All curbs shall be painted red on the sides and top, and shall be labeled with 4-inch high white lettering at 25-foot intervals with the words "NO PARKING TOW AWAY ZONE."

**E.** IFC Section 503.4 is amended as follows:

503.4 Obstructions. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established shall be maintained at all times. When posted with approved signs, the owner or operator of vehicles shall be liable for a fine in accordance with Kitsap County Code Section 2.116. Sheriff Deputies may assist the Fire Marshal with enforcement for violation of this section.

Section 85. Kitsap County Code Section 14.04.440, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.740 and amended as follows:

#### **14.04.740 Fire hydrant requirements.**

**A.** IFC Section 508.5 is amended as follows:

508.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 508.5.1 through 508.5.613.

**B. IFC Section 508.5.1 is amended 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 ~~400~~ 300 feet from a hydrant on a fire apparatus access 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 code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
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.

Where geographically or otherwise physically possible, the spacing intervals for hydrants shall commence at street intersections.

Where hydrants supply commercial or multi-family fire flows, a hydrant shall be placed not more than one hundred fifty feet (150') nor less than fifty feet (50') from the protected building.

**C. IFC Section 508.5 is further amended by adding additional sections, 508.5.7 through 508.5.13 as follows:**

508.5.7 Outlets. Fire hydrants shall have a minimum five inch (5") main valve opening, two (2) two and one half inch (2½") outlets and a four-and-one-half-inch (4½") steamer/pumper port with a five-inch (5"), one-quarter turn quick connect Storz adapter; such outlets and port shall have National Standard Threads or other connection devices consistent with local fire protection authority requirements;

508.5.8 Installation. Fire hydrants shall stand plumb and be set to finished grade; the center of the lowest outlet shall be no less than eighteen (18") nor more than twenty-eight inches (28") above grade; there shall be not less than thirty-six inches (36") radius of clear area surrounding the outlets and control valve to permit the operation of a hydrant wrench; the steamer/pumper port shall face the street or, if there is no street, the most likely route of emergency approach;

508.5.9 Hydrant Painting. Fire hydrants shall be painted as follows:

- a.Barrel: Any bright, highly visible color;
- b.Tops: The required color for the tops of hydrants is as follows:

Top of Hydrant / Color	Gallons per minute of flow (gpm) / Color of top
	1,500 or more gpm / Blue
	1000 - 1499 gpm / Green

500 - 999 gpm / Orange  
499 or less gpm / Red

508.5.10 Type. Flush-type hydrants are not allowed except under unusual circumstances and then only with the specific approval of the fire code official;

508.5.11 Roadway markers. Reflectorized standard blue hydrant identification markers shall be placed on the access roadway to identify each hydrant. Markers shall be placed on the side nearest the hydrant 6" from the center line of the access roadway.

508.5.12 Parking. No person shall park any vehicle within fifteen feet (15') of a fire hydrant.

508.5.13 Water mains. New or replacement water mains which do or are intended to serve fire hydrants shall be six inches (6") nominal diameter minimum; except, dead-end water mains over fifty feet (50') in length shall be eight inches (8") nominal diameter minimum.

On new or replacement water distribution mains and water transmission mains within the water purveyor's service area where fire flow and fire storage is available, fire hydrants shall be provided at not less than 1200 foot intervals to provide for transportation hazards.

Section 86. Kitsap County Code Section 14.04.450, last amended by Ordinance 224-A-1998, is hereby renumbered as 14.04.750 and amended as follows:

**14.04.750 Fire alarm and Detection Systems.**

In order to provide clarity and to maintain consistency between the building code and the fire code, the following subsection modifies language in both the International Building Code, as well as the International Fire Code as set forth below.

A. IBC Section 907.2 and IFC Section 907.2 are amended as follows:

907.2 Where required. In addition to the requirements set forth in Sections 907.2.1 through 907.2.23, all new occupancies of Groups A, B, E, F, H, I, M or S, within new or existing buildings or structures, where the gross floor area exceeds 4000 square feet, an approved manual and automatic fire alarm system shall be provided. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the fire alarm system, automatic heat detection requirements of this section may be modified upon specific approval by the fire code official.

An approved, addressable automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire

detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, warehouses, mechanical and electrical rooms, storage rooms, repair garages, kitchens and similar occupancies where, during normal operation, products of combustion, smoke, steam, particulate material, insects and similar sources of detector activation may potentially be present in sufficient quantity to actuate a smoke detector.

**B.** IFC Section 907.15 is amended as follows:

907.15 Monitoring. Where fire alarm systems are required by this chapter or by the International Building Code, a U.L.-listed central monitoring station in accordance with NFPA 72 shall monitor fire alarm systems.

Exception: Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

Section 87. Kitsap County Code Section 14.04.460, adopted by Ordinance 224-1998, is repealed.

Section 88. Kitsap County Code Section 14.04.470, last amended by Ordinance 224-A-1998, is hereby renumbered as 14.04.760 and amended as follows:

**14.04.760 Fire flow requirements for buildings.**

**A.** IFC Appendix B, Section B103.1 is amended as follows:

B103.1 Decreases. The fire code official is authorized to reduce fire flow requirements for isolated buildings or group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical. Commercial fire flow shall not be less than that specified in Table B105.1 for duration of two hours in all cases. Provided, that in Table B105.1 for construction type V-N, the total fire area in square feet is revised by deleting the term 0 - 3,600. Fire flow requirements may be reduced by installing an automatic fire extinguishing system in accordance with this code.

**B.** IFC Appendix B, Section B103.2 is amended as follows:

B103.2 Increases. The fire code official is authorized to increase the fire-flow requirements where conditions indicate an unusual susceptibility to group fires or conflagrations. An increase shall not be more than twice that required for the building under consideration.

**C.** IFC Appendix B, Section B104.2 is amended as follows:

B104.2 Area Separation. Portions of buildings which are separated by no more than two four-hour separation walls constructed in accordance with the Building Code, without openings and provided with a 30-inch (762mm) parapet, are allowed to be considered separate fire areas. No more than two separate fire areas can be created between the four-hour separations by a two-hour separation wall constructed in accordance with the IBC.

D. IFC Appendix B, Section B105.1 is amended as follows:

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.

Exceptions:

1. In areas where full fire flow is impractical, a residential sprinkler system may be substituted.
2. Short Subdivisions
3. Large Lot Subdivisions
4. Permits for Single-family Dwellings, Manufactured, mobile, and Modular Dwellings on an existing lot.

