

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2128

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON REPEALING, EXCEPT WHERE VESTED RIGHTS EXIST, TITLE 19 OF THE SNOHOMISH MUNICIPAL CODE, ORDINANCE 1985; ENACTING AND ADOPTING A NEW TITLE 19 AND CHAPTER 19.04 OF THE SNOHOMISH CITY BUILDING CODE CONSISTING OF THE INTERNATIONAL BUILDING CODE WITH LOCAL REVISIONS, THE INTERNATIONAL RESIDENTIAL CODE WITH LOCAL REVISIONS, THE UNIFORM PLUMBING CODE WITH LOCAL REVISIONS, THE INTERNATIONAL MECHANICAL CODE AND APPENDICES WITH LOCAL REVISIONS, THE INTERNATIONAL FIRE CODE WITH LOCAL REVISIONS, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WASHINGTON STATE ENERGY CODE, THE WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, AND THE WASHINGTON STATE HISTORIC BUILDING CODE; AND AMENDING THE SNOHOMISH MUNICIPAL CODE SECTION 2.33.130(a) SECTION 8; AND PROVIDING FOR SEVERABILITY

WHEREAS, the State Building Code Council has mandated the adoption of the building and construction codes, editions enumerated below with amendments; and

WHEREAS, Title 19 of the Snohomish Municipal Code is in need of reorganization and revision; and

WHEREAS, for assurance of consistency and clarity, it would be in the interest of the City to repeal and re-adopt the entire title; and

WHEREAS, the City Council finds it to be in the public interest and the interest of public health, safety, and welfare to adopt these codes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Title 19, Ordinance 1985 is hereby repealed. Provided, however, that building, plumbing, mechanical, and fire suppression/detection permits which have been issued at the time of this repealer will continue to be governed and administered according to the Code provisions in effect at the time of their issuance, except permits that have expired by limitation which are subject to the provisions and requirements of the newly adopted codes of the City of Snohomish.

Section 2. Snohomish Municipal Code Chapter 19.04, Buildings and Construction, is hereby adopted and shall read as follows:

Chapter 19.04

BUILDING CODES

Sections:

19.04.010	Title
19.04.020	State Building Code Act Adopted
19.04.030	Department of Building Safety Established
19.04.031	City Building/Fire Official Designation
19.04.032	Snohomish County Fire District #4 Designation
19.04.033	Fire District Services Agreement
19.04.034	Policies and Procedures
19.04.035	Appeals of Orders, Decisions or Determinations to Hearing Examiner
19.04.036	Work Exempt from Permits
19.04.037	Codes Not Adopted
19.04.038	Substantially Damaged Buildings, Substantially Improved Buildings – Adherence to Adopted Codes
19.04.040	International Building Code and Standards Adoption with Amendments W.A.C. 51-50
19.04.041	International Building/Residential Code – Exception – Structures Less than One Hundred Twenty Square Feet
19.04.042	International Building/Residential Code – Exception – Other Requirements
19.04.050	International Residential Code Adoption with Amendments W.A.C. 51-51
19.04.060	Uniform Plumbing Code and Standards Adoption with Amendments W.A.C. 51-56 and 51-51
19.04.070	International Fire Code Adopted with Amendments W.A.C. 51-54
19.04.080	International Mechanical Code and Appendices Adopted with Amendments W.A.C. 51-52
19.04.090	International Property Maintenance Code Adopted by Reference
19.04.140	Washington State Energy Code Adopted
19.04.150	Washington State Ventilation and Indoor Air Quality Code Adopted
19.04.160	Washington State Historic Building Code Adopted
19.04.170	Permit to Construct
19.04.180	Permit – Expiration – Renewal
19.04.190	Permit Issuance Prerequisite – Private Sewage Disposal Permits
19.04.200	Permit Fees – General
19.04.210	Application Fees
19.04.220	Permit Fees – Waived
19.04.230	Permit Fees – Basics
19.04.235	Permit Fees – Refunds
19.04.240	Permit Fees – Contributed
19.04.300	Approval of Application and Appeals
19.04.400	Code Adoption – Purpose
19.04.500	Disclaimer of Liability
19.04.510	Validity
19.04.520	Violations – Penalty – Effective

19.04.010 Title. This chapter shall be known as the “Snohomish City Building Code” and it will hereinafter be referred to as “the Code.” The Code shall consist of all State, International, or Uniform Codes included in or incorporated in this chapter including local amendments.

19.04.020 State Building Code Act Adopted. The State Building Code Act, RCW Chapter 19.27, is hereby adopted by reference.

19.04.030 Department of Building Safety Established. There is established in the City the Department of Building Safety and shall be under the administration and operational control of the Building/Fire Official as approved by the City Manager. The Building/Fire Official shall have the power and duties as set forth in this chapter and as set forth in the model codes adopted by reference in this chapter. The Department of Building Safety shall be the “administrative agency” or “authority having jurisdiction” as may be referenced in any code adopted except where regulated or governed by another agency.

19.04.031 City Building/Fire Official Designation. The City of Snohomish designates the City Building Official as the City Fire Official, who shall be known as the City Building/Fire Official. Where the adopted codes reference Code Official shall mean Building/Fire Official.

19.04.032 Snohomish County Fire District #4 Designation. As may be referenced in the adopted codes for the City of Snohomish, known as the District.

19.04.033 Fire District Services Agreement. The City is the official responsible party for administration and enforcement of all fire codes. The District may designate an Agent to coordinate plan review, inspection and enforcement activity with the City Building/Fire Official. Fees as established under City Council resolution.

19.04.034 Policies and Procedures. In addition to amendments located in the body of this adoption, the City Building/Fire Official may establish policies and procedures to clarify requirements for construction located within City Limits.

19.04.035 Appeals of Orders, Decisions, or Determinations to Hearing Examiner. Upon adoption of this Chapter, all references to Boards of Appeals, Building Construction advisory and appeals board, hearing advisory and appeals board, or other appellate board in any code adopted by reference, shall be replaced with and shall refer to Hearing Examiner. Appeal shall be in accordance with Snohomish Municipal Code Chapter 2.33.

19.04.036 Work Exempt from Permits. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Unless regulated elsewhere, permits shall not be required for the following:

Building:

1. One story detached accessory structures used as tool and storage sheds; playhouses and similar uses provided the floor area does not exceed 120 square feet, provided that

placement and setbacks of these structures are subject to the provisions of Snohomish Municipal Code (SMC) Title 14 Land Use Code. A minimum separation of 6 feet shall be maintained between any structures and the accessory structure.

2. Residential fences, except those located within the Historic Business District, or located on or within City right-of-way.
3. Oil derricks.
4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
5. Temporary motion picture, television and theater stage sets and scenery unless regulated elsewhere.
6. Prefabricated swimming pools accessory to a Group R-3 occupancy, which are less than 24 inches deep, and do not exceed 5,000 gallons and installed entirely above ground.
7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems unless regulated elsewhere.
8. Swings and other playground equipment accessory to detached one and two family dwelling units unless regulated elsewhere.
9. Movable cases, counters and partitions not over 5 feet 9 inches in height.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation, cooling or evaporative equipment.

