City Of Woodland
City Council Meeting Agenda Summary Sheet

Agenda Item: Adopt Ordinance No. 1267 – adoption of 2012 building codes (amending the 2009 version) FIRST READING	**Agenda Item #:** (J) Action **For Agenda of:** 06/03/2013 **Department:** Building/Planning **Date Submitted:** 05/29/2013

Cost of Item: _____

Amount Budgeted: _____

Unexpended Balance: _____

BARS #:

Description:

Department Supervisor Approval: *Webb Wilbanks, Building Official / s /*

Committee Recommendation: n/a

Agenda Item Supporting Narrative (list attachments, supporting documents):

Ord 1267 (FIRST READING)

Summary Statement/Department Recommendation:

The 2012 version of the family of International Building Codes along with the Uniform Plumbing code have been adopted at the state level. They will be in effect state wide starting July 1, 2013. Adoption of the new codes will keep the City's building regulations consistent with the surrounding jurisdictions and provide the building and business community with a predictable regulatory environment.

Recommend approval.

ADOPTION OF

THE 2012 BUILDING CODES

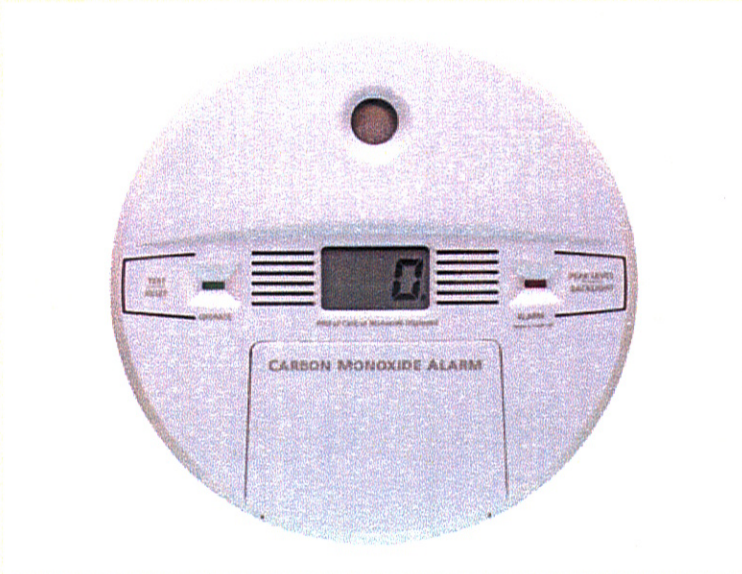
PRESENTED BY

WEBB WILBANKS

BUILDING OFFICIAL

WIRELESS CONNECTION APPROVED FOR SMOKE DETECTORS:

NEW TECHNOLOGY APPROVED



- Code specifically recognizes wireless technology for interconnection of smoke alarms.
- Impacts new and existing homes, apartments and hotels.
- Allows flexibility, may lower cost.

DECK CONSTRUCTION

CONSOLIDATION OF REQUIREMENTS

DECKS HAVE THEIR OWN SECTION:

CONNECTION TO THE HOUSE IS SPELLED OUT.

BOLTING IS REQUIRED.

WIND AND SEISMIC REQUIREMENTS ARE PROVIDED.

END-JOINTED LUMBER APPROVED FOR USE AS STUDS

COST SAVING NEW TECHNOLOGY

LUMBER MUST BE GRADED AND CERTIFIED.

HEAT RESISTANT GLUE IS AN OPTION.

NEW REQUIREMENT

FIRE PROTECTION OF PLYWOOD FLOOR JOIST

SLOWS SPREAD OF FIRE. PROTECTS FIREFIGHTERS.
ALSO IMPACTS SOLID LUMBER JOIST SMALLER THAN 2 x 10

WOOD FLOOR SYSTEMS MUST HAVE ½ INCH DRYWALL BELOW.

EXCEPTIONS:

CRAWL SPACE,

SPRINKLERED HOUSES,

HEAVY WOOD JOIST.