E. IFC Appendix B, Table B105.1 is amended as follows:

**APPENDIX B, Table B105.1**  
**MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS<sup>3</sup>**

FIRE AREA (square feet) <sup>1</sup>					FIRE FLOW (gallons per minute) <sup>2</sup>	FLOW DURATION (hours)
x 0.0929 for m <sup>2</sup>						
Type I-A and I-B <sup>1</sup>	Type II A and IIIA <sup>1</sup>	Type IV and V-A <sup>1</sup>	Type II-B and III-B <sup>1</sup>	Type V-B <sup>1</sup>	x 3.785 for L/min.	
0-5000	0-5000	0-5000	0-5000		1,500	2  (30 minutes for Group R-3)
5,001-22,700	5,001-12,700	5,001-8,200	5,001-5,900	3,601-4,800	1,750	
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	4,801-6,200	2,000	
30,201-38,700	17,011-21,900	10,901-12,900	7,901-9,800	6,201-7,700	2,250	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	7,701-9,400	2,500	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	9,401-11,300	2,750	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	11,301-13,400	3,000	
70,901-83,700	39,701-4,100	25,501-30,100	18,401-21,800	13,401-15,600	3,250	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	15,601-18,000	3,500	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	18,001-20,600	3,750	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	20,601-23,300	4,000	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	23,301-26,300	4,250	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	26,301-29,300	4,500	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	29,301-32,600	4,750	

183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	32,601 -36,000	5,000
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	36,001 -39,600	5,250
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	39,601 -43,400	5,500
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	43,401 - 47,400	5,750
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	47,401 -51,500	6,000
295,901-Greater	166,501-Greater	106,500-115,800	77,001-83,700	51,501 - 55,700	6,250
*	*	115,801-125,500	83,701-90,600	55,701 - 60,200	6,500
*	*	125,501-135,500	90,601-97,900	60,201 -64,800	6,750
*	*	135,501-145,800	97,901-106,800	64,801 -69,600	7,000
*	*	145,801-156,700	106,801-113,200	69,601 -74,600	7,250
*	*	156,701-167,900	113,201-121,300	74,601 -79,800	7,500
*	*	167,901-179,400	121,301-129,600	79,801 -86,100	7,750
*	*	179,401-191,400	129,601-138,300	85,101 -Greater	8,000
*	*	191,401-Greater	138,301-Greater	85,101-Greater	8,000

1. Types of construction are based on the International Building Code.

2. Measured at 20 psi (137.9 kPa). See Appendix B, Section 102

3. Fire flow for one-and two-family dwellings, when required, may be reduced by the fire code official when the building is provided with an approved automatic sprinkler system.

Section 89. Kitsap County Code Section 14.04.480, last amended by Ordinance 224-A-1998, is hereby renumbered as 14.04.770 and amended as follows:

**14.04.770 Installation requirements.**

IFC Section 903.1 is amended as follows:

903.1 Automatic Sprinkler System, General. Automatic sprinkler systems shall comply with this section.

Fire areas shall be defined as the total floor areas of all floor levels within the exterior walls, including mezzanines, as well as all areas under the horizontal projections of the roof of a building that are not enclosed by walls.

For the purpose of this section, for determining fire extinguishing system requirements, fire walls shall not define separate buildings.

Section 90. Kitsap County Code Section 14.04.490, last amended by Ordinance 224-A-1998, is hereby renumbered as 14.04.780 and amended as follows:

**14.04.780 Fire extinguishing systems.**

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In order to provide clarity and to maintain consistency between the building code and the fire code, the following subsections modify language in both the International Building Code, as well as the International Fire Code as set forth below.

**A.** IBC Section 903.2.1 and IFC Section 903.2.1 are amended as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3, and A-4 occupancies, the automatic sprinkler system shall be provided throughout the entire building. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in 903.2.1.5.

**B.** IBC Section 903.2.1.1 and IFC Section 903.2.1.1 are amended as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area of the building exceeds 10,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multitheater complex.

**C.** IBC Section 903.2.1.2 and IFC Section 903.2.1.2 are amended as follows:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The gross floor area of the building exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.

**D.** IBC Section 903.2.1.3 and IFC Section 903.2.1.3 are amended as follows:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area of the building exceeds 10,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Exception:

Areas used exclusively as participant sports arena areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

**E.** IBC Section 903.2.1.4 and IFC Section 903.2.1.4 are amended as follows:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area of the building exceeds 10,000 square feet.

2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Exception:

Areas used exclusively as participant sports arena areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

**F.** IBC Section 903.2.2 and IFC Section 902.2.2 are amended as follows:

903.2.2 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E occupancies where the gross floor area of the building exceeds 10,000 square feet.
2. Throughout every portion of educational buildings below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

3. Throughout all newly constructed Group E occupancies having an occupant load of 50 or more for more than 12 hours per week or four hours in any one day. A minimum water supply meeting the requirements of NFPA 13 shall be required. The fire code official may reduce fire flow requirements for buildings protected by an approved automatic sprinkler system.

For the purpose of this section, additions exceeding 60 percent of the value of such building or structure, or alterations and repairs to any portion of a building or structure within a twelve-month period that exceeds 100 percent of the value of such building or structure shall be considered new construction. In the case of additions, fire walls shall define separate buildings.

Exceptions:

1. Portable school classrooms, provided aggregate areas of clusters of portable school classrooms does not exceed 5,000 square feet (1465 m<sup>2</sup>); and clusters of portable school classrooms shall be separated as required in Chapter 5 of the building code.
2. Group E day care.

When not required by other provisions of this chapter, a fire-extinguishing system installed in accordance with NFPA 13 may be used for increases and substitutions allowed in Section 504.2, 506.3, and Table 601 of the building code.

**G.** IBC Section 903.2.3 and IFC Section 903.2.3 are amended as follows:

903.2.3 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

1. Where the gross floor area of the building exceeds 10,000 square feet; or
2. Where a Group F fire area is located more than three stories above grade.

**H.** IBC Section 903.2.4 and IFC Section 903.2.4 are amended as follows:

903.2.4 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.4.1 through 903.2.4.4.

