

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.

