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International Building Code [Ordinance 21-030](#) (ECAF 2021-0268)

Hearing Date: Wednesday, July 14, 2021 @ 10:30 a.m.

Council Staff: Ryan Countryman

PDS Staff: Eileen Canola

DPA: Justin Kasting

Click on exhibit number to view document

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
2.0 Planning Commission - No Part 2 documents							
3.1 ECAF and Materials							
3.1.1	ECAF	Council	Executive/PDS	05/11/21	05/11/21	Transmitting Executive Recommended Ordinance	2
3.1.2	Ordinance	Council	Executive		05/11/21	Introduced Ordinance	15
3.1.3	Memo	Council	Eileen Canola, PDS Staff	05/05/21	05/11/21	Staff Report: Adoption of 2018 Washington State Building Code	4
3.1.4	Analysis	Council	PDS	04/28/21	05/11/21	Analysis of Building and Land Use Regulation Effects on Housing and Jobs	2
3.1.5	Analysis	Council	PDS	04/28/21	05/11/21	Capital Facility Development Cost Analysis Summary	2
3.1.6	Introduction	Council	Nate Nehring		05/12/21	Introduction Slip	1

EXHIBIT	RECORD TYPE	TO	FROM/BY	DATE	DATE IN	DESCRIPTION	# OF PAGES
3.2 Council Planning Committee Materials							
3.2.1	Staff Report	Council	Geoffrey Thomas, Council Staff		06/01/21	Council Staff Report	1
3.2.2	PowerPoint	Council	Eileen Canola, PDS Staff		06/01/21	Presentation provided at Planning Committee 06/01/21	8 slides
3.3 Correspondence, Comments, Testimony							
3.4 Staff Reports and Submissions							
3.5 Public Participation							
3.6 Council Deliberations							

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Project Name Internation Code Project (I-Codes) Building-Residential

Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

Exhibit #	Record Type	Date	Received From	Exhibit Description
1.0001	Public Participation			Parties of Record
1.0002	Correspondence	03/29/21	Staff	Email-Building-code-adopt
1.0003	Correspondence	03/30/21	Staff	Email-IBC-Amendment-PDS
1.0004	Correspondence	03/29/21	Staff	Email-PDS-work-exempt-from-permit
1.0005	Correspondence	03/29/21	Staff	farm stands3-29
1.0006	Legislative Documents			2018SC-IBC_1013.2
1.0007	Legislative Documents			2018SC-IRC_R802.1.5.4
1.0008	Legislative Documents	11/01/20		EDDS-Final-Doc-Nov-1-2020
1.0009	Legislative Documents			WAC_51-51-Residential-Code
1.0010	Legislative Documents			WAC_51-50-Building-Code
1.0011	Legislative Documents			2018_IBC-state-amendments-Insert-Pages-4th-print
1.0012	Legislative Documents			2018_IRC-state-amendments-Insert Pages_3rdpr
1.0013	SEPA Documents	04/09/21	Staff	Building_Residential_Code_DNS_with_Signature_Block-signed
1.0014	SEPA Documents	04/09/21	Staff	Building_Residential Code-SEPA Checklist
1.0015	Staff Research			RCW 19.27.031_ State building code-Adoption-Conflicts-Opinions_
1.0016	Staff Research			RCW 19.27.540_ Electric vehicle infrastructure requirements
1.0017	Staff Research			RCW 19.27.570_ Mass timber products-Building construction
1.0018	Staff Research			WAC 51-50-0427-Electric Vehicle Charging
1.0019	Public Participation			Affidavit-Bldg Res Code DNS

***Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org**

1 Adopted: _____, 2021
2 Effective: _____, 2021
3

4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON
7

8 ORDINANCE NO. 21-030
9

10 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF
11 THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS
12 REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE
13 SNOHOMISH COUNTY CODE
14

15 WHEREAS, the merger of the International Conference of Building Officials with other code
16 writing organizations led to the formation of the International Code Council, which led to the
17 creation of a group of international codes that replaced the Uniform Building Codes in 2003; and
18

19 WHEREAS, the Washington State Legislature adopted the most current construction codes as
20 the State Building Code pursuant to the State Building Code Act, chapter 19.27 RCW; and
21

22 WHEREAS, the State Building Code Act adopts the International Building, Residential, and
23 Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes and
24 amends them for state-specific conditions; and
25

26 WHEREAS, the international and state building codes are updated periodically; and
27

28 WHEREAS, the new international codes contain updated construction and performance
29 standards, methods, technology, and products to improve construction safety and provide greater
30 flexibility to meet minimum standards; and
31

32 WHEREAS, the 2018 State Building Code became effective February 1, 2021; and
33

34 WHEREAS, chapter 19.27 RCW mandates that the State Building Code be administered and
35 enforced by counties and cities, and grants counties and cities limited authority to amend the code
36 as it applies within their jurisdictions; and
37

38 WHEREAS, the Snohomish County Council (“County Council”) and the Snohomish County
39 Executive have identified regulation of development to ensure safe and quality construction as a
40 high priority and have delegated the responsibility for administering the State Building Code to
41 Snohomish County Planning and Development Services (“PDS”); and
42

43 WHEREAS, PDS endeavors to administer and enforce the State Building Code in accordance
44 with chapter 19.27 RCW in order to provide for statewide consistency for the construction industry

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1 and the citizens within Snohomish County; and

2
3 WHEREAS, on ____ 2021, the County Council held a public hearing after proper notice, heard
4 public testimony related to the proposed code amendments, and considered the entire record; and

5
6 WHEREAS, following the public hearings, the County Council deliberated on the proposed
7 code amendments;

8
9 NOW, THEREFORE, BE IT ORDAINED:

10
11 Section 1. The County Council adopts the following findings in support of this ordinance:

- 12
13 A. The foregoing recitals are adopted as findings as if set forth herein.
- 14
15 B. The proposal would adopt the 2018 edition of the International Building Code (IBC) and the
16 2018 edition of the International Residential Code (IRC) as amended by the Washington State
17 Building Code Council (“SBCC”) and adopted by the Washington State Legislature, and as
18 revised by this ordinance.
- 19
20 C. This ordinance will amend Title 30 Snohomish County Code (SCC) as follows:
- 21
22
- 23 1. Amend chapter 30.50 SCC to: 1) amend the provisions relating to work exempt from
24 a permit to clarify the measurement of the floor area and height for structures and
25 require permits for the installation of plumbing; 2) add espresso stands and farm
26 stands to the list of exempt structures under the building code that do not exceed
27 200 square feet; 3) add a new section of code related to exterior balconies and
28 elevated walking surfaces; 4) clarify provisions related to damaged structures
29 located in flood hazard areas; and 5) provide greater internal consistency.
 - 30
31 2. Amend chapter 30.52A SCC for greater consistency with the State Building Code
32 and within the SCC.
 - 33
34 3. Amend chapter 30.52F SCC to: 1) adopt the 2018 International Building Code and
35 2018 International Residential Code, as amended and adopted by the Washington
36 State Building Code Council, 2) update code cross-references with the State
37 Building Code; and 3) update the Climatic and Geographic Design Criteria in SCC
38 30.52F.300 for local conditions.
- 39
40 D. The proposal implements the State Building Code and further streamlines and provides
41 greater internal consistency of the SCC. Therefore, the proposal complies with and
42 implements the following goal, objective, and policy contained in the Snohomish County GMA
43 Comprehensive Plan – General Policy Plan (“GMACP – GPP”):
- 44