**I.** IBC Section 903.2.4 and IFC Section 903.2.4 are further amended by adding additional subsections 903.2.4.4 as follows:

903.2.4.4 An automatic sprinkler system shall be provided throughout all buildings containing a Group H occupancy where the gross floor area of the building exceeds 10,000 square feet.

**J.** IBC Section 903.2.6 and IFC Section 903.2.6 are amended as follows:

903.2.6 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M occupancy where one of the following conditions exists:

1. Where the gross floor area of the building exceeds 10,000 square feet; or
2. Where a Group M fire area is located more than three stories above grade.

**K.** IBC Section 903.2.8 and IFC Section 903.2.8 are amended as follows:

903.2.8 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exists:

1. Where the gross floor area of the building exceeds 10,000 square feet; or
2. Where a Group S fire area is located more than three stories above grade.

**L.** IBC Section 903.2.8.1 and IFC Section 903.2.8.1 are amended as follows:

903.2.8.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings containing used as repair garages in accordance with Section 406 where one of the following conditions exists:

1. Where the gross floor area of the building exceeds 10,000 square feet; or
2. Buildings with a repair garage servicing vehicles parked in the basement.

**M.** IBC Section 903.2 and IFC Section 903.2 are further amended by adding additional subsections 903.2.14 as follows:

903.2.14 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy where one of the following conditions exists:

1. Where the gross floor area of the building exceeds 10,000 square feet; or
2. Where a Group B fire area is located more than three stories above grade.

**NEW SECTION. Section 91.** A new Section 14.04.785, "IFC Referenced Standards", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.785 IFC Referenced Standards.**

IFC Chapter 45, Referenced Standards, NFPA Section, is amended by replacing specific referenced standards as set forth below. All other referenced standards remain as set forth in IFC Chapter 45.

*A...13-99, Installation of Sprinkler Systems, is replaced by 13-02, Installation of Sprinkler Systems.*

*B. 13D-99, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is replaced by 13D-02, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.*

*C. 13R-99, Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height is replaced by 13R-02, Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height.*

*D. 30B-98, Manufacture and Storage of Aerosol Products is replaced by 30B-02, Manufacture and Storage of Aerosol Products.*

*E. 72-99, National Fire Alarm Code, is replaced by 72-02, National Fire Alarm Code.*

*F. 430-95, Storage of Liquid and Solid Oxidizers, is replaced by 430-02, Storage of Liquid and Solid Oxidizers.*

NEW SECTION. Section 92. A new Section 14.04.790, "Marinas", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.790 Marinas. (Section Reserved)**

Section 93. Kitsap County Code Chapter 14.04 Article 7, is renumbered as Article 8 as follows:

**ARTICLE 8 - PLUMBING CODE AMENDMENTS**

Section 94. Kitsap County Code Section 14.04.500, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.800 and amended as follows:

**14.04.800 General.**

**A. Corrections.** Publishing and typographical error corrections as identified in Errata published by the International Association of Plumbing and Mechanical Officials (IAPMO) shall become part of this code as if contained herein.

**B.** UPC Section 102.3 is amended as follows:

102.3 Violations. Persons who violate a provision of this code or fail to comply with any of the requirements thereof or who erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a civil infraction in accordance with Kitsap County Code Section 2.116. Each day the violation continues shall be deemed a separate offense.

**C.** UPC Section 103.3.4 is amended as follows:

103.3.4 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Having required inspections performed and approved within every 180 days is evidence that work has commenced and is continuing. Permits that do not receive an inspection within 180 days of permit issuance, or within 180 days since the previous approved inspection, shall automatically expire and become invalid. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, based on good and satisfactory reasons. The extension shall be requested in writing prior to permit expiration, and shall demonstrate good cause.

**D.** UPC Section 103.4.1 is amended as follows:

103.4.1 Permit Fees. The fees for plumbing permits shall be as set forth in the Building Permit Fee Schedule as adopted and amended in Kitsap County Code Section 14.04.120.

**E.** UPC Section 103.4.2 is deleted.

**F.** UPC Section 103.4.5 is amended as follows:

103.4.5 Fee Refunds. The code official shall authorize fee refunds in accordance with Kitsap County Code Section 14.04.125.

Section 95. Kitsap County Code Section 14.04.510, adopted by Ordinance 224-1998, is deleted.

Section 96. Kitsap County Code Chapter 14.04 Article 8, is renumbered as Article 9 as follows:

## **ARTICLE 9 - ABATEMENT OF DANGEROUS BUILDINGS**

NEW SECTION. Section 97. A new Section 14.04.850, "DBC General", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.850 DBC General.**

**A. Title.** This Article shall be known as the Abatement of Dangerous Buildings Code, may be cited as such, and will be referred to herein as "this code"

**B. Purpose and Scope.** It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code, Fire Code, or any other means available by law, whereby buildings or structures which may endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous.

**C. Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

**D. Liability.** The building official and authorized representatives charged with the enforcement of this code shall not be held personally liable for any act or omission that occurs during the performance of official duties.

NEW SECTION. Section 98. A new Section 14.04.860, "Enforcement", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.860 Enforcement.**

**A. Administration.** The building official, or the building official's authorized representative, including the fire marshal and the health officer, shall have authority as necessary in the interest of public health, safety and general welfare to perform inspections and enforce the provisions of this code. The building official shall have authority to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements due to local conditions. Such rules and interpretations shall not have the effect of waiving

structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

**B. Inspections.** All buildings within the scope of this code and all construction work for which a permit is required shall be subject to inspection by the building official, fire marshal and health officer in accordance with the requirements of this code, the Kitsap County Building & Fire Code, and any other laws and ordinances of Kitsap County.

**C. Right of Entry.** When it is necessary to perform an inspection to enforce the provisions of this code, or when the building official, or the building official's authorized representative has reasonable cause to believe that there exists in a building or upon a premises a condition contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such a building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises is not occupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

**D. Alterations, Additions and Repairs.** All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of Section 3403 of the International Building Code as adopted by Kitsap County.

**E. Violations.** It shall be unlawful for any person, firm, corporation, or other entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or otherwise maintain any building in violation of this code. Violations of this code or any other portion of the Kitsap County Building and Fire Code shall be a Class 1 civil infraction in accordance with Kitsap County Code Chapter 2.116.