Plumbing:

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

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures causing such work to be considered new.

Emergency Repairs: Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building/fire official, and the work left exposed for inspection.

Ordinary Repairs – Limitations: Repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

Public service agencies: A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right, except where regulated under other codes or regulations governed under the Snohomish Municipal Code.

19.04.037 Codes Not Adopted. For the purposes of this section, the governing code(s) as adopted and amended shall be the specific code governing the type of work performed.

The following codes are not adopted:

1. The International Existing Building Code, including references [EB].
2. Chapter 34 Existing Buildings of the International Building Code.

19.04.038 Substantially Damaged Buildings, Substantially Improved Buildings – Adherence to Adopted Codes. **General:** Where a building or structure has sustained substantial damage or undergoing substantial improvements that exceed fifty percent (50%) of the market value, of the structure before the improvement or damage, shall require the entire building or structure be brought to the current requirements of the codes as for new construction.

Structures or buildings designated as a Historic Structure by Washington State or identified by local ordinance or resolution may be allowed to construct utilizing methods available to retrofit, provided the work does not make the structure unsafe pursuant this Title.

For the purposes of determining market value, where not specifically defined, may be determined by using the Snohomish County Assessors Office, Tax Parcel Assessed Value. Where an appraisal has been conducted by an approved appraisal service, the value as shown may be used to determine market value.

Exceptions:

1. Where substantial damage or substantial improvements does not include the removal or cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the rearrangement of parts of a structure affecting the egress requirements.
2. Where other regulations govern specific or more restrictive adherence to the codes as adopted by the City.

Definitions:

Substantial Damage. For the purposes of this section, damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvement. For the purposes of this section, any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however include either:

1. Where improvements are required to correct an existing health, sanitary or safety code violations identified by the Building/Fire official under a Notice of Violation, Notice and Order, or Abatement of a Dangerous Building which are the minimum necessary to assure safe living conditions and reduce or eliminate fire and life safety hazards.
2. Where alteration of a historic structure will not preclude the structure's continued designation as a historic structure provided the improvements will not impair fire and life safety requirements of this code, and not lessen the minimum requirements for structural stability.

19.04.040 International Building Code and Standards Adopted with Amendments. W.A.C. 51-50.

- A. The International Building Code, 2006 edition, published by the International Code Council, including the generic fire resistive assemblies listed in the Fire Resistant Design Manual, Eighteenth Edition, published by the Gypsum Association as referenced, and adopts Appendix Chapters C, E, G, H, I, J with additional local amendments. Appendix H – Signage is also regulated under Title 14 Land Use Codes, Appendix J – Grading is also regulated by the City Engineer.

B. Adoption includes fees as established by City Council resolution.

Section 101.4 Referenced codes is amended as follows:

The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. Where referenced as the ICC Electrical Code shall be replaced with the National Electric Code. The authority having jurisdiction over this code is the Washington State Department of Labor and Industries, Electrical Division.

101.4.2 Gas. The provisions of the 2006 International Fuel Gas Code, and where applicable the National Fuel Gas Code adopted under WAC 51-52.

101.4.3 Mechanical. The provisions of the 2006 International Mechanical Code WAC 51-52 shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. Where referenced as the International Plumbing Code shall be replaced with the 2006 Uniform Plumbing Code. The provisions of the 2006 Uniform Plumbing Code WAC 51-56 and 51-57 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 authority having jurisdiction for regulation of private sewage disposal systems is the Snohomish Health District. The construction and installation of side sewers, water meter services, water or sewer mains, or other related construction shall be governed by the current adopted edition of the Snohomish Public Works Standards. Where, in any specific case, different sections of this code or other codes and standards adopted by the City specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

101.4.5 International Property Maintenance Code is adopted by reference in SMC 19.04.090. The City enforces multiple types of infractions under various Snohomish Municipal Codes. To enable unification of the processes for enforcement the provisions of the International Property Maintenance Code may be used.

101.4.6 Fire Prevention. The provisions of the 2006 International Fire Code shall apply to matters affecting or relating to structures; processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. Where, in any specific case, different sections of this code or other codes and standards adopted by the City specify different requirements, the most restrictive shall govern. Where there is a conflict between a general requirements and specific requirement, the specific requirement shall apply.

101.4.7 Energy. Where referenced as the International Energy Code shall mean the 2006 Washington State Energy Code and Ventilation and Indoor Air Quality Codes and shall apply to all matters governing the design and construction of buildings for energy efficiency. Where conflicts arise, the provisions of the Washington State Energy Code and Ventilation and Indoor Air Quality Codes as adopted by the State shall govern.

Section 103.3 Deputies. ADD PARAGRAPH(s)

Snohomish County Fire District #4, Chief Fire Officer or their designee, under the direction of the Building/Fire Official, are authorized and deputized to enforce the provisions of the fire and life safety requirements of this code. It shall be recognized that the City retains jurisdiction in all matters relating to the adopted codes.

Snohomish Police Department, the Police Chief or their designee, under the direction of the Building/Fire Official, are authorized and deputized to enforce Notices of Violations or Order's issued by the Building/Fire Official, Courts, or other jurisdictional powers.

Section 105 – Permits is amended as follows:

Section 105.1 Required. Except as specified in SMC 19.04.036, no fence, building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Building/Fire Official.

Section 105.1.1 Annual Permit. Is not adopted.

Section 105.1.2 Annual Permit Records. Is not adopted.

Section 105.4 Validity of permit. ADD Section 105.4.1 to read:

Section 105.4.1 A building permit is considered valid when in compliance with this section and SMC 19.04.180. The issuance of a permit shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section 106.1 Submittal Documents ADD paragraph to read:

The applicant may be required to provide a survey of the property at the time of submittal. The survey shall be prepared by a competent Surveyor, licensed by the State of Washington to perform such work. Where there is insufficient information regarding, including but not limited to, a legal lot, property lines, easements, rights of way, or other requirements of the Snohomish Municipal Code a survey shall be required. The costs of the survey shall be borne by the permit applicant.

Section 108.6 Refunds ADD sentence to read:

The provisions applicable to refunds shall be in accordance with SMC 19.04.235.

Section 109.3 Required Inspections is amended to read:

Section 109.3 Required Inspections. The Building/Fire Official or her designee, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.12.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms, reinforcing steel, anchor bolts, hold-downs shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

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

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

109.3.4 Exterior Shear Walls. Includes exterior wall frame construction, covering, nailing, anchor bolt, or hold-down placement prior to placing permanent

exterior wall covering. Alternate brace wall construction is considered part of this required inspection.