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- 1 1. Goal ED 2 “Provide a planning and regulatory environment that facilitates growth of
2 the local economy.”
- 3
- 4 2. Objective ED 2.A “Develop and maintain a regulatory system that is fair,
5 understandable, coordinated and timely.”
- 6
- 7 3. Policy ED 2.A.1 “Snohomish County shall work to ensure that the Snohomish
8 County Code is an understandable, accessible, and user friendly document.”
- 9

10 E. Procedural requirements.

- 11
- 12 1. The proposed amendments are consistent with state law, including chapter 19.27
13 RCW.
- 14
- 15 2. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
16 respect to this non-project action have been satisfied through the completion of an
17 environmental checklist and the issuance of a determination of non-significance on
18 April 9, 2021.
- 19
- 20 3. This ordinance is exempt from review by the Snohomish County Planning
21 Commission (“Planning Commission”) pursuant to SCC 30.73.040(2)(c) because it
22 implements the State Building Code Act, not the Growth Management Act.
- 23
- 24 4. This ordinance does not adopt development regulations under SCC 30.10.080.
25 Therefore, notice to the Washington State Department of Commerce (“Commerce”)
26 of intent to adopt pursuant to RCW 36.70A.106 is not required.
- 27
- 28 5. The public participation process used in the adoption of this ordinance has complied
29 with all applicable requirements of the SCC.
- 30
- 31 6. The Washington State Attorney General last issued an advisory memorandum, as
32 required by RCW 36.70A.370, in September of 2018 entitled “Advisory
33 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local
34 governments avoid the unconstitutional taking of private property. The process
35 outlined in the State Attorney General’s 2018 advisory memorandum was used by
36 the County in objectively evaluating the regulatory changes proposed by this
37 ordinance.
- 38

39 F. The proposed amendments are consistent with the record.

- 40
- 41 1. RCW 19.27.040 allows the governing body of each county and city to amend the
42 State Building Code as it applies within the jurisdiction of the county or city. The
43 minimum performance standards of the codes and the objectives enumerated in
44 RCW 19.27.020 are not diminished by any county amendments.

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2. Amendments to chapter 30.50 SCC are intended to clarify administrative provisions and streamline the permitting process.
 3. Amendments to chapters 30.52A and 30.52F SCC provide greater internal code consistency and consistency with the State Building Code.

8 Section 2. The County Council makes the following conclusions:

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- A. The County Council concludes that this ordinance adopting amendments to subtitle 30.5 SCC and adopting the 2018 edition of the IBC and the 2018 edition of the IRC as amended by the State of Washington and made effective on February 1, 2021, together with local amendments permitted under RCW 19.27.040, is in the best interest of Snohomish County.
 - B. The County Council concludes that the ordinance is consistent with the recent updates to the State Building Code Act contained in chapter 19.27 RCW that became effective February 1, 2021.
 - C. The County Council concludes that the ordinance promotes the health, safety and welfare of the occupants or users of buildings and structures and the general public by providing building codes that require minimum performance standards and requirements for construction and construction materials, consistent with nationally accepted standards of engineering, fire and life safety.
 - D. The County Council concludes that adoption of the proposed amendments to the State Building Code will not result in less restrictive performance standards or objectives than those in the State Building Code.
 - E. The County Council concludes that this ordinance does not adopt development regulations under SCC 30.10.080. Therefore, Planning Commission review is not required pursuant to SCC 30.73.040(2)(c).
 - F. The County Council concludes that this ordinance does not adopt development regulations under SCC 30.10.080. Therefore, notice to Commerce of intent to adopt is not required pursuant to RCW 36.70A.106.
 - G. The County Council concludes that the County has complied with all SEPA requirements with respect to this non-project action.
 - H. The regulations proposed by this ordinance do not result in an unconstitutional taking of private property for public purpose.

43 Section 3. The County Council bases its findings and conclusions on the entire record of
44 the County Council, including all testimony and exhibits. Any finding, which should be deemed

a

1 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

2
3 Section 4. Snohomish County Code Section 30.50.168, added by Ordinance No. 17-057
4 on October 18, 2017, is amended to read:
5

6 **30.50.103 Work exempt from permit.**
7

8 Permits shall not be required for the exemptions listed in this section. Exemption from permit
9 requirements of these codes shall not be deemed to grant authorization for any work to be done in
10 any manner in violation of the provisions of the building code, residential code, or any other laws or
11 county ordinances. Work exempt under this provision may still require the applicable permit(s)
12 when located in flood hazard or critical areas and be subject to other requirements in this title.

13 (1) *Building.*

14 (a) Accessory structures.

15 (i) *Structures under the residential code.* One-story detached accessory structures not
16 used for human habitation including but not limited to tool and storage sheds, playhouses,
17 and similar uses, provided:

18 (A) ~~((The))~~ For structures located in an urban growth area (UGA), the floor area within
19 the outside perimeter of the exterior walls does not exceed 200 square feet (18.6 m²)
20 and the sidewalls do not exceed nine feet in height measured from grade average.

21 ~~((for structures located in the Urban Growth Area (UGA); and B The))~~ For structures
22 located outside of an UGA, the floor area within the outside perimeter of the exterior
23 walls does not exceed 400 square feet (37.2 m²), and the sidewalls do not exceed 11
24 feet in height measured from grade average and have a maximum stud height of 10
25 feet ((for structures located outside of the UGA)). Any usable area of a structure
26 lacking exterior walls under the horizontal projection of a roof shall be included in the
27 structure's floor area calculation for purposes of this section;

28 ~~((C))~~ (B) Eaves may extend a maximum of 24 inches past exterior walls, unless the
29 eaves encroach into a setback, in which case eave extension shall be sized in
30 accordance with the applicable sections in this code((-);

31 ~~((D))~~ (C) A storage loft((/mezzanine)) is allowed as long as the area of the
32 loft((/mezzanine)) does not exceed one third the area of the building footprint. The
33 clear height is not to exceed 5 feet for an area greater than 70 square feet of the loft's
34 framed and sheathed surface; and

35 (D) Permits are required for the installation of plumbing. Heating systems are not
36 permitted in accessory structures exempt from a building permit.