**F. Appeals.** If voluntary corrective actions have not been achieved through the use of the voluntary correction provisions of Kitsap County Code Section 9.56.030, or through the civil infraction process in accordance with Kitsap County Code Chapter 2.116, a notice of abatement shall be prepared and served in accordance with Kitsap County Code Section 9.56.040, and an automatic appeal before the hearings examiner shall be heard in accordance with Kitsap County Code Section 9.56.050.

NEW SECTION. Section 99. A new Section 14.04.865, "Dangerous Buildings", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.865 Dangerous Buildings.**

**A. Abatement of Dangerous Buildings.** All buildings or portions thereof which are determined after inspection by the building official or authorized representative, to be

dangerous as defined in Section 14.04.870 of this code, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal. Upon the determination that a building or structure is dangerous, the building official shall commence proceedings to cause the repair, vacation or demolition of the building or structure in accordance with the procedures specified in Kitsap County Code Chapter 9.56. Notices and orders shall be prepared and served in accordance with Kitsap County Code Chapter 9.56.

**B. Emergency Measures.** When, in the opinion of the building official or fire marshal, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the building official and fire marshal are hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The building official or fire marshal shall cause to be posted at each entrance to such building, structure or premises a notice essentially as follows:

DO NOT ENTER

THIS STRUCTURE IS UNSAFE AND ITS OCCUPANCY HAS BEEN PROHIBITED  
BY THE CODE OFFICIAL.

It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or for demolishing the building or structure.

No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal of hazard is complete, and the abatement has received final approval by the building official.

NEW SECTION. Section 100. A new Section 14.04.870, "Dangerous Building Definitions", is added to Chapter 14.04 Kitsap County Code, as follows:

#### **14.04.870 Dangerous Building Definitions.**

**A. Definitions, General.** For the purposes of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this article or as specified in the Kitsap County Building & Fire Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1993, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

**B. "Building Code"** means the Kitsap County Building and Fire Code, including the International Building Code as adopted by Kitsap County Code Section 14.04.040.

**C. "Dangerous Building"** is any building or structure which has any one or several of the conditions or defects described within subsections 1 through 18 below, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or the building's occupants are endangered; or a building or structure that is found in whole or in part to be an unlawful structure; occupied by more persons than permitted by this code, the building code, or the fire code; or was erected, altered or occupied contrary to the provisions of the Kitsap County Building & Fire Code.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the building code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the building code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (a) dilapidation, deterioration or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the support of such building; (d) the deterioration, decay or inadequacy of its foundation; or (e) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
12. Whenever the building or structure has become so dilapidated, deteriorated or open and unsecure such that it is: (a) an attractive nuisance to children; (b) a harbor for vagrants, criminals or immoral persons; or as to (c) enable such persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations as specified in the Kitsap County Building and Fire Code, or of any other law or ordinance of Washington State or Kitsap County relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (a) strength; (b) fire-resisting qualities or characteristics, or (c) weather-resisting qualities or characteristics required by law in the case of newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidate condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
18. Whenever any portion of the building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

**NEW SECTION.** Section 101. A new Section 14.04.875, "Compliance", is added to Chapter 14.04 Kitsap County Code, as follows:

**14.04.875 Compliance.**

**A. General.** After any order of the building official, fire marshal or hearings examiner made pursuant to this code has become final, no person to whom such an order is directed shall fail, neglect or refuse to obey such order. Any such person who fails to comply with any such order is guilty of a class 1 civil infraction in accordance with Kitsap County Code Chapter 2.116, as well as any other law or ordinance as provided by law.

**B. Failure to Obey Order.** After any order of the building official, fire marshal or hearings examiner made pursuant to this code has become final, and any person to whom such an order is directed fails, neglects or refuses to obey such order, the building official or fire marshal shall (a) cause such person to be prosecuted in accordance with Kitsap County Code Chapter 2.116, or (b) institute any appropriate action to abate such condition as a public nuisance in accordance with Kitsap County Code Chapter 9.56.

**C. Failure to Commence Work.** Whenever the required repair, removal or demolition is not commenced within 30 days after any final notice and order issued pursuant to this code becomes effective, the building official or fire marshal shall cause the building, structure or premises described in such notice to be vacated by posting at each entrance to such building, structure or premises a notice essentially as follows:

DO NOT ENTER

THIS STRUCTURE IS UNSAFE AND ITS OCCUPANCY HAS BEEN PROHIBITED  
BY THE CODE OFFICIAL.

It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or for demolishing the building or structure.

No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal of hazard is complete, and the abatement has received final approval by the building official.

In addition, the building official or fire marshal may in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building or structure unsafe as set forth in the notice and order; or, if the notice and order required demolition, to cause the building or structure to be demolished and the materials, rubble and resultant debris removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner provided in this code.

**D. Interference.** No person shall hinder, delay, obstruct or interfere with any officer, employee, contractor or authorized representative of this jurisdiction while performing any necessary act preliminary to or incidental to such work pursuant to this code. Any person who knowingly hinders, delays, obstructs or interferes with any county employee performing official duties in abating a nuisance pursuant to this code, shall be guilty of a misdemeanor punishable by imprisonment not exceeding ninety (90) days and/or a fine not exceeding \$1,000 in accordance with Kitsap County Code Section 9.56.060.

**E. Performance.** When any work of repair or demolition is to be done pursuant to the provisions of this code, the building official shall, by contract or arrangement with private contractors, or by agreement with Kitsap County Public Works, cause the building or structure to be repaired or demolished, and the cost of such repair or demolition shall be charged against the real estate upon which the building or structure is located, and shall be a lien upon such real estate.

Section 102. Kitsap County Code Section 14.04.520, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.880 and amended as follows:

**14.04.880 Recovery of Costs.**

**A. Accounting.** The Director of Public Works shall keep an itemized accounting of the expenses incurred by the Department of Public Works in the course of repair or demolition of any building or structure pursuant to the provisions of this code. Upon completion of the demolition or repair work as ordered, the Director of Public Works shall forward to the Kitsap County Department of Community Development (DCD) a report specifying the work performed, the itemized cost of such work, and the legal description of the property upon which the work was performed.

**B. Billing.** Upon receipt of said report, DCD shall prepare and forward to the legal owner of the said property an itemized billing of the total cost for the repair or demolition as required by this code. Such billing shall be sent by certified mail, postage prepaid, addressed to the owner as the owner's name and address appear on the last equalized tax roll of Kitsap County. Said bill shall be due and payable within sixty (60) days of receipt.