109.3.5 Frame inspection. Framing inspections shall be made after the roof deck sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved. Interior shear walls to be inspected either prior to or at the time of this inspection. The rough electrical is to be inspected and approved by the Washington State Department of Labor and Industries – Electrical Division prior to receiving a framing inspection by the City of Snohomish.

109.3.6 Insulation placement. Insulation inspection shall be made after placement of batt or other insulation to exterior walls, floors, attics or other conditioned space. Baffles in attic spaces, under-floor where vents are placed in rim joists. An insulation certificate shall be on site at the time the final inspection is conducted.

109.3.7 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied of gypsum board joints and fasteners are taped and finished.

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

109.3.9 Energy efficiency inspections. As required by the Washington State Energy Code or Ventilation and Indoor Air Quality Code as adopted under RCW 19.27.

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

109.3.11 Special Inspections. For special inspections, see Chapter 1704.

109.3.12 Final Inspection. The final inspection shall be made after all work required by the building permit is completed. A final electrical inspection and approval by the Washington State Department of Labor and Industries – Electrical Division is required prior to calling for a final inspection by the City of Snohomish. Where requirements by other City Departments or Agencies are imposed, approval by the specific department or agency must be obtained prior to requesting final inspection by this Department.

Section 112 – Titled Board of Appeals General is hereby amended to read:

Section 112 – Appeal of Orders, Decisions or Determinations to Hearing Examiner.

Section 112.1 General is amended to read:

Section 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building/Fire Official relative to the application and interpretation of this code, shall be made in writing to the Hearing Examiner by the appellant pursuant SMC 19.04.035, and SMC 2.33.

Section 113 Violations. Delete Section 113.4 and amend to read:

Section 113.4 Violation Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure, occupies or uses a building or structure in violation of this Title, the approved construction documents or directive of the Building/Fire Official or her designee, or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed in SMC 19.04.520.

Section 114 Stop Work Order. Delete Section 114.3 and amend to read:

Section 114.3 Unlawful continuance. 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 subject to the penalties as prescribed in SMC 19.04.520.

ADD Section 116 Relocated or Moved Building(s).

Section 116.1 Relocated or Moved Buildings. Relocated or moved buildings or structures shall comply with the provisions of this section. The Building/Fire Official may not require compliance with all energy efficient standards, or other requirements for new construction except where the scope of work is considered a substantial improvement under SMC 19.04.038.

Section 116.2. Requirements based on the scope of work may be determined on a case by case basis prior to issuance of the building permit.

Section 116.3 Relocated or moved buildings shall be evaluated by a structural engineer, licensed by the State of Washington to perform such work prior to the relocation or moving of a building, with written findings provided to the Building/Fire Official. Buildings which are determined to be structural unsound shall not be relocated or moved until the building can be made structurally sound.

Section 501.2 Premises identification is amended as follows:

Section 501.2 Premises identification. Approved addresses shall be installed on all buildings, and shall be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum of six inches high (6 inches, 78 mm) for residential and a minimum of twelve inches (12 inches) high for commercial. Residential and commercial letters and numbers shall have a minimum stroke width of 0.5 inch (12.7 mm) and shall be of a contrasting color to the background itself.

Section 504.2 Automatic Sprinkler system increase. Delete exceptions and Amend exceptions to read:

Exceptions:

1. Group I-2 of Type IIV, III, IV or V construction.
2. Group H-1, H-2, H-3 or H-5.
3. Fire resistance rating substitution in accordance with Table 601, note e.
4. Where the automatic sprinkler system is required by other sections of this code, it shall not be used for allowable area increase.

ADD Section 901.2.1 entitled Key Boxes.

Section 901.2.1 Key Boxes. A key box shall be installed on all buildings, occupancies or premises that are equipped with a fire protection system, and all other buildings or appurtenances where immediate access may be necessary. The key box shall be an approved type and installed in a location recommended by the District and shall contain keys to gain necessary access. The model number and type shall be set forth in a joint City/Fire District Policy. (Also reference 06 IFC Section 506)

Exceptions: 1) Single family residences not used as bed and breakfast.

Section 903 Automatic Sprinkler Systems. Delete Section [F]903.1 General and amend to read:

Section [F]903.1 General. An automatic sprinkler system shall be installed in all occupancies where the total gross floor area is 5,000 square feet or more regardless of fire barriers or fire walls. For the purposes of this section, fire barriers or fire walls shall not be used to define separate buildings or uses. This provision shall not apply to occupancies that require an automatic sprinkler system more restrictive than this section. Additional requirements are also located in the SMC 19.04.070 Section 508.1.1.

Sections [F]903.2.1.1 through [F]903.2.9.1 are amended to read:

Section [F]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 total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.
4. The occupancy contains a multi-theater complex.

Section [F]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 total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section [F]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 total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section [F]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 total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section [F] 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet regardless of fire barriers or fire walls.

Section [F]903.2.1.6 Nightclub. An automatic sprinkler system shall be provided throughout with an occupancy with a nightclub. Existing nightclubs constructed prior to July 1, 2006, shall be provided with automatic sprinklers in accordance with rules established under RCW 19.27 or as amended. The fire code official, for the application of this rule, may establish an occupant load based on the observed use of the occupancy in accordance with Table 1004.1.2.

Section [F]903.2.1.7 Group B. An automatic sprinkler system shall be provided for Group B occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section [F] 903.2.2 Group E. An automatic sprinkler system shall be provided in all Group E occupancies as follows regardless of fire barriers or fire walls:

1. Throughout existing Group E occupancies where substantial improvements or substantial damage has or is occurring.
2. Portable classrooms where a cluster of classrooms exceeds 5000 square feet, and clusters of portable school classrooms shall be separated as required in Chapter 5 of the Building Code. Portable classrooms regardless of floor area shall be provided with a UL listed monitored fire alarm system, and shall be interconnected to the fire alarm system of permanent buildings such that upon activation will cause the entire fire alarm system to initiate.
3. A minimum water supply and fire flow meeting the requirements of International Fire Code Appendix B shall be required.

Exception: Portable school classrooms, provided: 1)The aggregate area of clusters of portable classrooms does not exceed 5,000 square feet. 2) Cluster of portable classrooms shall be separated as required in Chapter 5. 3) Each portable classroom is equipped with a monitored, automatic fire alarm system interconnected to the main fire alarm control panel.

Section [F]903.2.3 Group F. An automatic sprinkler system shall be provided for all Group F occupancies regardless of floor area, fire barriers or fire walls.

Section [F]903.2.3.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all occupancies that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

Section [F] 903.2.4 Group H. An automatic sprinkler system shall be provided for all Group H occupancies regardless of floor area, fire barriers or fire walls. Where buildings or structures contain an H occupancy, they shall also be provided with an automatic sprinkler system. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.4.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] Table 903.2.4.2
Group H Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Section [F] 903.2.4.3 Pyroxylin Plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

Section [F] 903.2.5 Group I. An automatic sprinkler system shall be provided throughout all buildings containing Group I occupancies regardless of floor area, fire barriers or fire walls.