37 (ii) *Structures under the building code.* One-story detached accessory structures not used
38 for human habitation including but not limited to, tool and storage sheds, playhouses,
39 agricultural structures, espresso stands, farm stands, and similar uses, provided ~~((the floor~~
40 ~~area does not exceed 200 square feet (18.6 m²)) and the accessory structure is located in~~
41 ~~accordance with this title.))~~;

42 (A) The floor area within the outside perimeter of the exterior walls area does not
43 exceed 200 square feet (18.6 m²) and the sidewalls do not exceed 10 feet in
44 height measured from grade average. Any usable area of a structure lacking

1 exterior walls under the horizontal projection of a roof shall be included in the
2 structure's floor area calculation for purposes of this section;

3 (B) Eaves may extend a maximum of 24 inches past exterior walls, unless the eaves
4 encroach into a setback and/or fire separation distance as defined by the building
5 code, in which case eave extension shall be sized in accordance with the
6 applicable sections in this code and the International Building Code;

7 (C) The accessory structure is located in accordance with this title;

8 (D) The accessory structure is not required to have fire-resistance-rated exterior walls
9 under the International Building Code; and

10 (E) Permits are required for the installation of plumbing and mechanical systems in
11 any exempt structure.

12 (b) Fences not over eight feet (2,438 mm) high that do not have masonry or concrete
13 elements above six feet (1,829 mm). This calculation shall not include wire strands on top of
14 eight foot fences when permitted under this title. The fence shall be set back in accordance
15 with this title.

16 (c) Retaining walls that are not over four feet (1,219 mm) in height measured from the bottom
17 of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or
18 III A liquids.

19 (d) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons
20 (18,927 L) and the ratio of height to diameter or width does not exceed two to one.

21 (e) Sidewalks and driveways.

22 (f) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

23 (g) Prefabricated swimming pools regulated under the IRC that are less than 24 inches (610
24 mm) deep.

25 (h) Prefabricated swimming pools regulated under the IBC that are accessory to a Group R-3
26 occupancy which are: less than 24 inches (610 mm) deep, do not exceed 5,000 gallons
27 (18,925 L), and are installed entirely above ground.

28 (i) Swings and other playground equipment accessory to detached one- and two-family
29 dwellings.

30 (j) Window awnings for Group R-3 and U occupancies and structures regulated by the IRC
31 that are supported by an exterior wall, do not project more than 54 inches (1,372 mm) from the
32 exterior wall, and do not require additional support.

33 (k) Flag and light poles that do not exceed 20 feet in height.

34 (l) Oil derricks.

35 (m) Temporary motion picture, television and theater stage sets and scenery.

36 (n) ~~((Shade))~~ Unenclosed overhead shade cloth structures constructed for nursery or
37 agricultural purposes, not including service systems.

38 (o) Non-fixed and movable fixtures, cases, racks, counters and partitions not over five feet
39 nine inches (1,753 mm) in height.

40 (p) One story jobs shacks that are placed at the job site during construction, for which a
41 permit has been issued or applied, may be allowed on a temporary basis and shall be
42 removed upon final approval of construction. A job shack is a portable structure for which the
43 primary purpose is to house equipment and supplies, and which may serve as a temporary
44 office during construction for the purposes of the construction activity.

- 1 (q) Membrane structures as follows:
 2 (i) Membrane structures as are defined in IBC chapter 31 which do not exceed 200
 3 square feet (18.6 m²), or which do not exceed 400 square feet (37.2 m²) when two or more
 4 sides are open. Such structures shall not be used as a habitable space.
 5 (ii) Such structures as are defined in WAC 51-50-007 which are used solely for the
 6 commercial production of horticultural plants including ornamental plants, flowers,
 7 vegetables, and fruits. "Temporary growing structure" means a structure that has the sides
 8 and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is
 9 used to provide plants with either frost protection or increased heat retention. Such
 10 structures shall not be used for other non-agricultural uses including, but not limited to,
 11 office space, mercantile, manufacturing, or habitable space.
 12 (iii) Such structures as are defined as agricultural buildings in the IBC which have the
 13 sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material.
 14 The combined aggregate total area of these structures shall not exceed 1,000 square feet
 15 on a minimum five-acre lot, 2,000 square feet (186 m²), on a minimum 10-acre lot, 3,000
 16 square feet (279 m²) on a minimum 15-acre lot, 4,000 square feet (372 m²) on a minimum
 17 20-acre lot, or 5,000 square feet (464.5 m²) on a lot of 25 acres or larger. Such structures
 18 shall not be used for other non-agricultural uses including, but not limited to, office space,
 19 mercantile, manufacturing, or habitable space.
 20 (r) Decks, associated platforms and steps for residential buildings constructed under the
 21 provisions of the IRC which are not more than 30 inches (762 mm) above adjacent grade at
 22 any point, not over any basement or story below, and are not part of an accessible route of
 23 travel.
 24 (s) Reroof overlay of residential structures if limited to two total layers of roofing material and
 25 re-roofing (tear off and replace) using same type of roofing material provided roof sheathing is
 26 not removed or replaced.
- 27 (2) *Gas.*
 28 (a) Portable heating, cooking or clothes drying appliances.
 29 (b) Replacement of any minor part that does not alter approval of equipment or make such
 30 equipment unsafe.
 31 (c) *Under residential code.* Portable fuel cell appliances that are not connected to a fixed
 32 piping system and are not interconnected to a power grid.
- 33 (3) *Mechanical.*
 34 (a) Portable heating appliances.
 35 (b) Portable ventilation appliances.
 36 (c) Portable cooling units.
 37 (d) Steam, hot or chilled water piping within any heating or cooling equipment regulated by
 38 the residential code or building code.
 39 (e) Replacement of any minor part that does not alter approval of equipment or make such
 40 equipment unsafe.
 41 (f) Portable evaporative coolers.
 42 (g) Self-contained refrigeration systems containing 10 pounds (~~((454 kg)))~~ (4.54 kg) or less of
 43 refrigerant or that are actuated by motors of one horsepower (746 W) or less.
 44 (h) Specific to the residential code:

- 1 (i) Portable fuel cell appliances that are not connected to a fixed plumbing system and
- 2 are not interconnected to a power grid.
- 3 (ii) Photovoltaic (PV) panels meeting all of the following criteria:
- 4 (A) PV system is designed and proposed for a detached single-family house.
- 5 (B) PV system is designed for the rooftop of a house in compliance with applicable
- 6 codes.
- 7 (C) The mounting system is engineered and designed for PV.
- 8 (D) The rooftop is made from lightweight material such as shingles.
- 9 (E) PV system has an approved and issued electrical permit.
- 10 (F) To address uplift, panels are mounted no higher than 18 inches above the
- 11 surface of the roofing to which they are affixed, and except for flat roofs, no portion of
- 12 the system may exceed the highest point of the roof.
- 13 (G) Total dead load of panels, supports, mountings, raceways and all other
- 14 appurtenances weigh no more than:
- 15 (I) Three and one-half pounds per square foot (PSF); or
- 16 (II) Four and one-half pounds per square foot for frameless panels on a roof with
- 17 a slope of at least three vertical in 12 horizontal; or
- 18 (III) Five pounds per square foot for frameless panels on a roof with a slope of at
- 19 least five vertical in 12 horizontal.
- 20 (H) Supports for solar panels are installed to spread the dead load across as many
- 21 roof-framing members as needed to ensure that at no point are loads caused in
- 22 excess of 50 pounds.
- 23 (I) Attachment to the roof is specified by the mounting system manufacturer.
- 24 (J) A method and type of weatherproofing roof penetrations are provided.
- 25 (K) The house is code compliant with setbacks and height, or the code allows
- 26 expansion of nonconformity for solar panels.