**C. Billing Appeal.** The owner, upon receipt of said billing may file a written appeal to the Board of County Commissioners within thirty (30) days. Said appeal shall contain the legal description of the property and the basis for the appeal. The Board shall schedule said hearing within thirty (30) days and shall uphold the appeal, deny the appeal or modify the billing as they may determine. Within thirty (30) days of the decision of the Board the balance of the billing due to the County shall become due and payable and if unpaid shall become a special assessment against the property as a lien.

**D. Assessment.** Upon certification of the assessment amount being due and owing, the county treasurer shall enter the amount of the assessment upon the tax rolls against the property for the current year and the same shall become a part of the general taxes for that year to be collected at the same time and with interest at such rates and in such manner as provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes, and when collected to be deposited to the credit of the general fund of the County.

**E. Priority.** The assessment shall constitute a lien against the property which shall be of equal rank with state, county and municipal taxes.

Section 103. Kitsap County Code Chapter 14.04 Article 9, is renumbered as Article 10 as follows:

**ARTICLE 10 - WASHINGTON STATE ENERGY CODE**

Section 104. Kitsap County Code Section 14.04.530, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.885 and amended as follows:

**14.04.885 WSEC 2003 adopted.**

The Washington State Energy Code (WSEC), 2003 Edition, as set forth in the Washington Administrative Code (WAC) Section 51-11 is adopted by reference in Section 14.04.040.

Section 105. Kitsap County Code Chapter 14.04 Article 10, is renumbered as Article 11 as follows:

**ARTICLE 11 - WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE**

Section 106. Kitsap County Code Section 14.04.540, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.890 and amended as follows:

**14.04.890 WSVIAQ 2003 adopted.**

The Washington State Ventilation and Indoor Air Quality Code (WSVIAQ), 2003 Edition, as set forth in the Washington Administrative Code (WAC) Section 51-13 is adopted by reference in Section 14.04.040.

Section 107. Kitsap County Code Chapter 14.04 Article 11, is renumbered as Article 12 as follows:

**ARTICLE 12 - WASHINGTON STATE HISTORIC BUILDING CODE**

Section 108. Kitsap County Code Section 14.04.550, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.895 and amended as follows:

**14.04.895 WSHBC 1991 adopted.**

The Washington State Historic Building Code, 1991 Edition, as set forth in the Washington Administrative Code (WAC) Section 51-19 is adopted by reference in Section 14.04.040.

Section 109. Kitsap County Code Chapter 14.04 Article 12, is renumbered as Article 13 as follows:

**ARTICLE 13 - WASHINGTON STATE MANUFACTURED HOMES (& MOBILE HOMES) INSTALLATION STANDARDS**

Section 110. Kitsap County Code Section 14.04.560, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.900 and amended as follows:

**14.04.900 Manufactured Homes.**

The Washington State Manufactured Home (Mobile Home) Installation Standards as set forth in the Washington Administrative Code (WAC) Section 296-150M is adopted by reference in Section 14.04.040.

Section 111. Kitsap County Code Section 14.04.570, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.910 and amended as follows:

**14.04.910 General.**

Kitsap County, in Section 14.04.040, adopts the 2003 International Residential Code (IRC) Appendix E, pursuant to the authority of RCW 43.22 and RCW 19.27, and amended as follows:

A. IRC Appendix E, Section AE101.1 is amended as follows:

**AE101.1 General.** These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on a lot and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

**Exception:** In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas as established in Table R301.2(1) of the International Residential Code shall meet the applicable requirements of Sections R323 of the International Residential Code.

**B.** IRC Appendix E, Section AE102.2 is amended as follows:

**AE102.2.2 Additions, alterations or repairs.** Additions made to a manufactured home shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
2. Be designed and constructed to conform with the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
3. Be designed and constructed in conformance with the code adopted by this jurisdiction.

Additions shall be structurally separated from the manufactured home.

**C.** IRC Appendix E, Section AE102.3 is deleted and not adopted.

**D.** IRC Appendix E, Section AE102.5 is deleted and not adopted.

**E.** IRC Appendix E, Section AE301.2 is amended as follows:

**AE301.2 Additions, alterations and repairs to a manufactured home.** A permit shall first be obtained from the Washington State Department of Labor and Industries to alter, remodel, repair or attach accessory buildings or structures to a manufactured home subsequent to its initial installation. Permit issuance and fees therefore shall be in conformance with the codes applicable to the type of work involved.

An addition made to a manufactured home as defined in these provisions shall comply with these provisions.

**F.** IRC Appendix E, Section AE302.1 is amended by adding additional paragraphs as follows:

Pursuant to RCW 19.27.095 and RCW 19.27.097, and in addition to the requirements above, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system for the intended use of the building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

Evidence shall be by either A or B below:

A. Upon building permit application, where parcels are serviced by on-site sewage disposal systems, an accepted building site application\* or an accepted building clearance is required for:

1. New manufactured home installations.
2. Additions where there is an increase in the floor area which extends beyond the original exterior walls.
3. Alteration or remodeling where the total number of bedrooms is increased.
4. Change in use which results in an increase in the water/sewage volume or potential health risk.

\*An application may be submitted with a preliminary building site application, which may be obtained from the health district. However, until an accepted building site application is received from the health district, a building permit application will not be complete.

B. Upon building permit application, a sewer permit and an accepted building clearance are required for the installation of a manufactured home unit.

G. IRC Appendix E, Section AE304.1 is amended as follows:

AE304.1 Permit Fees. The fee for each manufactured home installation permit shall be as set forth in Section 14.04.120.

H. IRC Appendix E, Section AE304.2 is deleted and not adopted.

I. IRC Appendix E, Section AE304.3.3.3 is deleted and not adopted.

J. IRC Appendix E, Section AE305.5.1 is amended as follows:

**AE305.5.1 Structural inspections for the manufactured home installation.**

The building official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or the permit holder's agent wherein the same fails to comply with these provisions or other applicable codes.

A. Reinforcing steel or structural framework of any part of a manufactured home foundation system specifically designed by an engineer registered in the State of Washington, shall not be covered or concealed without first obtaining the approval of the building official.

1. Foundation inspection: To be made after excavations for footings are completed and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete from a central mixing plant is to be used, (ready-mixed) the concrete materials need not be on the job.

2. Concrete slab or under-floor inspection: To be made after all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or the manufactured home is installed.

