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International Mechanical Code [Ordinance 21-029](#) (ECAF 2021-0177)

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	05/12/21	05/12/21	Transmitting Executive Recommended Ordinance	2
3.1.2	Ordinance	Council	Executive		05/12/21	Introduced Ordinance	7
3.1.3	Memo	Council	Eileen Canola, PDS Staff	05/05/21	05/12/21	Staff Report: Adoption of 2018 Washington State Building Code	4
3.1.4	Analysis	Council	PDS	04/28/21	05/12/21	Analysis of Building and Land Use Regulation Effects on Housing and Jobs	2
3.1.5	Analysis	Council	PDS	04/28/21	05/12/21	Capital Facility Development Cost Analysis Summary	1
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							
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3.6 Council Deliberations							

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Project Name International Code Project (I-Codes) Plumbing-Mech-Energy

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	Legislative Documents	7/1/2020		2018_ IMC-state-amendments-_inserts_2ndpr
1.0003	Legislative Documents			2018SC-IFC_1105.6.2
1.0004	Legislative Documents			2018SC-PMG_P602.3.1
1.0005	Legislative Documents			summary_of_changes_2018_changes
1.0006	Legislative Documents			WAC_51-04-policies-procedures-statewide-local-amendments
1.0007	Legislative Documents			WAC_51-52-Mechanical-Code
1.0008	Legislative Documents			WAC_51-56-Uniform-plumbing-code
1.0009	SEPA Documents	4/9/2021	Staff	PlumbingMechanical__DNS_with_Signature_Block - signed
1.0010	Legislative Documents	3/23/2021	Staff	Amendments-code cross references- Chapter 30.51A
1.0011	Public Participation	4/14/2021		Affidavit-Plumbing Mechanical DNS
<p><i>*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i></p>				

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

4
5 SNOHOMISH COUNTY COUNCIL
6 SNOHOMISH COUNTY, WASHINGTON
7

8 ORDINANCE NO. 21-029
9

10 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF
11 THE INTERNATIONAL MECHANICAL CODE AS REVISED, THE 2018 EDITION OF THE
12 WASHINGTON STATE ENERGY CODE AS REVISED, THE 2018 EDITION OF THE UNIFORM
13 PLUMBING CODE AS REVISED; AND AMENDING SECTIONS IN CHAPTERS 30.51A, 30.52B,
14 30.52D AND 30.52E SCC
15

16 WHEREAS, the merger of the International Conference of Building Officials with other code
17 writing organizations led to the formation of the International Code Council, which led to the
18 creation of a group of international codes that replaced the Uniform Building Codes in 2003; and
19

20 WHEREAS, the Washington State Legislature adopted the most current construction codes as
21 the State Building Code pursuant to the State Building Code Act, chapter 19.27 RCW; and
22

23 WHEREAS, the State Building Code Act adopts the International Building, Residential, and
24 Mechanical Codes, as well as the Uniform Plumbing Code and other construction codes; and
25

26 WHEREAS, the new codes and standards contain updated construction and performance
27 standards, methods, technologies, and products; and
28

29 WHEREAS, the 2018 State Building Code became effective February 1, 2021; and
30

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

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

40 WHEREAS, PDS endeavors to administer and enforce the State Building Code in accordance
41 with chapter 19.27 RCW in order to provide for statewide consistency for the construction industry
42 and the citizens within Snohomish County; and

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1
2 WHEREAS, on ____ 2021, the County Council held a public hearing after proper notice, heard
3 public testimony related to the proposed code amendments, and considered the entire record; and
4