27 (4) *Plumbing.*

- 28 (a) The stopping of leaks in drains, water, soil, waste or vent pipe, except that if any
- 29 concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes
- 30 necessary to remove and replace the same with new material, such work shall be considered
- 31 new work and a permit shall be obtained and inspection made pursuant to subtitle 30.5 SCC.
- 32 (b) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the
- 33 removal and reinstallation of water closets when such repairs do not involve or require the
- 34 replacement or rearrangement of valves, pipes or fixtures.

35
36 Section 5. Snohomish County Code Section 30.50.316, added by Amended Ordinance No.
37 14-060 on August 27, 2014, is amended to read:

38
39 **30.50.316 Building code - submittal documents.**

40 Submittal documents consisting of construction documents, statement of special inspections,
41 geotechnical report and other data shall be submitted in two or more sets, or in a digital format
42 where allowed by the building official, with each permit application. The construction documents
43 shall be prepared by a registered design professional where required by title 30 SCC. Where

1 special conditions exist, the building official is authorized to require additional construction
2 documents to be prepared by a registered design professional.
3 Exception. The building official is authorized to waive the submission of construction documents
4 and other data not required to be prepared by a registered design professional if it is found that the
5 nature of the work applied for is such that review of construction documents is not necessary to
6 obtain compliance with the building code.

7
8 Section 6. A new section is added to Chapter 30.50 of the Snohomish County Code to read:

9
10 **30.50.325 Building code - exterior balconies and elevated walking surfaces.**

11
12 Where balconies or other elevated walking surfaces are exposed to water from direct or blowing
13 rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier,
14 the construction documents shall include details for all elements of the impervious moisture barrier
15 system. The construction documents shall include manufacturer's installation instructions.

16
17 Section 7. Snohomish County Code Section 30.50.414, last amended by Ordinance No. 17-
18 057 on October 18, 2017, is amended to read:

19
20 **30.50.414 Residential code – determination of substantially improved or substantially**
21 **damaged existing buildings in flood hazard areas.**

22
23 For applications for reconstruction, rehabilitation, addition, alteration, repair, or other improvement
24 of existing buildings or structures located in an area prone to flooding as established by Table
25 R301.2(1) in SCC 30.52F.300, the building official shall examine or cause to be examined the
26 construction documents and shall prepare a finding with regard to the value of the proposed work.
27 For buildings that have sustained damage of any origin, the value of the proposed work shall
28 include the cost to repair the building or structure to its pre-damage condition. If the building official
29 finds that the value of proposed work equals or exceeds 50 percent of the market value of the
30 building or structure before the damage has occurred or the improvement is started, the ~~((finding~~
31 ~~shall be provided to the building official for a determination of substantial improvement or~~
32 ~~substantial damage. Applications determined by the building official to constitute substantial~~
33 ~~improvement or substantial damage shall require all existing portions of the entire building or~~
34 ~~structure to meet the requirements of section R322 of the IRC)) proposed work is a substantial
35 improvement or repair of substantial damage and the building official shall require existing portions
36 of the entire building or structure to meet the requirements of section R322 of the IRC. For the
37 purpose of this determination, a “substantial improvement” shall mean any repair, reconstruction,
38 rehabilitation, addition or improvement of a building or structure, the cost of which equals or
39 exceeds 50 percent of the market value of the building or structure before the improvement or
40 repair is started. Where the building or structure has sustained substantial damage, repairs
41 necessary to restore the building or structure to its predamaged condition shall be considered
42 substantial improvements regardless of the actual repair work performed. The term shall not
43 include either of the following:~~

44
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- 1 (1) Improvements to a building or structure that are required to correct existing health,
 2 sanitary or safety code violations identified by the building official and that are the
 3 minimum necessary to ensure safe living conditions; or
 4 (2) Any alteration of a historic building or structure, provided that the alteration will not
 5 preclude the continued designation as a historic building or structure. For the purposes
 6 of this exclusion, a historic building shall be any of the following:
 7 (a) Listed or preliminarily determined to be eligible for listing in the National Register of
 8 Historic Places;
 9 (b) Determined by the Secretary of the U.S. Department of Interior as contributing to
 10 the historical significance of a registered historic district or a district preliminarily
 11 determined to qualify as a historic district; or
 12 (c) Designated as historic under a state or local historic preservation program that is
 13 approved by the Department of Interior.

14
 15 Section 8. Snohomish County Code Section 30.50.416, last amended by Ordinance No. 17-
 16 057 on October 18, 2017, is amended to read:

17
 18 **30.50.416 Residential code – additions, alterations or repairs.**

19
 20 Additions, alterations or repairs to any structure shall conform to the requirements for a new
 21 structure without requiring the existing structure to comply with the requirements of the IRC, unless
 22 otherwise stated. Additions, alterations or repairs and relocations shall not cause an existing
 23 structure to become unsafe or adversely affect the performance of the building.

24
 25 *Exceptions.*

- 26
 27 (1) Additions with less than 500 square feet of conditioned floor area are exempt from the
 28 requirements for Whole House Ventilation Systems, Section M1508.
 29 (2) Additions(~~(,)~~) or alterations(~~(, or repairs)~~) to existing buildings which do not require the
 30 construction of foundations, crawlspaces, slabs or basements shall not be required to meet
 31 the requirements for radon protection in Section R327.1 and Appendix F.

32
 33 Section 9. Snohomish County Code Section 30.50.420, added by Amended Ordinance No.
 34 14-060 on August 27, 2014, is amended to read:

35
 36 **30.50.420 Residential code - construction documents.**

37
 38 Submittal documents consisting of construction documents and other data shall be submitted in
 39 two or more sets, or in a digital format where allowed by the building official, with each application
 40 for a permit. The construction documents shall be prepared by a registered design professional
 41 where required by title 30 SCC. Where special conditions exist, the building official is authorized to
 42 require additional construction documents to be prepared by a registered design professional.