B. Anchorage Inspection: To be made after the manufactured home has been installed and permanently anchored.

K. IRC Appendix E, Section AE305.6 is amended by adding an additional paragraph as follows:

Manufactured homes or their accessory buildings shall not be used or occupied until a certificate of occupancy is issued in accordance with Section R110 of this code.

L. IRC Appendix E, Section AE501.1 is amended as follows:

**AE501.1 General.** A manufactured home shall be installed on a foundation system which is designed and constructed in accordance with the manufacturer's installation instructions.

**Exception:** When specifically authorized by the building official, foundation and anchorage systems which are constructed in accordance with the methods specified in Section AE600 of these provisions, or in the United States Department of Housing and Urban Development Handbook, Permanent Foundations For Manufactured Housing, 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix E.

M. IRC Appendix E, Section AE504.1 is amended as follows:

**AE504.1 General.** Accessory buildings shall not be structurally supported by or attached to a manufactured home unless engineering calculations are submitted to substantiate any proposed structural connection and all alterations to the manufactured home are approved by the Washington State Department of Labor and Industries.

**Exception:** The building official may waive the submission of engineering calculations if it is found that the nature of the work applied for is such that engineering calculations are not necessary to show conformance to these provisions.

N. IRC Appendix E, Section AE600.1 is amended as follows:

**AE600.1 General.** Sections AE601 through AE605 are applicable only when specifically authorized by the building official for use when specific installation instructions from the manufacturer of the manufactured home are not available.

Section 112. Kitsap County Code Chapter 14.04 Article 13, is renumbered as Article 14 as follows:

**ARTICLE 14 – WASHINGTON STATE MODULAR HOMES AND MODULAR NONRESIDENTIAL (COMMERCIAL) INSTALLATION STANDARDS**

Section 113. Kitsap County Code Section 14.04.580, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.920 and amended as follows:

**14.04.920 Modular Buildings**

The Washington State Modular Installation Standards as set forth in the Washington Administrative Code (WAC) Section 296-150F is adopted by reference in Section 14.04.040.

Section 114. Kitsap County Code Section 14.04.590, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.930 and amended as follows:

**14.04.930 General.**

Kitsap County adopts the following sections pursuant to the authority of RCW 43.22 and RCW 19.27:

**A. Permit Required.** Prior to the placement and/or installation of a modular home or modular commercial building on a parcel of land, an installation permit must first be obtained from the Kitsap County Department of Community Development. Installing a modular home or modular commercial building without first having obtained the required permit is not permitted and is subject to the penalties of Kitsap County Code Section 2.116, and the serving of a stop work order together with the fees in Section 14.04.120 of this chapter.

**B. Modular, or factory built units** shall comply with the codes as adopted in Section 14.04.040, with the exception that inspections of the factory assembled portions of the unit, performed in accordance with 296-150F WAC, and identified by having the appropriate insignia attached, shall be accepted in lieu of the individual inspections as required by the respective codes. All portions of the installation performed on site shall have inspections as required by the codes adopted in Section 14.04.040.

**C. In accordance with WAC 296-150F-0540:**

- (1) Kitsap County must approve the installation; and
- (2) A set of design plans and specifications for the unit shall be provided to Kitsap County; and

- (3) After the unit is manufactured but before occupancy, the Department of Labor and Industries must inspect a factory-built house or commercial structure if it is damaged in transit to the building site or during on-site installation; and
- (4) Kitsap County will not open, or cause to be opened the concealed construction of a factory-built house or commercial structure to inspect provided the appropriate insignia is attached.

**D.** In accordance with WAC 296-150F-0550, after the Department of Labor and Industries performs a final inspection of the factory-built structure at the manufacturing location, the Department of Labor and Industries shall provide to Kitsap County a notice that specifies what connections, standards, and incomplete items must be inspected when the unit is installed.

**E.** Complete Application. Pursuant to RCW 19.27.095 and RCW 19.27.097, no building permit shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system is provided in accordance with IBC Section 105.3 #9, as amended by Section 14.04.265.

Section 115. Kitsap County Code Chapter 14.04 Article 14, is renumbered as Article 15 as follows:

#### **ARTICLE 15 - BOARD OF APPEALS**

Section 116. Kitsap County Code Section 14.04.600, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.950 and amended as follows:

##### **14.04.950 Creation.**

There is hereby created a single, consolidated board of appeals as specified in the International Building Code (IBC) Section 112, International Residential Code (IRC) Section R112, International Mechanical Code (IMC) Section 109, International Fuel-Gas Code (IFGC) Section 109, and International Fire Code (IFC) Section 108.

Section 117. Kitsap County Code Section 14.04.610, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.960 and amended as follows:

##### **14.04.960 Name.**

The board of appeals hereby created shall be known as the "Consolidated Board of Appeals."

Section 118. Kitsap County Code Section 14.04.620, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.970 and amended as follows:

#### **14.04.970 Membership.**

The Director of the Department of Community Development shall develop criteria for membership of the Consolidated Board of Appeals. Membership criteria shall address the need to obtain highly qualified, code knowledgeable individuals. The Consolidated Board of Appeals may form and/or be comprised of sub-committees in order to address specialized and highly technical code issues. Members of the Consolidated Board of Appeals shall not be employees of Kitsap County.

Section 119. Kitsap County Code Section 14.04.630, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.980 and amended as follows:

#### **14.04.980 Filings.**

Notices of appeal of orders, decisions or determinations of the building official or fire marshal shall be filed with the Kitsap County Department of Community Development within thirty days of the order, decision or determination. A hearing shall be scheduled within 30 days of the filing of a complete notice of appeal upon forms provided by the Department of Community Development for such purpose.

Section 120. Kitsap County Code Section 14.04.640, adopted by Ordinance 224-1998, is hereby renumbered as 14.04.990 and amended as follows:

#### **14.04.990 Limitations of authority.**

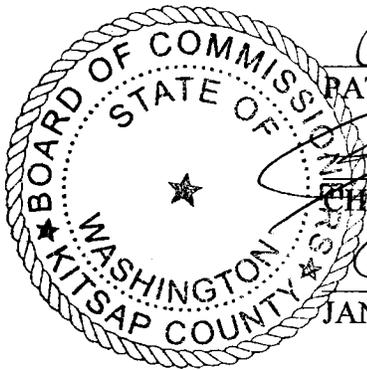
Notwithstanding any other provision, the Consolidated Board of Appeals shall have no jurisdiction to hear or decide issues relating to fees assessed as adopted herein, or penalties for violations of the Kitsap County Building & Fire Code. Notices of infractions shall be subject to Kitsap County Code Chapter 2.116.