2012 ENERGY CODE

International Energy Conservation Code

+

Washington State amendments =

2012 Washington State Energy Code

NEW POSSIBILITIES

- Performance of wall is emphasized over thickness of insulation.
- 2X4 walls will work with sheet insulation on outside of studs.

NEW ENERGY CODE REQUIREMENTS

- New requirements are substantial.
- Energy efficiency is the goal.
- Creates higher construction cost.
- Insures lower heating and cooling cost.

NEW ENERGY CODE

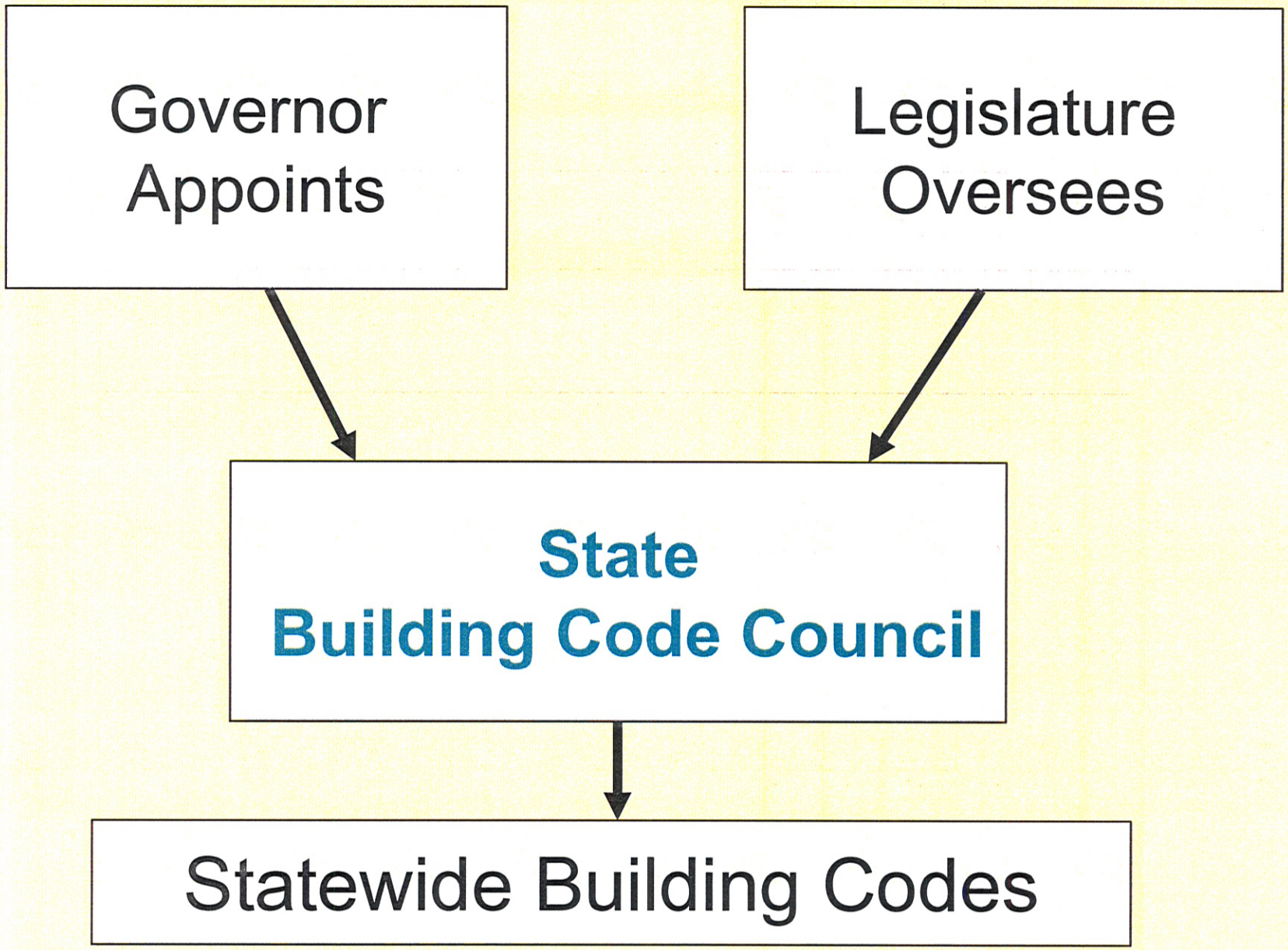
Designer selects items from menu of energy efficiency methods.