43
 44 *Exception.* The building official is authorized to waive the submission of construction documents

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1 and other data not required to be prepared by a registered design professional if it is found that the
2 nature of the work applied for is such that reviewing of construction documents is not necessary to
3 obtain compliance with the residential code.
4

5 Section 10. Snohomish County Code Section 30.50.452, added by Amended Ordinance
6 No. 14-060 on August 27, 2014, is amended to read:
7

8 **30.50.452 Residential code - floodplain inspections.**
9

10 For construction in areas prone to flooding as established by Table R301.2(1) in SCC 30.52F.300,
11 upon placement of the lowest floor, including basement, and prior to further vertical construction,
12 the building official shall require submission of a completed FEMA elevation certificate form 81-31,
13 prepared and sealed by a registered design professional, of the elevation of the lowest floor,
14 including basement, required in section ((R324))R322 of the IRC.
15

16 Section 11. Snohomish County Code Section 30.52A.010, last amended by Ordinance No.
17 17-057 on October 18, 2017, is amended to read:
18

19 **30.52A.010 International Building Code (IBC) – adopted.**
20

21 The ((2015)) 2018 edition of the International Building Code (IBC) published by the International
22 Code Council, as amended by the Washington State Building Code Council, that includes
23 Appendix E to the IBC, ICC/ANSI A117.1-2009, the 2018 International Existing Building Code, and
24 the 2018 International Swimming Pool and Spa Code, and included in chapter 19.27 RCW, is
25 adopted except chapter 1 ((and section 903)) and as otherwise expressly amended by this chapter
26 and chapter 30.50 SCC, and is incorporated and made a part of this chapter by reference.
27

28 Section 12. Snohomish County Code Section 30.52A.300, last amended by Ordinance No.
29 17-057 on October 18, 2017, is amended to read:
30

31 **30.52A.300 Additional requirements for moved structures – added to the International**
32 **Existing Building Code (IEBC) ((1301.2)) 1401.**
33

34 (1) Every application for a permit for moving a building or structure shall contain the following
35 additional information:

36 (a) Identification of the building(s) or structure(s) to be moved and the existing location of
37 the building(s) or structure(s); and

38 (b) The legal description, street address, assessor's tax account number and the
39 description of the new location to which the building will be moved.

40 (2) Prior to any building or structure being brought into or being moved within unincorporated
41 Snohomish County such building or structure shall first be inspected at its original site in order to
42 verify that the building or structure complies with, or can be modified so as to comply with the
43 provisions of subtitle 30.5 SCC.

44 (3) Any approval granted for moving a building into or within unincorporated Snohomish County

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1 must be conditioned upon its placement upon a permanent foundation within 90 days from the date
2 it is moved into or within unincorporated Snohomish County.

3
4 Section 13. Snohomish County Code Section 30.52A.302, last amended by Amended
5 Ordinance No. 11-030 on August 3, 2011, is amended to read:

6
7 **30.52A.302 Amendment to section 706.1 of the IBC (IBC 706.1).**

8
9 Section 706.1 of the IBC is amended to read:

10
11 ~~((Each portion of a building separated by one or more fire walls that comply with the provisions of~~
12 ~~section 706 of the IBC)) Fire walls shall be constructed in accordance with Sections 706.2 through
13 706.11. The extent and location of such fire walls shall not be considered a separate building for
14 the purpose of eliminating a fire sprinkler system. ~~((The extent and location of such fire walls shall~~
15 ~~not provide a complete separation.)) Where a fire wall also separates occupancies that are~~
16 required to be separated by a fire barrier wall, the most restrictive requirements of each separation
17 shall apply.~~

18
19 Section 14. Snohomish County Code Section 30.52F.010, last amended by Ordinance No.
20 17-057 on October 18, 2017, is amended to read:

21
22 **30.52F.010 International Residential Code (IRC) - adopted.**

23
24 The ~~((2015))~~2018 edition of the International Residential Code (IRC), herein referred to as the
25 "residential code," published by the International Code Council, as amended by the Washington
26 State Building Code Council, which includes Appendices F~~((and G))~~, Q, and U, and included in
27 chapter 19.27 RCW except chapter 1, and as otherwise expressly amended by this chapter and
28 chapter 30.50 SCC, is adopted and is incorporated and made a part of this chapter by reference.

29
30 Section 15. Snohomish County Code Section 30.52F.300, last amended by Ordinance No.
31 17-057 on October 18, 2017, is amended to read:

32
33 **30.52F.300 Table R 301.2(1) - amended.**

34
35 IRC Table R 301.2(1) is amended to read:

36
37 **TABLE R 301.2(1)**

38
39 **Climatic and Geographic Design Criteria**

40
41
Ordinance No. 21-030
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Minimum Roof Snow Load ((PSF))	Wind Design				Seismic Design Category((f))	Subject to Damage From			Winter Design Temp((e))	Ice Barrier Underlayment Required((b))	Flood Hazards((g))	Air Freezing Index ((i))	Mean Annual Temp((j))
	Speed((d) (MPH))	Topographic Effects((k))	Special wind region((l))	Windborne debris zone((m))		Weathering((a))	Frost line depth((b))	Termite ((c))					
25 psf May increase, ((depending on site location)) <u>See footnote a.</u>	<u>For prescriptive structural design under IRC, 110 mph shall be used. See IBC Wind Maps for structural design under IBC. See footnote b.</u>	((NO)) <u>See footnote c.</u>	NO	NO	((D/D2)) <u>D₂ /D</u> <u>See footnote d.</u>	Moderate- <u>Severe. See footnote e.</u>	18 inches	Moderate	26° F	NO	12/23/71(<u>See footnote f(1).</u> ((9/16/05)) <u>6/19/20</u> <u>See footnotes f(2) and f(3).</u>	175	50.5° F

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1 Footnotes:

2 a ((Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural
3 requirements of the residential code. The weathering column shall be filled in with the weathering index (i.e., "negligible,"
4 "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R.301.2(3)]. The grade
5 of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.))The roof
6 snow load may be greater than 25 psf depending on site location. Verify the ground snow load with a Plans Examiner
7 prior to design. The ground snow load will vary according to site and shall be applied as the roof snow load when
8 prescriptive structural design under the IRC is used for design. The roof snow load may be reduced by a Washington
9 State licensed design professional with a structural analysis as allowable in the IBC. The roof snow load used in design is
10 not permitted to be less than 25 psf.

11 b ((The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the
12 frost line depth column with the minimum depth of footing below finish grade.)) A wind speed of 110 mph shall be used
13 for prescriptive structural design based on the IRC. If the structural design is in accordance with the IBC, the applicable
14 wind map under the currently adopted and implemented IBC shall be used for design. The wind exposure category shall
15 be determined on a site-specific basis either by the designer under the IRC prescriptive structural design or by the
16 Washington State licensed design professional under the IBC.

17 c ((The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has
18 been a history of local subterranean termite damage.)) Topographic effects shall be included for buildings structurally
19 designed in accordance with the IBC.

20 d ((The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure
21 R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with section R301.2.1.4.))
22 Seismic Design Category D₂ shall be used for prescriptive structural design based on the IRC. If the structural design is
23 in accordance with the IBC, Seismic Design Category D shall be used. The Washington State licensed design
24 professional is responsible for determining if a higher seismic design category is applicable at the site.

25 e ((The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from
26 Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to
27 reflect local climates or local weather experience as determined by the building official.)) See Weathering Probability Map
28 for Concrete in IRC for site specific weathering.