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

8 NOW, THEREFORE, BE IT ORDAINED:
9

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

- 12 A. The foregoing recitals are adopted as findings as if set forth herein.
13
14 B. The proposal would adopt the 2018 edition of the International Mechanical Code (IMC), the
15 2018 edition of the Washington State Energy Code, and the 2018 edition of the Uniform
16 Plumbing Code (UPC) as amended by the Washington State Building Code Council (“SBCC”)
17 and adopted by the Washington State Legislature, and as revised by this ordinance.
18
19 C. This ordinance will amend Title 30 Snohomish County Code (SCC) as follows:
20
21 1. Amend chapter 30.51A SCC to correct cross-references.
22
23 2. Amend SCC 30.52B.010 to update for the current version of the IMC.
24
25 3. Amend SCC 30.52D.010 SCC to update for the current version of the Washington State
26 Energy Code.
27
28 4. Amend SCC 30.52E.010 to update for the current version of the UPC.
29
30 D. The proposal implements the State Building Code and the State Energy Code and further
31 streamlines and provides greater internal consistency of the SCC. Therefore, the proposal
32 complies with and implements the following goal, objective, and policy contained in the
33 Snohomish County GMA Comprehensive Plan – General Policy Plan (“GMAP – GPP”):
34
35 1. Goal ED 2 “Provide a planning and regulatory environment that facilitates growth of the
36 local economy.”
37
38 2. Objective ED 2.A “Develop and maintain a regulatory system that is fair,
39 understandable, coordinated and timely.”
40
41 3. ED Policy 2.A.1 “Snohomish County shall work to ensure that the Snohomish County
42 Code is an understandable, accessible, and user friendly document.”

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1
2 E. Procedural requirements.
3

- 4 1. The proposed amendments are consistent with state law, including chapters 19.27 and
5 19.27A RCW.
6
7 2. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with
8 respect to this non-project action have been satisfied through the completion of an
9 environmental checklist and the issuance of a determination of non-significance on April
10 9, 2021.
11
12 3. This ordinance is exempt from review by the Snohomish County Planning Commission
13 (“Planning Commission”) pursuant to SCC 30.73.040(2)(c) because it implements
14 chapters 19.27 and 19.27A RCW, not the Growth Management Act.
15
16 4. This ordinance does not adopt development regulations under SCC 30.10.080.
17 Therefore, notice to the Washington State Department of Commerce (“Commerce”) of
18 intent to adopt pursuant to RCW 36.70A.106 is not required.
19
20 5. The public participation process used in the adoption of this ordinance has complied
21 with all applicable requirements of the SCC.
22
23 6. The Washington State Attorney General last issued an advisory memorandum, as
24 required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum:
25 Avoiding Unconstitutional Takings of Private Property” to help local governments avoid
26 the unconstitutional taking of private property. The process outlined in the State
27 Attorney General’s 2018 advisory memorandum was used by the County in objectively
28 evaluating the regulatory changes proposed by this ordinance.
29

30 F. The proposed amendments are consistent with the record.
31

- 32 1. RCW 19.27.040 allows the governing body of each county and city to amend the State
33 Building Code as it applies within the jurisdiction of the county or city. The minimum
34 performance standards of the codes and the objectives enumerated in RCW 19.27.020
35 are not diminished by any county amendments.
36
37 2. Amendments to chapters 30.51A, 30.52B, 30.52D, and 30.52E SCC are necessary to
38 provide greater internal code consistency and consistency with the State Building Code.
39

40 Section 2. The County Council makes the following conclusions:
41

42 A. The County Council concludes that this ordinance adopting amendments to subtitle 30.5
43 SCC

1 and the 2018 edition of the International Mechanical Code, 2018 edition of the Washington
2 State Energy Code, the 2018 edition of the Uniform Plumbing Code as amended by the State
3 of Washington, together with local amendments permitted under RCW 19.27.040, is in the best
4 interest of Snohomish County.
5

- 6 B. The County Council concludes that the ordinance is consistent with the recent updates to the
7 State Building Code contained in chapter 19.27 RCW and the State Energy Code contained in
8 chapter 19.27A RCW that became effective February 1, 2021.
9
- 10 C. The County Council concludes that the ordinance promotes the health, safety and welfare of
11 the occupants or users of buildings and structures and the general public by providing building
12 codes that require minimum performance standards and requirements for construction and
13 construction materials, consistent with nationally accepted standards of engineering, fire and
14 life safety.
15
- 16 D. The County Council concludes that adoption of the proposed amendments to the State
17 Building Code will not result in less restrictive performance standards or objectives than those
18 in the State Building Code.
19
- 20 E. The County Council concludes that this ordinance does not adopt development regulations
21 under SCC 30.10.080. Therefore, Planning Commission review is not required pursuant to
22 SCC 30.73.040(2)(c).
23
- 24 F. The County Council concludes that this ordinance does not adopt development regulations
25 under SCC 30.10.080. Therefore, notice to Commerce of intent to adopt is not required
26 pursuant to RCW 36.70A.106.
27
- 28 G. The County Council concludes that the SEPA requirements for this non-project action have
29 been met.
30
- 31 H. The regulations proposed by this ordinance do not result in an unconstitutional taking of private
32 property for public purpose.
33