Examples:

- High efficiency furnace.
- Additional building and window insulation.
- High efficiency water heater.
- Ductless heat pump.
- House smaller than 1500 square feet.

HOW DO WE GET OUR BUILDING CODES?

- What are the lines of authority?
- Who has input?


Governor
Appoints
Legislature
Oversees
State
Building Code Council
Statewide Building Codes

State Building Code Council

- Established by State Legislature to advise the Governor and the Legislature.
- Members are appointed by the Governor.
- Legislature provides oversight.
- Amendments are adopted through state rule making process.
- Public hearings are required.
- Economic impact statements are provided.

Membership of Council

- 4 County and city elected legislators or executives.
- One fire service official.
- One to represent commercial and industrial construction.
- One to represent residential and multifamily construction.
- One architect.
- One structural engineer.
- One mechanical engineer.
- One from the building trades.
- One to represent the building material industry.
- One member of the general public.
- One to represent the disability community.
- One building code official.

SUMMARY

- Adoption of uniform codes promotes consistency.
- Levels the playing field for contractor bidding.
- Codes provide minimum standard for health, safety and welfare of our residents.
- While codes are adopted statewide, administration and enforcement is left to the local jurisdictions.

ORDINANCE NO. 1267

AN ORDINANCE RELATING TO BUILDINGS AND CONSTRUCTION AND AMENDING CERTAIN CHAPTERS OF TITLE 14 OF THE WOODLAND MUNICIPAL CODE SO AS TO REPLACE THE VARIOUS 2009 INTERNATIONAL BUILDING CODES WITH THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODES RECENTLY ADOPTED BY THE WASHINGTON STATE BUILDING CODE COUNCIL AND APPROVING AN ORDINANCE SUMMARY FOR PUBLICATION AS MORE PARTICULARLY SET FORTH HEREIN.

WHEREAS, the State of Washington through the Washington State Building Code Council recently adopted the 2012 edition of the International Building Code including certain amendments as WAC 51-50; and,

WHEREAS, the Woodland City Council finds that the best interests of the city would be served if Woodland's codes were amended to follow the newly adopted state codes.

NOW THEREFORE, the City Council of the City of Woodland does ordain as follows:

Section 1 Chapter 14.04 is hereby repealed and replaced with the following new Chapter 14.04.

Chapter 14.04 International Building, Property Maintenance, and Related Codes Adopted.

14.04.010 International Building Code adopted.

The ~~2009~~ 2012 edition of the International Building Code (IBC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, is adopted, together with the following:

a. Appendix G "Flood-Resistant Construction"; ~~and;~~
b. Appendix H "Signs"; ~~and;~~
c. Appendix J "Grading" as amended; and
d. Appendix E "Supplementary Accessibility Requirements".

Chapter 1, Administrative

a. Section 101.1 Substitute "City of Woodland" for name of jurisdiction,
b. Section 101.4.3 Replace "International" with "Uniform"; delete the last sentence.
c. Section 101.4.6 Replace "International Energy and Conservation Code" with "Washington State Energy Code (WSEC)"

d. Section 105 Add the words "Uncovered patios and decks" before the word "sidewalks".

Section J 102.1 Additions To Definitions

Professional Inspection - is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologist and shall be sufficient to form an opinion relating to the conduct of the work.

Soil Engineer (Geotechnical Engineer) - is an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering.

Soil Engineering (Geotechnical Engineering) - is the application of the principals of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of the construction therefore.

Section J 103.2 Additions To Exempted Work.

8. An excavation that ~~(1)~~ is less than 2 feet (610 mm) in depth or ~~(2)~~ does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 1/2 units horizontal (66.7% slope).