Section [F] 903.2.5.1 Group LC. An automatic sprinkler system shall be provided throughout all buildings containing Group LC occupancies regardless of floor area, fire barriers or fire walls.

Section [F] 903.2.6 Group M. An automatic sprinkler system shall be provided throughout all buildings containing Group M occupancy occupancies regardless of floor area, fire barriers or fire walls.

Section [F]903.2.6.1 High piled storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code where storage of merchandise is in high piled or rack storage arrays.

Section [F] 903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R occupancy regardless of floor area, fire barriers or fire walls.

Section [F] 903.2.8 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following exists:

1. The total gross floor area is 5,000 square feet or more pursuant Section [F]903.1
2. A Group S-1 is located more than three stories above grade plane.

Section [F] 903.2.8.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages where:

1. The total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. Buildings with a repair garage servicing vehicles parked in the basement.

Section [F] 903.2.8.2 Bulk Storage of Tires. An automatic sprinkler system shall be provided throughout all buildings structures where the gross floor area is 5,000 square feet or more pursuant Section [F] 903.1 and when the storage of tires exceeds 20,000 cubic feet shall be installed in accordance with Section [F]903.3.1.1.

Section [F] 903.2.9 Group S-2. An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception: Enclosed parking garages located beneath R-3 occupancy as applicable in section 101.2.

Section [F] 903.2.9.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout all buildings used as commercial parking, including storage of commercial trucks, buses pursuant Section [F] 903.1.

Section [F] 903.3.1.3 NFPA 13D Sprinkler Systems is amended to read:

Where allowed, automatic sprinkler systems in one and two family dwellings may comply with NFPA 13D, provided the fire sprinkler system have a separate tap to the water main, and is not part of the domestic water supply or plumbing to or within the dwelling.

Sections [F] 903.3.5 Water Supplies is amended to read:

Section [F] 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section:

1. The automatic sprinkler system water supply shall have a separate tap to the City Water Main, and shall not be used in conjunction with, or part of, or as a domestic water service.
2. Where a dedicated fire main is provided, domestic water service or other potable water use connections shall be prohibited.
3. Where required fire flow demand exceeds the available water supply provided by the water purveyor, the applicant may be required to upgrade, extend or construct the purveyors water mains to provide fire flow including the installation of additional hydrants or looping of water mains, except where regulated elsewhere. Where automatic sprinkler systems are installed, the required fire flow demand may be reduced by fifty percent (50%) provided the available water supply can still provide the reduced fire flow demand.

ADD Section [F] 903.3.7 Fire Department Connections (FDC) is amended to read as follows:

Section [F] 903.3.7 Fire Department Connections (FDC). Fire department connections shall be a minimum distance of 50 feet from the building it serves. Where lot size may not allow the minimum distance to be met, an alternative location may be considered. The location of the FDC shall be approved by both the Building/Fire Official and Fire District #4.

Section [F] 903.3.7.1 Locking Fire Department Connection (FDC) Caps. Locking FDC caps are required on all fire department connections. The locking cap shall be of the type approved by Fire District #4.

Section 907 Automatic Fire Detection System Requirements is amended to read.

Section [F] 907.1 General Automatic Fire Detection System Requirements – All occupancies hereinafter constructed, or improved, which exceed 3,000 square feet of gross floor area and single family residences with bed and breakfast rooms

regardless of floor area shall be provided with a UL listed, monitored and approved automatic fire detection system. For the purposes of this subsection, the total gross floor area shall be based on the completed, attached building regardless of any fire barriers or fire walls.

Where required under Section [F] 907 to install manual devices, those sections shall be amended to read both automatic and manual devices for the purposes of this section.

Exception: 1) Single Family Residences not used as bed and breakfast Rooms.

ADD Section [F] 907.2.6.2.4 LC Occupancies to read:

Section [F] 907.2.6.24 LC Occupancies. Licensed care occupancies shall install an automatic fire detection system regardless of floor area, fire barriers or firewalls. Other fire protection requirements may be required.

19.04.041 International Building/Residential Code – Exception – Structures less than one hundred twenty square feet. If a structure is less than one hundred twenty square feet in size and is designed for use by the building owner and is not open to the public may be granted a permit for placement on a legal lot in Snohomish. The structure must also meet the provisions of SMC Title 14 Land Use Code. The structure shall be placed on blocks or footings as required by the City Building/Fire Official. Only one structure per lot shall be allowed.

19.04.042 International Building/Residential Code – Exception – Other Requirements. Whether the structure is a nonconforming structure, site built or a manufactured housing unit it shall also meet the following criteria: (i.e., espresso stands, temporary construction trailers).

- A. The site shall be capable of meeting all other requirements of the city land-use code SMC Title 14 (i.e. parking, setbacks, use, etc.)
- B. If water and sewer service is required by the applicable codes, the structure shall be connected as if they were IBC structures.
- C. If the structures are to be heated, they shall be required to be in conformance with the applicable State Energy Code.

19.04.050 International Residential Code Adopted with Amendments. W.A.C. 51-51.

- A. The 2006 edition of the International Residential Code as published by the International Code Council is hereby adopted including Appendix Chapters G, H.
- B. Adoption includes fees as established by City Council resolution.

Section [EB] R102.7 Existing Buildings is amended to read:

Section R102.7 Existing Buildings. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically adopted, regulated under other requirements of the Snohomish Municipal Code, or as deemed necessary by the Building/Fire Official for the general safety and welfare of the occupants and the public.

Section R102.7.1 Additions, alterations or repairs to any structure shall conform to that required for a new structure and SMC 19.04.038. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

Section [EB] R110.2 Change of Use is amended to read:

Section R110.2 Change of Use. Changes in the character or use of an existing structure shall not be made without approval of the Building/Fire Official in accordance with the applicable adopted codes or other regulations of the Snohomish Municipal Code. Depending on the change of use, the existing structure may be required to meet the provisions of the International Building Code.

19.04.060 Uniform Plumbing Code and Standards Adopted with Amendments. W.A.C. 51-56 and 51-57.

1. The 2006 edition of the Uniform Plumbing Code and Standards, as published by the International Association of Plumbing and Mechanical Officials, excluding Chapter 11 and 12 is hereby adopted including Appendix Chapters A, D, E, L.
2. Adoption includes fees as established by City Council resolution.

ADD Section 102.4 Appeals to read:

Section 102.4 Appeals. All persons shall have the right to appeal a decision of the authority having jurisdiction. Where appeals are made within the City of Snohomish they shall be in accordance with SMC 19.04.035 and SMC 2.33.