An application for appeal shall be based on a claim that the true intent of this chapter or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this chapter do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements or provisions of this chapter, or of any of the codes adopted within Section 14.04.040.

Section 121. Effective Date: This ordinance shall take effect July 1, 2004.

Enacted this 28th day of JUNE, 2004

BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON



Patty Lent  
PATTY LENT, Chair

Chris Endresen  
CHRIS ENDRESEN, Commissioner

Jan Angel  
JAN ANGEL, Commissioner

ATTEST:

Opal Robertson  
Opal Robertson, Clerk of the Board

Approval as to form:

\_\_\_\_\_  
Lisa Braly, Deputy Prosecuting Attorney

**BOARD OF COUNTY COMMISSIONERS**  
**June 14, 2004**

**IF YOU WISH TO SPEAK ON THIS MATTER, PLEASE SIGN-IN**  
**(The Board of Commissioners' public meetings are audio and video taped. By signing in, you grant your permission to be taped).**

**10:00) E** Public hearing to consider an **Ordinance** updating KCC Chapter 14.04 adopting and amending the 2003 IBC, IRC, IMC, IFC, UPC, WA-WSEC, WA-VIAQ, and KC DBC to make Kitsap County Code compliant with state requirements. **Total Fiscal Impact:** Estimated for 2004, \$18,614 and for 2005+ \$29,229 annually. **Source of Funds:** Building Permit revenue to the County General Fund **Staff Contact:** Michael Barth 337-4986 and Derrick Crawley 337-4442.

**(NAME AND ADDRESS - please print)**

1. ~~Rick Courson~~
2. ~~Doug Skrob~~
3. ~~MICHAEL BARTH~~
4. ~~GREG ROBERTS~~
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_





28  
Meeting Date: June 14, 2004  
Agenda Item No.

10:00 E

**Kitsap County Board of Commissioners**

**Department:** Community Development, Cindy Baker, Interim Director  
**Staff Contact:** Michael J Barth, Building Official, 337-4968  
 Derrick Crawley, Fire Marshal, 337-4442

**Title:** Public Hearing on an Ordinance updating KCC Chapter 14.04 adopting and amending the 2003 IBC, IRC, IMC, IFC, UPC, WA-WSEC, WA-VIAQ, and KC DBC.

**Recommended Action:** Conduct a public hearing on the proposed amendments to KCC Chapter 14.04.

**Summary:** Adopting the 2003 Codes, in accordance with Washington State Building Code requirements and Chapter 19.27 RCW, will make the Kitsap County Code compliant with state requirements, and will enable Kitsap County to implement the most efficient, effective construction codes to protect the health, welfare and life safety of every citizen.

**Attachments:** 1. Ordinance amending KCC Chapter 14.04 (78 pages)  
*323-2004*

**Fiscal Impact:**

**Expenditure required for this specific action:** None

**Total cost including all related costs:** The additional structural options available to designers using the I-Codes, will make the review of plans and specifications more complicated, increasing the associated enforcement costs. In addition, training costs and related materials will be higher this year (by about \$4,000) than for training during a typical year. Currently, DCD has a separate request for additional staff, which addresses the impact of implementing the new state mandated codes. DCD estimates that the additional on-going related costs are equivalent to .5 FTE. (\$29,229 annually)

**Related Revenue:** No additional revenue is anticipated as a result of this ordinance.

**Cost Savings:** N/A

**Net Fiscal Impact:** Estimated: 2004 - \$18,614, 2005+ - \$29,229 annually

**Source of Funds:** Building permit revenue to the County General Fund.

**Fiscal Impact Review:**

Departmental Coordination		
Department	Representative	Recommendation/Comments
Community Development		
Prosecuting Attorney's Office		

cont to 6/28/04

323-2004



FILE

AFFIDAVIT OF PUBLICATION

No. Ad # 100108067

STATE OF WASHINGTON  
COUNTY OF KITSAP

I, Robin Alexander, being first duly sworn on oath, deposes and says: That she is now, and at all times embraced in the publication herein mentioned was the principal clerk of the printers and publishers of THE SUN; that said newspaper has been approved as a legal newspaper by order of the Superior Court of the County of Kitsap, in which County it is published and is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Bremerton, Kitsap County, Washington, and is now and during all of said time, was printed in an office maintained in the aforesaid place of publication of said newspaper; June 3, 2004 and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$102.61 which amount has not been paid in full.

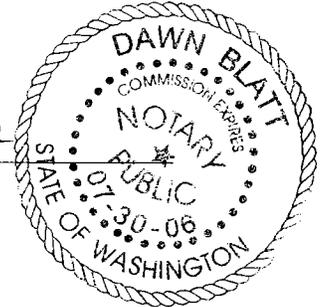
*Robin Alexander*

(Signature of Principal Clerk)

Subscribed and sworn to before me this day of June 23, 2004.

*Dawn Blatt*

Notary Public in and for the State of Washington, Kitsap County.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Kitsap County Board of Commissioners will hold a public hearing on Monday, June 14, 2004, at the hour of 10:00 AM in its Chambers at the County Administration Building, 614 Division Street, Port Orchard, Washington, to consider an Ordinance amending Chapter 14.04 Kitsap County Code, "Kitsap County Building & Fire Code". A summary of the Ordinance Amendments are as follows:

Sections 1 - 3 amend sections to reference the Kitsap County Building & Fire Code.

Section 4 amends the codes adopted by Kitsap County, replacing the 1997 editions of the Uniform Codes with the following: The 2003 International Building Code, including appendices C, G and J; the 2003 International Residential Code, including appendices E, G and J; the 2003 International Mechanical Code, including the 2003 International Fuel-Gas Code; the 2003 International Fire Code, including appendices B, C and D; the 2003 Uniform Plumbing Code, including appendices A, B, D and I, but excluding chapters 12 and 15; and, the Kitsap County Abatement of Dangerous Buildings Code.

Sections 5 - 9 amend or add administrative language regarding conflicts among codes, the administration and enforcement of the codes and the violation of codes.

Sections 10 - 11 amend or add definitions, including base flood elevation, bed and breakfast houses, boarding houses, and others.