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

30 g The jurisdiction shall fill in this part of the table with (a)) (1) 12/23/71 is the date of the ((jurisdiction's)) county's entry
31 into the National Flood Insurance Program (((date of adoption of the first code or ordinance for management of flood
32 hazard areas))), ((b)) (2) 6/19/20 is the ((date(s))) date of the county's currently effective Flood Insurance Study, and
33 (((c))) (3) 6/19/20 is the ((date(s))) date of the county's currently effective ((FIRM and FBFM, or other flood hazard map
34 adopted by the county)) Flood Insurance Rate Map, as may be amended.

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

38 i The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure
39 R403.3.(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index—USA
40 Method (Base 32 o Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.

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

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

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

49 m In accordance with section R301.2.1.2.1, the jurisdiction shall indicate the windborne debris wind zone(s). Otherwise,
50 the jurisdiction shall indicate "NO" in this part of the table.

51 Note to footnote d: Minimum 110 mph ultimate design wind speed to be used for buildings designed according to the
52 International Building Code.

53 Note to footnote k: Topographical effects shall be included for buildings designed according to the International Building
54 Code.))

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Section 16. Severability. If any provision of this ordinance or its application to any person or circumstance is held to be invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

PASSED THIS ____ day of _____, 2021

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Stephanie Wright, Chairperson

ATTEST:

Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

Date: _____, 2021

Dave Somers, County Executive

ATTEST:

Approved as to form only:

 5/5/21

Deputy Prosecuting Attorney

Ordinance No. 21-030
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Snohomish County Council

EXHIBIT # 3.1.1

FILE ORD 21-030



Legislation Text

File #: 2021-0268, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Ordinance No. 21-030, RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE SNOHOMISH COUNTY CODE

DEPARTMENT: Planning and Development Services

ORIGINATOR: Eileen Canola

EXECUTIVE RECOMMENDATION: Approve

PURPOSE: To adopt the 2018 versions of the International Building Code and International Residential Code as amended by the Washington State Building Code Council and adopted by the state Legislature, with County amendments.

BACKGROUND: The State Building Code Act adopts the International Fire Code, Building, Residential, and Mechanical Codes, as well as the Uniform Plumbing Code and Washington State Energy Code and other construction codes and amends them for state-wide application. The Washington State Legislature adopted the most current construction codes as the State Building Code pursuant to chapter 19.27 RCW, that became effective February 1, 2021. Chapter 19.27 RCW mandates that the State Building Code be administered and enforced by counties and cities, and grants counties and cities limited authority to amend the code as it applies within their jurisdiction. Snohomish County has been implementing the State Building Code as of February 1, 2021. The ordinance amends title 30 of the Snohomish County Code (SCC) to: (1) adopt the 2018 versions of the International Building Code (IBC) and International Residential Code (IRC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; (2) amend the work exempt from permit provisions in chapter 30.50 SCC to provide greater clarity for the measurements of exempt structure and to specify other requirements; (3) update the Climatic and Geographic Design Criteria in SCC 30.52F.300 for local condition; and (4) provide greater consistency with the IBC and IRC.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by PA (J.Kasting)
Approved/Reviewed by Finance & Risk



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

MEMORANDUM

TO: Councilmember, Stephanie Wright, Council Chair
Councilmember, Megan Dunn, Council Vice-Chair
Councilmember, Nate Nehring, District 1
Councilmember, Jared Mead, District 4
Councilmember, Sam Low, District 5

Dave Somers
County Executive

VIA: Michael McCrary, Director
Planning and Development Services

FROM: Eileen Canola, Senior Planner

SUBJECT: Adoption of 2018 Washington State Building Code

DATE: May 5, 2021

INTRODUCTION

The purpose of this staff report is to provide the County Council with proposed amendments and background information to adopt the 2018 Washington State Building Code (State Building Code), [Chapter 19.27 RCW](#), with county amendments. The State Building Code was adopted by the state Legislature and became effective on February 1, 2021. Chapter 19.27 RCW mandates that the State Building Code be administered and enforced by counties and cities, and grants counties and cities limited authority to amend the code as it applies within their jurisdiction. Snohomish County Planning and Development Services (PDS) has been implementing these codes as of their effective date.

Three separate ordinances would accomplish this formal adoption of the 2018 State Building Code, containing county amendments. Tables 1-3 of this staff report summarize the amendments for each of the three ordinances:

- Table 1 – Summary of amendments for the Residential and Building Code Ordinance
- Table 2 – Summary of amendments for the Fire Code Ordinance
- Table 3 – Summary of amendments for the Mechanical, Energy, Plumbing Codes Ordinance

BACKGROUND

The State Building Code (SBC) is the minimum construction requirement for the state to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public by the provision of building codes throughout the state. The SBC is comprised of state specific codes such as the Washington Energy Code and model codes, such as the International Building Code that have been amended by the [Washington State Building Code Council](#) (SBCC) for statewide application. The State Building Code is updated periodically to reflect updates to the model codes (International Codes) and new state requirements. The SBCC develops and amends the State Building Code and

provides recommendations to the state Legislature. The State Building Code is detailed [in RCW 19.27.031](#) and is comprised of the following:

- 2018 International Building Code (IBC) with statewide amendments
 - ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide amendments (adopted as part of IBC)
 - 2018 International Existing Building Code with statewide amendments (adopted via IBC)
- 2018 International Residential Code with statewide amendments
- 2018 International Fire Code with statewide amendments
 - Portions of the International Wildland Urban Interface Code, published by the International Code Council Inc., as set forth in RCW 19.27.560;
- 2018 International Mechanical Code with statewide amendments
 - 2018 International Fuel Gas Code with statewide amendments (adopted as part of IMC)
 - 2017 Liquefied Petroleum Gas Code (NFPA 58) For LP Gas
 - 2018 National Fuel Gas Code (NFPA 54) for LP Gas installations
- 2018 Uniform Plumbing Code with statewide amendments
- The rules adopted by the SBCC establishing standards – including 2018 Washington State Energy Code (chapter 19.27A RCW)

PROPOSED CODE AMENDMENTS

Tables 1-3 provide a summary and rationale of the amendments contained in the three ordinances.

TABLE 1- Residential and Building Code Ordinance: Summary of proposed amendments and rationale	
Proposed Change	Rationale
Amend SCC 30.52A.010 and SCC 30.52F.010 to adopt the 2018 versions of the International Building Code and International Residential Code as amended by the Washington State Building Code Council and adopted by the state Legislature, except for the administrative provisions contained in chapter one of the IBC and IRC.	Chapter 19.27 RCW mandates that the State Building Code (SBC) be administered and enforced by counties and cities. Although PDS has been implementing the SBC as of February 1, 2021, formal adoption would facilitate implementation and administration of the SBC.
Amend chapter 30.50 SCC to 1) modify the work exempt from a permit provisions in SCC 30.50.103, to clarify the measurement of the floor area and height for structures and require permits for the installation of plumbing; 2) add espresso stands and farm stands to the list of exempt structures under the building code that do not exceed 200 square feet; 3) add a new section of code related to exterior balconies and elevated walking surfaces; 4) clarify provisions related to damaged structures located in flood hazard areas; and 5) provide greater internal consistency.	Amending provisions of the “work exempt from permit” would help clarify the requirements and help administer the intent of this code.
Amend SCC 30.52F.300, the Climatic and Geographic Design Criteria.	Amendments to SCC 30.52F.300 are necessary to reflect new information and requirements, and to improve readability.
Amend code language and cross references for greater consistency with the State Building Code.	Amendments to correct code cross references and for consistent language with the SBC would provide updated information and common language between the county’s building code and the SBC.