Section 102.3 Violations and Penalties ADD the following subsection:

Section 102.3.3. Violations and Penalties shall be in accordance with SMC 19.04.520.

Section 103.3.4 Expiration is amended to read:

Section 103.3.4 Expiration. Shall be in accordance with SMC 19.04.180.

Section 103.4.1 Permit Fees is amended to read:

Section 103.4.1 Permit Fees. Permit fees shall be assessed as set forth in the fee resolution established by City Council.

Section 103.4.2 Plan Review Fees is amended to read:

Section 103.4.2 Plan Review Fees. Plan review fees shall be assessed as set forth in the fee resolution established by City Council.

Section 103.4.5 Fee Refunds is amended to read:

Section 103.4.5 Fee Refunds. Fee refunds shall be in accordance with SMC 19.04.235.

Section 312.0 Independent Systems is amended to read:

Section 312.0 Independent Systems.

Section 312.1 Drainage systems of each new building and of new work installed in any existing building shall be separate and independent from that of any other building and when available, every building shall have an independent connection to the public sewer. Where public sewer is not available, a connection to a private sewer may be permitted, provided that when the public sewer is available, the drainage system shall be connected to the public sewer in accordance with the Snohomish Municipal Code.

Section 312.2 Domestic potable water and fire sprinkler systems water supply shall be separate and independent of each other. A separate connection to the City public water supply shall be required. Where existing domestic potable water has been plumbed into a fire sprinkler system water supply the connection shall be separated and plumbed to provide separate and independent systems. Domestic potable water shall be connected to a City water meter in accordance with the Snohomish Municipal Code.

Section 312.3 Where reclaimed water systems allow the introduction of potable water, such as engineered car wash equipment; each system shall be separate and independent of each other. The potable water system shall be protected by the installation of an approved RPBA backflow assembly in accordance with SMC 15.10. Piping shall be properly labeled to avoid confusion.

Reclaimed water systems shall only be installed and used for lawn irrigation systems, except that engineered car wash equipment that utilize reclaimed water to reduce the demand on the City water supply are permitted.

ADD Section 505.7 Expansion Tank to read:

Section 505.7 Expansion Tanks. The installation of an expansion tank shall be required for all hot water tanks, boilers or other heating device of domestic potable water hereinafter installed, moved or replaced. A pressure regulator or check valve is installed on the City supply side of the meter at the time of installation causing the water system to become a closed system.

Section 603.1 Approval of Devices or Assemblies ADD paragraph to read:

Tables 4-1 Relative Level of Protection, 4-2 Mandatory Service Isolation, 4-3 Recommended Service Isolation, 4-4 Recommended Protection at Fixtures and Equipment as published by the Pacific Northwest Section, American Water Works Association adopted under SMC 15.10 Cross Connection Control is hereby adopted by reference. Where the Tables are more restrictive than the requirements of this code, the more restrictive requirements shall govern.

ADD paragraph under Chapter 7 Sanitary Drainage Title to read:

Chapter 7
Sanitary Drainage

NOTE: Where the adopted Snohomish Public Work Standards or SMC Title 15 does not provide design or regulatory requirements, this section will prevail. The City Engineer, upon written application, may approve alternate methods of design and installation on a case by case basis, where strict adherence is not feasible. Where a conflict arises between this Chapter and the Public Work Standards, the most restrictive shall govern.

19.04.070 International Fire Code Adopted with Amendments. W.A.C. 51-54.

1. The 2006 edition of the International Fire Code, published by the International Code Council is adopted with the following amendments. Including Appendix Chapters B, C, D, E, F, G.
2. Adoption includes fees as established by City Council resolution.

Section 102.5 Historic Buildings is amended to read:

Section 102.5 Historic Buildings. The construction, alteration, repair, enlargement, restoration, relocated or moved buildings or structures that are designated as historic buildings by the State of Washington or local ordinance, when such buildings or structures do not constitute a distinct hazard to life or property shall be in conformance with the provisions of the applicable governing code.

Section 105.1 Permits Required ADD paragraph to read:

The City may institute an annual Certificate of Occupancy based on the provisions of this Section. Upon implementation, Occupancy Permits shall be renewed annually subject to an annual inspection. Fees to be established under City Council resolution.

Section 105.7.10 Private Fire Hydrants is amended to read:

Section 105.7.10 Private Fire Hydrants. The installation of private fire hydrants, where permitted requires approval by the City Engineer. A construction permit is required for private fire hydrants. Private fire hydrants requires the installation of a City water meter pursuant SMC 15.04, costs for the installation of the City water meter are as set forth in the City Council fee resolution pertaining to water meter connection rates and water usage rates. Private hydrants shall also be provided with an approved backflow assembly. Existing private fire hydrants may be required to comply with this section when discovered.

Section 106.2 Inspections ADD paragraph to read:

Pursuant Section 105.1 Occupancy Permits, an annual operating inspection may be conducted for operations set forth in Section 105.6. Upon implementation of the annual Certificate of Occupancy, the fees collected will be used to defer or offset the cost of staffing resources to provide for the annual operating inspection.

Section 108 Board of Appeals is amended to read:

Section 108 Appeals to the Hearing Examiner. Appeals of Orders, Decisions or Determinations shall be made to the city Hearing Examiner pursuant SMC 19.04.035 and SMC 2.33.

Section 111.4 Failure to Comply relative to Stop Work Orders is amended to read:

Section 111.4 Failure to Comply. Any person who shall continue any work after having been service with a Stop Work Order, or other means of notification to Stop Work, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to SMC 19.04.520 Violation – Penalty – Effective.

Section 308.3.1 Open Flame Cooking Devices is adopted and amended to read:

Section 308.3.1 Open Flame Cooking Devices. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or decks or within 10 feet of combustible construction.

Exceptions:

1. Residential dwellings or units, provided that the cooking equipment and ignition sources are maintained and controlled in a safe manner and does not create a fire and life safety hazard.
2. Where buildings, balconies and decks are protected by an automatic fire sprinkler system.

Section 308.3.1.1 Liquefied-petroleum gas fired cooking devices is amended to read:

Section 308.3.1.1 Liquefied-petroleum gas fired cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound LP-gas capacity] shall not be located on combustible balconies or with 10 feet of combustible construction.

Exceptions:

1. Residential dwellings or units, provided that the cooking equipment and ignition sources are maintained and controlled in a safe manner and does not create a fire and life safety hazard.
2. Where buildings, balconies and decks are protected by an automatic fire sprinkler system.

Section 503 Fire Apparatus Access is adopted.

Section 503.2.1 Dimensions is amended to read:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 26 feet and an unobstructed vertical clearance of 13 feet 6 inches.

Where an existing fire apparatus access road is restricted or inaccessible due to terrain, grade or location and cannot be brought into conformance with this code, all buildings constructed that utilize the fire apparatus access road shall be provided with an automatic fire sprinkler system.