9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards ($38.3m^3$) on any one lot and does not obstruct a drainage course.

Section J 104.5 Grading Designation.

Grading in excess of 5,000 cubic yards (3825 m^3) shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as "engineered grading." Grading involving less than 5,000 cubic yards (3825 m^3) shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

Section J 104.6 Engineering Grading Requirements.

Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper ~~or cloth~~ and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared.
The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4572 mm) of the property or that may be affected by the proposed grading operations.
6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.
7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

Section J 104.7 Soils Engineering Report.

The soils engineering report required by Section J 104.6 shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

Section J 104.8 Engineering Geology Report.

The engineering geology report required by Section J 104.6 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

Section J 104.9 Regular Grading requirements.

Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall have the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions and depth of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.

Section J 104.10 Issuance.

The provisions of Section 105 are applicable to grading permits. The building official may require that grading operations and project designs be modified if delays occurs which incur weather-generated problems not considered at the time the permit was issued.

The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

Section J 112.1 General.

Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

Section J 112.2 Plan Review Fees.

When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as set forth in Table J-1. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

Section J 112.3 Grading Permit Fees.

A fee for each grading permit shall be paid to the City as set forth in Table J-2. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

14.04.020 International Residential Code adopted.

The ~~2009~~ 2012 edition of the International Residential Code (IRC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council, excluding chapter 11 "Energy Efficiency" and Chapters 25 through 43 " Plumbing and Electrical" are not adopted. "Mechanical and Fuel Gas" are adopted, together with the following:

- Appendix G "Swimming Pools, Spas and Hot Tubs" is adopted;
- Table 301.2 (1) Climatic, and Geographic Design Criteria established:

Table R301.2 (1) Climatic and Geographic Design Criteria shall read as follows:

Roof Snow Load:	**25 psf**
Ground Snow:	**30 psf**
Wind Speed:	**105mph, 3 second gust**
Seismic Design Category:	**D1**
Subject to Damage From Weathering:	**Moderate**
Frost Line Depth:	**12/18/24 inches**
Subject to Damage From Termite:	**Slight to Moderate**
Subject to Damage From Decay:	**Slight to Moderate**
Winter Design Temperature:	**See WSEC**
Ice Shield Underlayment Required:	**NA**
Air Freezing Index:	**N/A**
Mean Annual Temperature:	**50 Degrees F**

14.04.030 International Mechanical Code adopted.

The ~~2009~~ 2012 edition of the International Mechanical Code (IMC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-42 WAC, as published by the International Code Council, is adopted with Appendix~~ees~~ A ~~"Combustion Air Openings and~~ "Chimney Connector Pass-Throughs." ~~and B "Recommended Permit Fee Schedule".~~

14.04.040 National Fuel Gas Code (NFPA 54) adopted.

The National Fuel Gas Code (NFGC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, as published by the NFPA is adopted.

14.04.050 Liquefied Petroleum Gas Code (NFPA 58) adopted.

Standards for liquefied petroleum gas installations shall be the Liquefied Petroleum Gas Code, as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, as published by the NFPA is adopted.

14.04.060 International Fuel Gas Code adopted.

The ~~2009~~ 2012 edition of the International Fuel Gas Code (IFGC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, is adopted.

14.04.070 Uniform Plumbing Code adopted.

The ~~2009~~ 2012 edition of the Uniform Plumbing Code (UPC), as adopted and hereafter amended by the State Building Code Council in Chapters 51-56 and 51-57 WAC, as published by the International Association of Plumbing and Mechanical Officials (IAPMO) is adopted with Appendices A "Recommended Rules for Sizing the Water Supply System", B "Explanatory Notes on Combination Waste and Vent System" and I "Installation Standards"~~, adopted~~. Chapter 12 "Fuel Piping," Chapter 15 "Firestop Protection" and those requirements of Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in Chapter 5 and those portions of the code addressing building sewers are not adopted.