34 Section 3. The County Council bases its findings and conclusions on the entire record of
35 the County Council, including all testimony and exhibits. Any finding, which should be deemed a
36 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
37

38 Section 4. Snohomish County Code Section 30.51A.020, last amended by Ordinance No.
39 17-059 on October 18, 2017, is amended to read:
40

41 **30.51A.020 Applicability.**
42

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1 (1) This chapter shall apply to all development applications and actions requiring project permits
2 for any building or structure, excluding single-family and duplex dwellings and their accessory
3 structures, located within a seismic hazard area and assigned to occupancy category I, II, III or IV,
4 and buildings or structures assigned to seismic design categories D, E or F. The occupancy
5 category and seismic design category for a building or structure is determined in accordance with
6 ~~((section 1613 of))~~ the International Building Code (IBC) and the American Society of Civil
7 Engineers 7 standards.

8
9 (2) Seismic design categories are used to determine permissible structural systems, limitations on
10 height and irregularity, those components of the structure that must be designed for seismic
11 resistance, and the types of lateral force analysis that must be performed pursuant to ~~((section~~
12 ~~1613 of))~~ the IBC relating to earthquake loads or ~~((chapter 11 of))~~ the ASCE 7.

13
14 Section 5. Snohomish County Code Section 30.51A.030, last amended by Ordinance No.
15 17-059 on October 18, 2017, is amended to read:

16
17 **30.51A.030 Fault setback requirements.**

18
19 A building or structure assigned to seismic design category D, E or F as defined in ~~((Section 1613~~
20 ~~of))~~ the IBC or ASCE 7 shall not be sited over an identified active fault.

21
22 (1) Where a development application or action requiring a project permit for any building or
23 structure is located within a seismic hazard area, the applicant shall provide a geotechnical report
24 consistent with the requirements of ~~((section 1803 of))~~ the IBC and SCC 30.62B.140. In addition to
25 any other requirements, the geotechnical report shall include adequate horizontal control
26 necessary to identify the closest edge of an identified active fault trace.

27
28 (2) Buildings and structures subject to this chapter shall be required to set back 50 feet from the
29 closest edge of an identified active fault as defined in SCC 30.91A.075.

30
31 (3) The building official may modify the fault setback requirements of this chapter only when done
32 in accordance with SCC 30.50.126.

33
34 Section 6. Snohomish County Code Section 30.51A.040, last amended by Ordinance No.
35 17-059 on October 18, 2017, is amended to read:

36
37 **30.51A.040 Additional information or tests authorized.**

38
39 The building official may require an applicant to perform additional studies, tests, or site
40 investigation to determine or confirm the specific location of an active fault trace and allow for
41 optimal understanding of on-site and nearby seismic hazards, where needed to implement the
42 requirements of SCC 30.51A.030 or ~~((section 11.8.3))~~ of ASCE 7.

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1
2 Section 7. Snohomish County Code Section 30.52B.010, last amended by Ordinance No.
3 17-059 on October 18, 2017, is amended to read:

4
5 **30.52B.010 International Mechanical Code (IMC) - adopted.**
6

7 The ((2015))2018 edition of the International Mechanical Code (IMC), published by the
8 International Code Council, and amended by the Washington State Building Code Council and
9 included in chapter 19.27 RCW except chapter 1, and as otherwise expressly amended by this
10 chapter is adopted and is incorporated and made a part of this chapter by reference. These
11 regulations shall be known as the Mechanical Code of Snohomish County and shall be referred to
12 as the "mechanical code."
13