Exceptions:

1. A fire apparatus access road may be reduced to 20 feet in width provided that all buildings or structures have an automatic fire sprinkler system. Vertical clearance shall not be reduced.
2. Approved security gates in accordance with Section 503.6, provided the security gate will be activated by approved apparatus opti-com equipment or be provided with a key box or padlock approved by the Fire District.

3. Where a fire hydrant is located on a fire apparatus access road, the minimum width of the access road shall be 26 feet pursuant Appendix D.

Section 503.2.7 Grade is amended to read:

Section 503.2.7 Grade. The grade of the fire apparatus access road shall be no greater than 12 percent (12%).

Exceptions:

1. Grades exceeding twelve percent (12%) but no more than fifteen percent (15%) shall require all buildings or structures to be provided with an automatic fire sprinkler system.

Section 505 Premises Identification is amended to read:

Section 505 Premises Identification. Approved addresses shall be installed on all buildings, and shall be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum of six inches high (6 inches, 78 mm) for residential and a minimum of twelve inches (12 inches) high for commercial. Residential and commercial letters and numbers shall have a minimum stroke width of 0.5 inch (12.7 mm) and shall be of a contrasting color to the background itself.

Section 508.1 Required Water Supply is amended to read:

Section 508.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities buildings or portions of buildings are hereafter constructed, substantially improved or moved in or within the jurisdiction.

Section 508.1.1 City of Snohomish Water Comp Plan. The City's water system is being evaluated and determining fire flow areas under the Water Comp Plan. All buildings or structures that require a fire flow demand greater than that available shall be provided with an approved automatic fire sprinkler system.

Section 903 Automatic Sprinkler Systems. Delete Section 903.1 General and amend to read:

Section 903.1 General. An automatic sprinkler system shall be installed in all occupancies where the total gross floor area is 5,000 square feet or more regardless of fire barriers or fire walls. For the purposes of this section, fire barriers or fire walls shall not be used to define separate buildings or uses. This provision shall not apply to buildings, structures, or occupancies where the requirement for an automatic sprinkler system are more restrictive or governed under a different section. Automatic sprinkler systems shall comply with this section.

Sections 903.2.1.1 through 903.2.9.1 are amended to read:

Section 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 total gross floor area is 5,000 square feet or more pursuant Section 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.
4. The occupancy contains a multitheater complex.

Section 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 total gross floor area is 5,000 square feet or more pursuant Section 903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section 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 total gross floor area is 5,000 square feet or more pursuant Section 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section 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 total gross floor area is 5,000 square feet or more pursuant Section 903.1.
2. The occupant load is 300 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet regardless of fire barriers or fire walls.

Section [F]903.2.1.6 Group B. An automatic sprinkler system shall be provided for Group B occupancies where one of the following conditions exists:

1. The total gross floor area is 5,000 square feet or more pursuant Section [F]903.1.
2. The occupant load is 100 or more.
3. The occupancy is located on a floor other than the level of exit discharge.

Section 903.2.2 Group E. An automatic sprinkler system shall be provided in all Group E occupancies as follows:

1. 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.
2. Throughout existing Group E occupancies where substantial improvements or substantial damage has or is occurring.
3. Portable classrooms where a cluster of classrooms exceeds 5000 square feet. Portable classrooms regardless of floor area shall be provided with a UL listed monitored fire alarm system, and shall be interconnected to the fire alarm system of permanent buildings such that upon activation will cause the entire fire alarm system to initiate.
4. A minimum water supply meeting the fire flow requirements of International Fire Code Appendix B shall be required.

Exception: Portable school classrooms, provided: 1) The aggregate area of clusters of portable classrooms does not exceed 5,000 square feet. 2) Cluster of portable classrooms shall be separated as required in Chapter 5. 3) Each portable classroom is equipped with a monitored, automatic fire alarm system interconnected to the main fire alarm control panel.

Section 903.2.3 Group F. An automatic sprinkler system shall be provided throughout all Group F occupancies regardless of floor area, fire barriers or fire walls.

Section 903.2.3.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F occupancies that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.4 Group H. An automatic sprinkler system shall be provided throughout all Group H occupancies regardless of floor area, fire barriers or fire walls. Where buildings or structures contain a Group H occupancy, they shall also be provided with an automatic sprinkler system. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.4.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

Table 903.2.4.2
Group H Sprinkler Design Criteria

Location	Occupancy Hazard Classification
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Section 903.2.4.3 Pyroxylin Plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

Section 903.2.5 Group I. An automatic sprinkler system shall be provided throughout all buildings containing Group I occupancies regardless of floor area, fire barriers or fire walls.

Section 903.2.5.1 Group LC. An automatic sprinkler system shall be provided throughout all buildings containing Group LC occupancies regardless of floor area, fire barriers or fire walls.

Section 903.2.6 Group M. An automatic sprinkler system shall be provided throughout all buildings containing Group M occupancy occupancies regardless of floor area, fire barriers or fire walls.

Section 903.2.6.1 High piled storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code where storage of merchandise is in high piled or rack storage arrays.

Section 903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R occupancy regardless of floor area, fire barriers or fire walls.

Section 903.2.8 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following exists:

1. The total gross floor area is 5,000 square feet or more pursuant Section 903.1.
2. A Group S-1 is located more than three stories above grade.

Section 903.2.8.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages where:

1. The total gross floor area is 5,000 square feet or more pursuant Section 903.1.

Section 903.2.8.2 Bulk Storage of Tires. An automatic sprinkler system shall be provided throughout all buildings structures where the gross floor area is 5,000 square feet or more pursuant Section 903.1 and when the storage of tires exceeds 20,000 cubic feet shall be installed in accordance with Section 903.3.1.1.

Section 903.2.9 Group S-2. An automatic sprinkler system shall be provided throughout all buildings classified as enclosed parking garages in accordance with Section 406.4 or where located beneath other groups.

Exception: Enclosed parking garages located beneath an R-3 occupancy as applicable in section 101.2.

Section 903.2.9.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks, buses pursuant Section 903.1.

Section 903.3.1.3 NFPA 13D Sprinkler Systems is adopted and amended to read.

Where allowed, automatic sprinkler systems in one and two family dwellings may comply with NFPA 13D, provided the fire sprinkler system have a separate tap to the water main, and is not part of the domestic water supply or plumbing to or within the dwelling.

Sections 903.3.5 through 903.3.5.1.2 Water Supplies is amended to read:

Section 903.3.5 Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water system shall be protected against backflow in accordance with the requirements of this section, Uniform Plumbing Code and SMC 15.10 Cross Connection Control.

1. The automatic sprinkler system water supply shall have a separate tap to the City Water Main, and shall not be used in conjunction with, or part of, or as a domestic water service.