**TABLE 2 - Fire Code Ordinance:
Summary of proposed amendments and rationale**

Proposed Change		Rationale
Amend SCC 30.53A.010 to adopt the 2018 edition of the IFC, except chapter 1, as amended and adopted by the state.		Chapter 19.27 RCW mandates that SBC be administered and enforced by counties and cities. Although PDS has been implementing the SBC as of February 1, 2021, formal adoption would facilitate implementation and administration of the SBC.
Amend chapter 30.53A SCC to codify permits required by the State Building Code including:	<ul style="list-style-type: none"> • Capacitor energy storage systems • Fuel cell power system • Gas detection systems • Gates and barricades across fire apparatus access roads • High-piled combustible storage • Motor vehicle repair rooms and booths • Plant extraction systems • Solar photovoltaic power systems • Special event structure. 	Codifying permits required by the State Building Code will help administer and enforce the State Building Code, as required by Chapter 19.27 RCW.
Amend chapter 30.53A SCC to renumber the sections pertaining to required construction permits for future additions, as the existing numbering system was limited.		Amendments to chapter 30.53A SCC to renumber the sections pertaining to required construction permits will allow new required permits to be added to this section.
Amend SCC 30.53A.298 to provide greater clarity for the prohibitions and requirement for all outdoor burning and consistency with WAC chapter 173-425.		Amendments to SCC 30.53A.298 are necessary to clarify the prohibitions and requirements for open burning.
Amend Appendix B Table B105.2 to only allow a 50 percent reduction in required fire flow; Appendix B currently allows only 50% for single family (one and two dwellings and townhouses).		Amendments to Appendix B, Table B105 of the IFC would meet requirements of the Washington State Survey and Rating Bureau.
Repeal Section 900-100 of chapter 30.53A SCC pertaining to automatic fire sprinkler provisions and replace with new Section 900 that adopts Section 903, "Automatic Sprinkler Systems" of the IFC with county amendments to change the threshold for when automatic sprinklers are required.		Amendments to chapter 30.53A SCC to repeal Section 900-100 and replace with Section 900 to adopt Section 903 of the IFC with county amendments would provide greater consistency with the IFC and the SBC.
Update terms and code cross references for greater consistency with the IFC and State Building Code.		Amendments chapter 30.53A SCC would correct code cross references and update language for greater consistency with the IFC and SBC.
Amend SCC 30.86.430 "Fire Code Fees" to add or update the following:	<ul style="list-style-type: none"> • Add fee for emergency responder radio permit (\$170 for plan review \$180 permit fee due at issuance) • Add a permit fee of \$260 for mobile food preparation vehicle • Amend the existing fee for marijuana extraction permit to include plant extraction 	The new permit fees for the emergency responder radio and mobile food preparation vehicle are based on the time it takes for the appropriate staff person to conduct the review and / or inspection and processing. PDS has performed an analysis to estimate the time it takes staff to perform the related permit functions and applied a full cost recovery methodology which includes the costs of labor, non-labor expenses, and overhead to establish the proposed fees. The proposed fees are similar to those of other local jurisdictions in the region.

TABLE 3 - Plumbing, Energy, Mechanical Codes Ordinance: Summary of proposed amendments and rationale	
Proposed Change	Rationale
Amend SCC 30.51A.020 to update a cross reference to the IBC	Amendments to correct code cross references are necessary to ensure accurate information.
Amend SCC 30.51A.030 to delete in incorrect code cross reference.	
Amend SCC 30.51A.040 030 to delete in incorrect code cross reference.	
Amend SCC 30.52B.010 to adopt the 2018 edition of the International Mechanical Code (IMC) as amended and adopted by the state.	Chapter 19.27 RCW mandates that the State Building Code (SBC) be administered and enforced by counties and cities. Although PDS has been implementing the SBC as of February 1, 2021, formal adoption would facilitate implementation and administration of the SBC.
Amend SCC 30.52D.010 to adopt the 2018 edition of the Washington State Energy Code as amended and adopted by the state.	
Amend SCC 30.52E.010 to adopt the 2018 edition of the Uniform Plumbing Code as amended and adopted by the state.	

STAFF RECOMMENDATION

The recommendation to the County Council is to approve the proposed amendments to Title 30 SCC in order to formally adopt the 2018 State Building Code as amended by the Washington State Building Code Council and adopted by the state Legislature, and to provide for county specific amendments.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No.21-030 - RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE SNOHOMISH COUNTY CODE

Description This is non-project proposal to adopt amendments to Snohomish County Code (SCC) relating to the county’s residential and building codes in chapters 30.50, 30.52A and 30.52F of the (SCC) to: (1) adopt the 2018 versions of the International Building Code (IBC) and International Residential Code (IRC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; (2) amend the work exempt from permit provisions in chapter 30.50 SCC to provide greater clarity for the measurements of exempt structure and to specify other requirements; (3) update the Climatic and Geographic Design Criteria in SCC 30.52F.300 for local condition; and (4) provide greater consistency with the IBC and IRC.

Date: April 28, 2021

Staff Contact: Eileen Canola, Senior Planner, 425-262-2253, Eileen.Canola@snoco.org

This is a nonproject action to adopt the 2018 versions of the IRC and IBC as amended and adopted by Washington state with County amendments. As a nonproject action, adoption of this ordinance will not directly impact factors relating to housing or employment; however, implementation of these codes, and amendments may result in increased labor, materials, or procedural costs. Snohomish County has been implementing the 2018 State Building Codes as of February 1, 2021.

	Place an "X" in the appropriate box				Comments
	Increase	Decrease	Neutral	Uncertain	
Housing					
Capacity/Targets				X	
Cost of Housing Development:				X	
• Infrastructure				X	
• Site				X	
• Building const.	X				
• Fees	X				
• Yield				X	
Timing				X	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

Jobs					
Capacity/Targets				X	
Cost of Commercial or Industrial Development:				X	
• Infrastructure				X	
• Site				X	
• Building const.	X				
• Fees	X				
• Yield				X	
Time to Create Jobs				X	
# Family Wage Jobs				X	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON CAPITAL FACILITIES AND UTILITIES

Title Ordinance No.21-030 - RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE, AS REVISED; AMENDING SECTIONS IN CHAPTERS 30.50, 30.52A AND 30.52F OF THE SNOHOMISH COUNTY CODE

Description This is non-project proposal to adopt amendments to Snohomish County Code (SCC) relating to the county's residential and building codes in chapters 30.50, 30.52A and 30.52F of the (SCC) to: (1) adopt the 2018 versions of the International Building Code (IBC) and International Residential Code (IRC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; (2) amend the work exempt from permit provisions in chapter 30.50 SCC to provide greater clarity for the measurements of exempt structure and to specify other requirements; (3) update the Climatic and Geographic Design Criteria in SCC 30.52F.300 for local condition; and (4) provide greater consistency with the IBC and IRC.