14 Where a conflict exists between the administrative provisions of the International Fuel Gas Code
15 and the mechanical code, the provisions of the mechanical code shall apply.
16

17 Section 8. Snohomish County Code Section 30.52D.010, last amended by Ordinance No.
18 17-059 on October 18, 2017, is amended to read:

19
20 **30.52D.010 Washington State Energy Code - adopted.**
21

22 The ((2015))2018 edition of the Washington State Energy Code, except chapter 1 of chapters 51-
23 11C and 51-11R WAC, is incorporated and made a part of this chapter by reference and is
24 adopted as the Energy Code of Snohomish County, herein referenced to as the "energy code."
25

26 Section 9. Snohomish County Code Section 30.52E.010, last amended by Ordinance No.
27 17-059 on October 18, 2017, is amended to read:

28
29 **30.52E.010 Uniform Plumbing Code (UPC) – adopted.**
30

31 The ((2015))2018 edition of the Uniform Plumbing Code (UPC) published by the International
32 Association of Plumbing and Mechanical Officials, as amended by the Washington State Building
33 Code Council, which includes Appendices A, B, and I, and included in chapter 19.27 RCW, except
34 chapter 1, and as otherwise expressly amended, is incorporated herein and made a part of this
35 chapter by reference and is adopted as the Plumbing Code of Snohomish County, herein referred
36 to as the "plumbing code."
37

38 Section 10. Severability. If any provision of this ordinance or its application to any person
39 or circumstance is held to be invalid, the remainder of the ordinance or the application of the
40 provision to other persons or circumstances is not affected.
41
42

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PASSED THIS ____ day of _____, 2021

SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington

Stephanie Wright, Chairperson

ATTEST:

Clerk of the Council

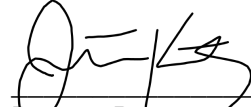
- APPROVED
- EMERGENCY
- VETOED

Date: _____, 2021

ATTEST:

Dave Somers, County Executive

Approved as to form only:

 5/5/21

Deputy Prosecuting Attorney

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Snohomish County Council

Legislation Text

 File #: 2021-0177, Version: 1

Executive/Council Action Form (ECAF)**ITEM TITLE:**

Ordinance No. 21-029, RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS REVISED, THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE AS REVISED, THE 2018 EDITION OF THE UNIFORM PLUMBING CODE AS REVISED; AND AMENDING SECTIONS IN CHAPTERS 30.51A, 30.52B, 30.52D AND 30.52E SCC

DEPARTMENT: Planning and Development Services

ORIGINATOR: Eileen Canola

EXECUTIVE RECOMMENDATION: Approve

PURPOSE: To adopt the 2018 versions of the International Mechanical Code (IMC), the Washington State Energy Code, and the Uniform Plumbing Code (UPC) as amended by the Washington State Building Code Council and adopted by the state Legislature.

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 editions of the International Mechanical Code (IMC), the Washington State Energy Code, and the Uniform Plumbing Code (UPC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; and (2) update code cross references and provide greater consistency with the State Building Code. PDS recommends adoption of the attached approved as to form ordinance.

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

**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. 21-029 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS REVISED, THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE AS REVISED, THE 2018 EDITION OF THE UNIFORM PLUMBING CODE AS REVISED; AND AMENDING SECTIONS IN CHAPTERS 30.51A, 30.52B, 30.52D AND 30.52E SCC

Description This is non-project proposal to adopt amendments to the Snohomish County Code to: (1) adopt the 2018 editions of the International Mechanical Code (IMC), the Washington State Energy Code, and the Uniform Plumbing Code (UPC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; and (2) update code cross references and provide greater consistency with the State Building Code.

Date: April 28, 2021

Staff Contact: Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

This is a nonproject action to adopt the 2018 versions of the IMC, Washington State Energy Code and UPC as amended and adopted by Washington state with County amendments; therefore, there is no direct impact to factors affecting housing and employment, moreover, Snohomish County has been implementing the 2018 State Building Codes as of February 1, 2021. There may be a potential for cost increases from the proposed County amendments.