2. Where a dedicated fire main is provided, domestic water service or other potable water use connections shall be prohibited.
3. Where required fire flow demand exceeds the available water supply provided by the water purveyor, the applicant may be required to upgrade, extend or construct the purveyors water mains to provide fire flow including the installation of additional hydrants or looping of water mains, except where regulated elsewhere. Where automatic fire sprinkler systems are installed, the required fire flow demand may be reduced by fifty percent (50%) provided that the available water supply is able to provide the reduced fire flow demand.

Section 903.3.5.1 Domestic Services. Domestic water service shall not provide the water supply for automatic sprinkler systems.

Section 903.3.5.2 Secondary Water Supply. A secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including the hose stream requirement shall be provided for high-rise buildings or other buildings as determined by the Building/Fire Official in Seismic Design Category C, D, E, or F. The secondary water supply shall have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.

Section 903.3.7 Fire Department Connections (FDC) is amended to read as follows:

Section 903.3.7 Fire Department Connections (FDC). Fire department connections shall be a minimum distance of 50 feet from the building it serves. Where lot size may not allow the minimum distance to be met, an alternative location may be considered. The location of the FDC shall be approved by both the Building/Fire Official and Fire District #4.

Section 903.3.7.1 Locking Fire Department Connection (FDC) Caps. Locking FDC caps are required on all fire department connections. The locking cap shall be of the type approved by Fire District #4.

Section 907.1 Automatic Fire Detection System Requirements is amended to read.

Section 907.1 General Automatic Fire Detection System Requirements – All occupancies hereinafter constructed, substantially damaged or improved, which exceed 3,000 square feet of gross floor area and single family residences with bed and breakfast rooms regardless of floor area shall be provided with a UL listed, monitored and approved automatic fire detection system, provided that occupancies listed under Section 907 require automatic fire detection systems/fire alarm systems more restrictive than 3,000 square feet shall govern those

occupancies. For the purposes of this subsection, the total gross floor area shall be based on the completed, attached building regardless of any fire barriers or fire walls. Where required under Section 907 to install manual devices, those sections shall mean both automatic and manual devices for the purposes of this section.

Exception: 1) Single Family Residences not used as bed and breakfast Rooms.

ADD Section 907.2.6.2.4 LC Occupancies to read:

Section 907.2.6.24 LC Occupancies. Licensed care occupancies shall install a UL listed monitored automatic fire detection system, other requirements of this section may be required depending on the type of facility.

Section 912.2 Location – Fire Department Connections is amended to read:

Section 912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the building. Fire department connections, where possible are to be located 50’ from the building it serves, and within 50’ of a hydrant. The location of fire department connections shall be approved prior to construction. Fire department connections are prohibited from being installed on a building. Where existing buildings due to proximity or location on a site may not meet this requirement, on a case by case basis the Fire District will determine a feasible location.

ADD Section 901.8.2 Problematic Systems to read:

Where the District, Snohomish Police Department or City Building/Fire Official determines that a problematic system and/or system out of service causes response resulting in false alarms in excess of three (3) within a 6 month period, the District or Police Department may bill the owner or occupant of the premises the cost for responding to problematic systems. Failure to comply may cause the system to be repaired at the cost of the owner or occupant of the premises and SMC 19.04.520. The fees to be established by City Council resolution.

19.04.080 International Mechanical Code and Appendices Adopted with Amendments.
W.A.C. 51-52.

1. The 2006 edition of the International Mechanical Code, as published by the International Code Council is adopted. Included in this adoption are Appendix Chapters A, B, C.
2. Adoption includes fees as established by City Council resolution.

Section 106.2 Permits not required is deleted and replaced with:

Section 106.2 Permits Not Required. Exemption from the permit requirements of this code or SMC 19.04.036 shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of the jurisdiction.

Section 106.5.3 Fee Refund is deleted and replaced with:

Section 106.5.3 Fee Refund. Fee refunds shall be in accordance with SMC 19.04.235.

Section 109.3 Means of Appeal is deleted and replaced with:

Section 109.3 Means of Appeal. All appeals shall be in accordance with SMC 19.04.035 and SMC 2.33.

19.04.090 International Property Maintenance Code Adopted by Reference. The City adopts by reference the 2006 International Property Maintenance Code, as published by the International Code Council (ICC).

19.04.140 Washington State Energy Code Adopted. The City adopts by this reference that certain code designated as the Washington State Energy Code, 2006 edition, Chapter 51-11 WAC together with amendments.

19.04.150 Washington State Ventilation and Indoor Air Quality Code adopted. The City adopts by this reference that certain model code designated Washington State Ventilation and Indoor Air Quality Code, 2006 edition, Chapter 51-13 WAC together with amendments.

19.04.160 Washington State Historic Building Code adopted. The City adopts by this reference that certain model code designated Washington State Historic Building Code, July 1991 edition, Chapter 51-19 WAC together with amendments, except where work performed is classified as Substantial Remodel or Substantial Damage.

19.04.170 Permit To Construct. For the purposes of the adoption of this Title, no person, firm, or corporation shall erect, construct, enlarge, alter, remove, repair, move, improve, convert or demolish any building or structure in the City, or cause the same to be done without obtaining a separate building permit for each such building or structure from the Building/Fire Official, except that one permit may be issued for two or more buildings that are to be located on one legally described parcel of land. Separate inspection record cards shall be issued for each building.

19.04.180 Permit – Expiration – Renewal.

Permits. A building permit is considered valid for eighteen (18) months from the date of issuance when all applicable fees have been paid, provided that the conditions of the governing sections of the adopted codes referencing Expiration have not been met. Where conditions warrant, the Building/Fire Official may, as she deems necessary, issue non-renewable permits which shall expire within a period of less than one (1) year from the date issued.

Permit Extension. A valid permit may be extended for an additional eighteen (18) months upon receipt of a written request for extension and must demonstrate justifiable cause. A written request shall be submitted to the Building/Fire Official within thirty (30) days before the expiration of the permit. The Building/Fire Official, upon review of the request, will provide in writing approval or denial of the request. If the request is denied, the applicant may appeal to the City Hearing Examiner pursuant SMC 19.04.035. Permits may also be renewed where commencement or completion of the work is delayed by litigation, appeals, strikes, or other causes beyond the permittee's control.

Expired Permits. Permits where no written request for extension is received shall be considered null and void, and a new permit must be applied for and obtained and all building permit related fees paid before any work shall continue to proceed. Where work under the expired permit was not completed, the plans shall be modified to reflect any new ordinances regulating construction requirements, land use, design requirements, or fee resolutions adopted by the City Council. Revisions need only be made to those portions of the work not yet completed at the time of renewal.

19.04.190 Permit Issuance prerequisite – Private Sewage Disposal Permit. In cases of new construction where City services are not yet available, no building permit shall be issued in the City without the applicant having secured a private sewage disposal permit from the Snohomish Health District, Wastewater Section. Where applicable, private sewage disposal systems shall be discontinued and connection made in accordance with SMC 15.04 Connections and Rates.