14.04.080 Washington State Energy Code adopted.

The ~~2009~~ 2012 Washington State Energy Code (WSEC), as adopted and hereafter amended by the State Building Code Council in Chapter 51-11 WAC, is adopted. ~~The effective date for the WSEC is no sooner than October 29, 2010 not later than April 1, 2011.~~

14.04.090 Ventilation and Indoor Air Quality Code (VIAQC) deleted.

14.04.100 International Property Maintenance Code adopted.

The ~~2009~~ 2012 edition of the International Property Maintenance Code (IPMC) as published by the International Code Council is adopted with the following modifications:

a. 101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Woodland, hereinafter referred to as "this code."

b. 101.2.1 Conflicts. When conflicts occur between this code and the Woodland Municipal Code, the Woodland Municipal Code requirements shall govern.

c. 103.1 General. The code enforcement division is hereby created and the executive official in charge thereof shall be known as the code official.

d. 103.5 Fees. Is not adopted. Fees shall be as set by resolution of the City Council.

e. 106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a civil infraction, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

f. 107.4 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in WMC 1.12.010 C.

g. 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, International Mechanical Code. International Fire Code, Uniform Plumbing Code, or the National Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

h. 302.4 Weeds. Is not adopted.

i. 302.8 Motor vehicles. Is not adopted.

j. 304.14 Insect screens. Is not adopted.

k. 304.18.1 Doors. Is not adopted.

l. 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Uniform Plumbing Code.

m. 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less

than 110°F (43°C) nor shall the temperature be set higher than the maximum allowed by federal, state or local law. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

n. 704 Fire Protection Systems. Is not adopted.

o. Chapter 8 Referenced Standards. References to the electric code shall mean the National Electric Code as adopted by the State of Washington.

14.04.110 Documents to be filed and available for public inspection.

The codes, appendices, and standards set forth in this chapter shall be filed with the Clerk-Treasurer and a copy made available for use and examination by the public, pursuant to RCW 35A.12.140.

14.04.120 Violation–Penalty.

Any person, firm, corporation or organization violating any of the provisions of this chapter shall be guilty of a civil infraction, punishable as provided in WMC 1.12.020. Every day or portion thereof during which any violation of this chapter occurs or continues shall constitute a separate offense.

14.04.130 Fees - Assignment

Permit fees will be assigned by resolution of the city council.

14.04.140. Fees - Assessment

Permit fees shall be assessed in accordance with this section.

14.04.150 Building Permit Fees.

The fee for each building permit or special building code permit shall be as established by resolution of the city council.

14.04.160 Plan Review Fees.

When submitted documents are required by Administrative chapter of each code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee for International Residential Code permits shall be sixty-five percent of the building permit fee and for International Building Code permits shall be sixty-five percent of the building permit fee as established by resolution of the city council. The plan review fees specified in this section are separate fees from the permit fees and in addition to permit fees.

14.04.170 Fee schedule for administrative procedures and miscellaneous inspections.

In addition to any other fees specified in this chapter, there shall be a fee schedule for the following administrative procedures as set by resolution of the city council:

Demolition permit for fences and signs.

14.04.180 Mechanical Permit Fees.

The fee for each permit issued under provisions of the International Mechanical Code, International Fuel Gas Code, NFPA 54 (National Fuel Gas Code), NFPA 58 (Liquefied Petroleum Gas Code), or the mechanical device provisions of the International Residential Code shall be as set by resolution of the city council.

14.04.190 Plumbing Code Permit Fees.

The fee for each permit issued under the provisions of the Uniform Plumbing Code (UPC) shall be as set by resolution of the city council.

Section 2: Severability: If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then such declaration shall not affect the validity of the remaining portions of this ordinance, unless such invalidity destroys the purpose and intent of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the code, ordinances or resolutions of the City of Woodland, then this ordinance is deemed to control.

Section 3: Publication: A summary of this ordinance shall be published as required by law.

Section 4: Effective Date: This ordinance shall be in full force and effect five days after publication as required by law.

ADOPTED this____ day of_____, 2013.

_____
Grover Laseke, Mayor

ATTEST:

_____
Mari E Ripp, Clerk-Treasurer

PUBLISHED:

APPROVED AS TO FORM:

_____
William J. Eling, City Attorney