	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	
Jobs					
Capacity/Targets				X	
Cost of Commercial or Industrial Development:				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.

• 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. 21-029 RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS REVISED, THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE AS REVISED, THE 2018 EDITION OF THE UNIFORM PLUMBING CODE AS REVISED; AND AMENDING SECTIONS IN CHAPTERS 30.51A, 30.52B, 30.52D AND 30.52E SCC

Description This is non-project proposal to adopt amendments to the Snohomish County Code to: (1) adopt the 2018 editions of the International Mechanical Code (IMC), the Washington State Energy Code, and the Uniform Plumbing Code (UPC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; and (2) update code cross references and provide greater consistency with the State Building Code.

Date: April 28, 2021

Staff Contact: Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

This is a nonproject action to adopt the 2018 versions of the IMC, Washington State Energy Code and UPC 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	
• 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.

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.6

ECAF NO.:

FILE ORD 21-029

ECAF RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

~~~~~

N. Nelson  
\_\_\_\_\_

Councilmember 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)

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.

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.2.2

FILE ORD 21-029

Adoption of the 2018 State Building Code

Snohomish County Council

Planning Committee

June 1, 2021



Snohomish County

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

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, July 14, 2021, at the hour of 10:30 a.m. in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington to consider proposed Ordinance No. 21-029, titled: RELATING TO THE REGULATION OF CONSTRUCTION; ADOPTING THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS REVISED, THE 2018 EDITION OF THE WASHINGTON STATE ENERGY CODE AS REVISED, THE 2018 EDITION OF THE UNIFORM PLUMBING CODE AS REVISED; AND AMENDING SECTIONS IN CHAPTERS 30.51A, 30.52B, 30.52D AND 30.52E SCC

NOTE: Due to the federal, state, and local emergency response to COVID-19 and pursuant to Governor Inslee’s Proclamations [20-05](#), [20-25.12](#), and [20-28.15](#), and any extensions thereof, the Council office is closed and public hearings are being held remotely. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information <https://www.snohomishcountywa.gov/2288/Meetings-Webcasts> or contact the Council Clerk at 425-388-3494 or at contact.council@snoco.org.

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 1-253-215-8782 or 1-301-715-8592
Meeting ID: 948 4685 0772

Background: This ordinance adopts amendments to the Snohomish County Code to: (1) adopt the 2018 editions of the International Mechanical Code (IMC), the Washington State Energy Code, and the Uniform Plumbing Code (UPC) as amended by the Washington State Building Code Council and adopted by the Washington State Legislature; and (2) update code cross references and provide greater consistency with the State Building Code.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 21-029

Sections 1, 2, and 3. Adopt recitals, findings, conclusions, and state that the Snohomish County Council bases its decision on the entire record.

Sections 4 through 6. Amend SCC 30.51A.020, 30.51A.030, and 30.51A.040 to update code cross references.

Sections 7 through 9. Amend SCC 30.52B.010, 30.52.D.010, and 30.52E.010, to adopt the 2018 versions of the International Mechanical Code, Washington State Energy Code, and the Uniform Plumbing Code, as adopted by the Washington State Legislature.

Section 10. Provides a standard severability and savings clause.

The Council may also consider other amendments.

State Environmental Policy Act: State Environmental Policy Act (SEPA) requirements with respect to this non-project action have been satisfied through the completion of an environmental checklist and the issuance of a determination of non-significance on April 9, 2021.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing contact.council@snoco.org.

While the Council office is closed due to the emergency response to COVID-19, copies will not be available for pickup until the office reopens.

Website Access: This ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339 or e-mail contact.council@snoco.org.

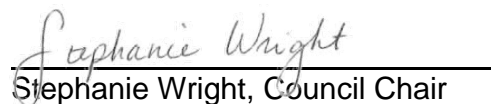
QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Eileen Canola in the Department of Planning and Development Services at 425-262-2253 .

DATED this 22nd day of June, 2021.

ATTEST:



Debbie Eco, CMC
Clerk of the Council



Stephanie Wright, Council Chair

PUBLISH: June 30, 2021
Send Affidavit to: Council
Send Invoice to: Planning #107010