19.04.200 Permit Fees – Generally. The fee for each construction permit shall be as set forth in the fees as established by City Council resolution. The determination of value or valuation of construction shall be made by the Building/Fire Official. The valuation to be used in computing the permit and plan checking fee shall be the total value of all construction work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire suppression/detection systems and any other permanent equipment.

19.04.210 Application Fees. Application fees shall be as established by City Council resolution.

19.04.220 Permit Fees – Waived. The codes as adopted by this Title do not contain provisions for waiving building permit fees, unless the scope of work is minor in nature and the Building/Fire Official determines that a permit is not required.

19.04.230 Permit Fees – Basics. The codes as adopted by this Title do not contain provisions for waiving fees for structures repetitively built within City limits. Each application for a construction permit will be required to pay full fees for each structure.

19.04.235 Permit Fees – Refunds. It shall be the policy of the Department of Building Safety, as authorized by City Council to authorize refunds of permit fees in accordance with the requirements listed in this Section. Where not specifically provided for, requests for refunds shall be considered on a case by case basis.

- A. Refunds – Plan Review.

- A.1 The applicant shall file a written request with justifiable cause demonstrated within five (5) working days of the date the application plan review fees were paid, provided the plan review process has not begun.
 - A.2 After investigating the written request, the Building/Fire Official is authorized to approve up to eighty percent (80%) of the plan review fee paid be refunded.
 - A.3 Where the plan review process has begun the amount of the refund may be pro-rated provided that if the review has been completed no refund shall be authorized.
 - A.4 Where applicable, if the plan review process exceeds the amount paid before a written request for refund is received, the applicant shall pay the additional fees and no refund is authorized.
 - A.5 Where the plan review period has expired by limitation no refund shall be authorized.
 - A.6 When the amount of the refund has been determined by the Building/Fire Official, and approved for payment, the entire permit application shall become null and void. The time period to process the payment of the refund is dependent upon the City Treasurer processing time.
- B. Refunds – Valid Permits.
- B.1 Where a permit has been approved for issuance, and all required fees paid, the applicant shall file a written request with justifiable cause demonstrated within five (5) working days of the date the fees paid, provided no inspections have been requested or conducted.
 - B.2 After investigating the written request, the Building/Fire Official is authorized to approve up to eighty percent (80%) of the building permit fees paid at the time of issuance to be refunded, except plan review fees.
 - B.3 Where inspections have been requested and conducted the amount of the refund may be pro-rated, provided that where work authorized under the permit has been inspected and a final inspection provided for, no refund shall be authorized.
 - B.4 Where the permit period has expired by limitation no refund shall be authorized.
 - B.5 Conditional to the refund, where work authorized under the permit becomes null and void, any portion of work that has been started shall not create a fire and life safety hazard, or cause the building or structure to become unsafe.

B.6 When the amount of the refund has been determined by the Building/Fire Official, and approved for payment, the entire permit application shall become null and void. The time period to process the payment of the refund is dependent upon the City Treasurer processing time.

C. Refunds – Fee(s) Erroneously Paid or Collected.

Where erroneous fees have been paid or collected, after investigating the basis for which the fees were paid or collected, the Building/Fire Official is authorized to refund one hundred percent (100%) of the erroneous fee paid or collected.

19.04.240 Permit Fees – Contributed. The Snohomish City Council may contribute the fees associated with this chapter for municipal purpose projects of other governmental units and non-profit corporations by resolution and written agreement with the applicant entity. Contained within the body of the resolution and the written agreement shall be provisions that identify the specific types of fees or charges being contributed, provides an estimate for the dollar value of the contribution, and addresses the contribution of the public service for a defined period of time. The City's contribution of such fees is solely a contribution of financial resources. The City shall not exempt, modify, or create a special relationship or class of customer in the application of the laws and regulations of the City, State or the United States. (Ord. 2002, 2002)

19.04.300 Approval of Application and Appeals. The building permit application shall be reviewed by City Department Heads and the District as applicable. The application shall be approved or denied by the Building/Fire Official. Appeals shall be made to the Hearing Examiner.

19.04.400 Code Adoption – Purpose. The codes set out in this Title are hereby adopted as the Code of the City of Snohomish for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Snohomish providing for issuance of permits and collection of fees therefor, and each and all of the regulations, provisions, conditions and terms of such International and Uniform Codes, 2006 Edition as published by the International Code Council; and the secondary publications referenced above, all of which are on file in the office of the Building/Fire Official as hereby referred to, is adopted and made a part hereof as if fully set out in this chapter.

19.04.500 Disclaimer of Liability.

- A. The City of Snohomish is not responsible for the accuracy of plans (preliminary or final) submitted for approval to the building department and does not guarantee that plan reviews and/or inspections will detect any hazard, design defect or code violations.
- B. The applicant or his agent shall be solely responsible for verification of all property lines and setbacks in all cases involving new construction, remodel or addition which would change the footprint of an existing structure, for construction of new fences or replacement of existing fences and all other circumstances which may impact setback

requirements and/or property lines between one or more legal lots or parcels. The Building/Fire Official may require verification of property lines and setbacks prior to permit issuance by having the property owner or his agent stake the corners of his property. Where required, the Building/Fire Official may require the applicant or his agent to provide a survey by a professional land surveyor licensed by the State of Washington.

19.04.510 Validity. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsection, sentences, clauses and phrases be declared unconstitutional.

Whenever any conflict arises between the referenced codes, the Washington State Building Codes shall take precedence.

19.04.520 Violation – Penalty – Effective.

- A. It is unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, improve, convert or demolish, equip, use, occupy or maintain any building, structure or land in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this title.
- B. Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this title is committed, continued, or permitted and upon conviction of any such violation such violation shall be punishable by a fine of not more than one thousand dollars (\$1000.00) or by imprisonment for not more than ninety days (90), or by both such fine and imprisonment.

The rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall be in full force and effect in accordance with the State Building Code Council adoption, and effective date of the referenced Washington State Building Codes, on July 1, 2007, and will continue to remain in full force and effect from and after the date of its final passage and adoption by the City Council.

Section 3. Snohomish Municipal Code Section 2.33.130(a) hereby amends subsection 8 reading as follows: *(In doing the code update April 2008 it was discovered that SMC 2.33.130(a) was repealed with Ordinance 1801 in March 1996- Clerk's note)*

- 8. All appeals under the Snohomish City Building Code, Chapter 19.04 SMC.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 5. Effective date. This ordinance shall go into effect 5 days following adoption and publication.

ADOPTED by the City Council and **APPROVED** by the Mayor this 1st day of April 2008.

CITY OF SNOHOMISH

By _____
Randy Hamlin, Mayor

ATTEST:

By _____
Torchie Corey, City Clerk

APPROVED AS TO FORM:

By _____
Grant Weed, City Attorney