Sections 12 - 13 amend the permit fee schedules, and combine all permit fees into the reorganized "Kitsap County Building Permit Fee Schedule, 2003."

Sections 14 - 20 repeal sections that were incorporated elsewhere, or are no longer applicable.

323-2004

Sections 21 - 34 amend or add language to the 2003 International Building Code, including sections pertaining to: permitting requirements for tenant and "basic" permits; "complete application" requirements; permit expiration language; certificate of occupancy requirements; addressing requirements; administrative provisions; and, additions of clarifying language.

Sections 35 - 38 amend the fire sprinkler system and fire detection and alarm provisions of the 2003 International Building Code.

Sections 39 - 44 amend or add language to the 2003 International Building Code, including sections pertaining to: under-floor ventilation requirements; energy code references; construction within designated flood hazard areas (consistent with KCC Title 15 provisions); and references for the requirements of remodeling, repair or alteration of existing buildings.

Sections 45 - 52 amend or add language to the 2003 International Residential Code, including sections pertaining to: permitting requirements, "complete application" requirements; permit expiration language; administrative provisions; and, additions of clarifying language.

Section 53 establishes the design criteria for construction of projects within the scope of the International Residential Code.

Sections 54 - 66 amend or add language to the 2003 International Residential Code, including sections pertaining to: construction within designated flood hazard areas (consistent with KCC Title 15 provisions); exit doors; smoke alarms; water heaters; prescriptive foundation systems; under-floor ventilation requirements; roof drainage provisions; electrical code references; plumbing code references; and, manufactured home installation provisions.

Sections 67 - 75 amend or add administrative or clarifying language to the 2003 International Mechanical Code and the 2003 International Fuel-Gas Code.

Sections 76 - 92 amend or add language to the 2003 International Fire Code, and the adopted Fire Code appendices pertaining to: operational permits; construction permits; fire department access; fire hydrant requirements; fire alarm and detection systems; fire flow requirements for buildings; fire sprinkler system requirements; adopted referenced standards; and, regulations for marinas.

Sections 93 - 95 amend or add administrative or clarifying language to the 2003 Uniform Plumbing Code.

Sections 96 - 102 establish the Kitsap County Abatement of Dangerous Buildings Code.

Sections 103 - 108 amend the adopting language for the Washington State Energy Code, the Washington State Ventilation and Indoor Air Quality Code, and the Washington State Historic Building Code.

Sections 109 - 114 amend the administrative provisions, and clarify requirements for the installation of mobile homes, manufactured homes and factory built modular homes.

Sections 115 - 120 amend the provisions for the Consolidated Board of Appeals, including clarifying language for membership, filing requirements and limits of authority.

Section 121 establishes the effective date of the ordinance, upon adoption by the Kitsap County Board of Commissioners, as July 1, 2004, consistent with the effective date of the state mandated Washington State Building Codes.

This ordinance provides for the severability of any invalid part.

The full text of the ordinance amendment may be viewed at [www.kitsapgov.com](http://www.kitsapgov.com). A paper copy will be sent upon request. Information regarding the proposed ordinance amendment may be obtained by contacting Michael J Barth, Kitsap County Department of Community Development, at 360-337-7181. The ordinances

323-2004

may be examined and/or copied at the Kitsap County Department of Community Development, 614  
Division Street, Port Orchard, WA 98366, Monday through Friday, 8:00 AM to 4:30 PM.

ALL THOSE INTERESTED are welcome to attend the hearing.

OPAL ROBERTSON, Clerk of the Board  
Kitsap County Commissioners

NOTE: KITSAP COUNTY DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY.  
INDIVIDUALS WHO REQUIRE ACCOMMODATIONS SHOULD CONTACT THE  
COMMISSIONERS' OFFICE AT (360) 337-4428 OR TDD (360) 337-7275 OR 1-800-816-2782.  
(PLEASE PROVIDE SEVEN BUSINESS DAYS NOTICE FOR INTERPRETER SERVICES.)  
June 3, 2004••#100108067

323-2004

323-04

FILE

sub 6/28/04

AFFIDAVIT OF PUBLICATION

No. Ad # 100108067

STATE OF WASHINGTON  
COUNTY OF KITSAP

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*Robin Alexander*

(Signature of Principal Clerk)

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-

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-

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-

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-

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-

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-

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-

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-

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-

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-

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-

This ordinance provides for the severability of any invalid part.  
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Kitsap County Commissioners

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June 3, 2004••#100108067



Meeting Date: 9/14/05  
Agenda Item No. 10:30

# Kitsap County Board of Commissioners

Department: Community Development  
Staff Contact: Derrick Crawley 337-4442

Title: Fire Protection Stakeholders Committee Recommendations.

Action: Request the Board of Commissioners approve proposed revisions to Kitsap County Code, Title 14- {Buildings & Fire Code}, fire code amendments.

Summary: On June 28, 2004 the Board of County Commissioners held a public hearing to consider an Ordinance to update Kitsap County Code Title 14, by adopting and amending the 2003 edition of the International Model Codes, including the International Fire Code, Building Code, Mechanical Code and Residential Codes. A major portion of the fire code as adopted by the state was adopted locally.

Only two fire protection issues remained as a result of public comments received. There were concerns regarding the applicability of fire department access and water supply for fire protection. The board directed staff to convene a Stakeholders committee to review sections of the International Fire Code pertaining to fire department access and water supply and submit it's recommendation to the Board of County Commissioners.

- Attachments:
1. Draft Proposal (legislative format -text with strikeouts)
  2. Proposed Amendments (without strikeouts)
  3. Analysis of Local Amendments

Fiscal Impact: *Unknown at this time.*

Expenditure Required: *No*

Total Cost:

Amount Budgeted:

New Appropriation Required: *NOTE: Currently under review for Division/Department work programs. Due to additional site plan review, inspections and consultations with builders and developers of residential projects. To ensure uniformity and consistency of fire department water supply for fire protection. There could be a substantial impact to cu prevention division.*

Revenue Generated:

Cost Savings:

Net Fiscal Impact:

### Clearances

Affected Departments	Department Repre
DCD	Derrick Crawley
Contract Number:	
Contract Amendments	
Approval Date of Original Contract:	
Amount of Original Contract:	

P. H. 9/14/05  
To pmpw: 8/26/05  
Publish: 8/31/05