Date: April 28, 2021

Staff Contact: Eileen Canola, Senior Planner, 425-262-2253, Eileen.Canola@snoco.org

This is a nonproject action to adopt the 2018 versions of the IRC and IBC as amended and adopted by Washington state with County amendments; therefore, there is no direct impact to increasing or decreasing capital facilities and services provided by the county or by non-county service providers. Snohomish County has been implementing the 2018 State Building Codes as of February 1, 2021.

	Place an "X" in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport			X	
• General Government			X	
• Law and Justice			X	
• Parks			X	
• Roads			X	
• Solid Waste			X	
• Surface Water			X	
Non-County Provided				
• Electric Power			X	
• Fire Suppression			X	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.

• Public Water Supply			X	
• Sanitary Sewer			X	
• Telecommunications			X	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.

EXHIBIT # 3.1.6

ECAF NO.:

FILE ORD 21-030

ECAF RECEIVED:

ORDINANCE INTRODUCTION SLIP

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Handwritten signature of N. Nelson, Councilmember, and a blank line for Date.

Clerk's Action: Proposed Ordinance No. Assigned to: Date:

STANDING COMMITTEE RECOMMENDATION FORM

On the Committee considered the item and by Consensus / Yeas and Nays, made the following recommendation:

Move to Council to schedule public hearing

Public Hearing Date at

Move to Council as amended to schedule public hearing

Move to Council with no recommendation

This item should/should not be placed on the Consent Agenda.

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item should/should not be placed on the Administrative Matters Agenda

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)

Handwritten signature of N. Nelson, Committee Chair.



Snohomish County Council

Committee: Planning & Community Development **Report by:** Geoffrey Thomas
Chief of Staff
ECAFs: 21-0177, 21-0268, and 21-0269 **Date:** 06/01/21
Ord. 21-029, 21-030, and 21-031

Consideration:

The proposed ordinances would adopt the 2018 edition of the International Mechanical Code, Washington State Energy Code, Uniform Plumbing Code, International Building Code, International Residential Code, and International Fire Code in addition to amending chapters of the Snohomish County Code and fees.

Current Proposal

The State Building Code Council adopted the 2018 Washington State Building Code. That code became effective on February 1, 2021. Snohomish County is required to update its county code to include the State Building Code. Revisions to county code involves adopting three ordinances that include amendments to the Residential and Building Code, Fire Code, and Mechanical, Energy, and Plumbing Codes.

The Staff from the Department of Planning and Development Services has developed a detailed staff report of proposed changes. PDS staff will present those changes on June 1, 2021 at Council's Planning and Community Development Committee meeting.

Approved as to Form: Yes.

Handling: Normal.

Executive Recommendation: Approve.

Requested Action: To schedule a public hearing and, following public testimony in that hearing, consider adopting the proposed ordinances.

Adoption of the 2018 State Building Code

Snohomish County Council

Planning Committee

June 1, 2021



Purpose

- The State Building Code (SBC) - adopted by the state Legislature & became effective on February 1, 2021.
- Snohomish County Planning and Development Services (PDS) has been implementing the SBC as of the effective date.
- Chapter 19.27 RCW requires the SBC be administered and enforced by counties and cities and grants limited authority to amend the code as it applies within their jurisdiction.
- Three separate ordinances to formally adopt the 2018 State Building Code, with County amendments. Exempt from Planning Commission Review

2018 Washington State Building Code

The State Building Code is detailed in [RCW 19.27.031](#) and is comprised of the following:

- 2018 International Building Code (IBC) with statewide amendment
 - ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, & 2018 International Existing Building Code with statewide amendments
- 2018 International Residential Code (IRC) with statewide amendments
- 2018 International Fire Code (IFC) with statewide amendments
 - Portions of the International Wildland Urban Interface Code
- 2018 International Mechanical Code (IMC) with statewide amendments
 - 2018 International Fuel Gas Code with statewide amendments (adopted as part of IMC)
 - 2017 Liquefied Petroleum Gas Code (NFPA 58) For LP Gas
 - 2018 National Fuel Gas Code (NFPA 54) for LP Gas installations
- 2018 Uniform Plumbing Code (UPC) with statewide amendments
- 2018 Washington State Energy Code



County's Construction & Fire Codes

County's Fire Code

Chapter 30.53A SCC "Fire Code"

County's Building & Residential Code

- Chapter 30.50 SCC "Construction Codes – Administration"
- Chapter 30.52A SCC "Building Code"
- Chapter 30.52F SCC "Residential Code"

County's Mechanical, Energy, Plumbing Codes

- Chapter 30.52B Mechanical
- Chapter 30.52D Energy
- Chapter 30.52E Plumbing



Snohomish County

Building & Residential Code Ordinance

Adopts the 2018 versions of the IBC and IRC as amended and adopted by the state

Amends chapter 30.50 SCC:

- Amends SCC 30.50.103 – “work exempt from permit” to clarify requirements, add in espresso stands and farm stands
- New section - exterior balconies and elevated walking surfaces
- Clarify provisions related to damaged structures located in flood hazard areas

Amends SCC 30.52F.300 - Climatic and Geographic Design Criteria

- Reflects County’s adoption of digital flood maps
- Updates information for the state’s climate and geographic design criteria
- Reworks footnotes for improved readability

Fire Code Ordinance

Adopts the 2018 version of the IFC as amended & adopted by the state

Amends chapter 30.53A SCC

- Codifies permits required by SBC
- Renumbers sections relating to construction permits
- Revised the “open burning” provisions to clarify requirements
- Amends Appendix B of IFC - Table B105.2 to only allow a 50 percent reduction in required fire flow
- Repeals Part 900 -1100 to adopt Section 903 of IFC “Automatic Sprinkler Systems” with amendments
- Updates cross references and terms for consistency with SBC

Amends SCC 30.86.430 – Fire Fees

- Emergency responder radio permit (\$170 -plan review \$180 permit fee due at issuance)
- Mobile food preparation vehicle permit - \$260 – annual fee
- Add “plant extraction” to marijuana extraction permit fee

Mechanical, Energy, Plumbing Codes Ordinance

Amends Chapters 30.51A, 30.52B, 30.52D, 30.52E SCC

- Adopts the 2018 versions of the IMC, UPC, Washington State Energy Code as amended and adopted by the state
- Corrects code cross references





Questions