

KING COUNTY CODE ON DISK
update December,1997

BUILDING AND CONSTRUCTION STANDARDS

Title 16
BUILDING AND CONSTRUCTION STANDARDS

Chapters:

- 16.02 General Provisions
- 16.04 Building Codes
- 16.08 Roads Names and Addressing Buildings
- 16.32 King County Plumbing Code
- 16.70 Private Swimming Pool Construction Standards
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CROSS REFERENCES:

- Road construction standards, see Chs. 14.20 and 14.24 of this code.
- Public bench construction, see Ch. 14.32 of this code.
- Mobile home park construction, see Chs. 18.08 - 18.24 of this code.
- Nondelinquent property tax certification, see Ch. 4.68 of this code.

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Chapter 16.02
GENERAL PROVISIONS

Sections:

- 16.02.010 Relationship to comprehensive plan and growth management act.
- 16.02.020 Notification to tribes.

16.02.010 Relationship to comprehensive plan and growth management act. This title of the King County code is hereby enacted to be consistent with and implement the King County comprehensive plan in accordance with RCW 36.70A. (Ord. 11618 § 1 (part), 1994).

16.02.020 Notification to Tribes. The county recognizes that many actions undertaken pursuant to Title 16, as amended, may impact treaty fishing rights of federally-recognized tribes. In order to honor and prevent interference with these treaty fishing rights and to provide for water quality and habitat preservations, the county shall provide notice to any federally-recognized tribes whose treaty fishing rights would be affected by an action undertaken pursuant to this title, including but not limited to: development of wetlands, stream and river banks, lakeshore habitat of water bodies, or development directly or indirectly affecting anadromous bearing water bodies, including the promulgation of plans, rules, regulations or ordinances implementing the provisions of this title, whether or not review of such actions is required under the State Environmental Policy Act (SEPA), RCW 43.21C. (Ord. 11618 § 1 (part), 1994).

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Chapter 16.04
BUILDING CODES¹

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¹[For statutory provisions authorizing counties to adopt by reference recognized codes and/or compilations printed in book form relating to the construction of buildings, the installation of plumbing, the installation of electric wiring, health, or other subjects, see RCW 36.32.120(7).]

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16.04.010 Adoption. The following volumes, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code, and together with King County modifications which shall be adopted and codified in this chapter* are adopted as the building codes of King County and hereinafter referred to as "the code":

A. The Uniform Building Code, Volumes I, II, and III 1994 Edition, with Appendix Chapter 3, Division II; Chapter 4, Divisions I and II; Chapter 10; Chapter 12, Division II; and Chapter 31, Divisions II and III, 1994 Edition as amended in WAC 51-30 effective June 30, 1995;

B. The Uniform Mechanical Code, 1994 Edition, with Appendices and with the Uniform Mechanical Code Standards, as amended in WAC 51-32 effective June 30, 1995;

C. The Uniform Housing Code, 1994 Edition;

D. The Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition;

E. The Uniform Building Security Code, 1994 Edition.

This code also may be further clarified and implemented with administrative rules adopted in accordance with K.C.C. 2.98. (Ord. 12560 § 1, 1996: Ord. 12196 § 3, 1996: Ord. 11700 § 9, 1995: Ord. 10608 § 1, 1992: Ord. 8184 § 1, 1987: Ord. 6328 § 1, 1983: Ord. 3647 § 2, 1978).

16.04.020 Term amendments. Whenever the following words appear in the code, they are to be changed as follows:

A. City to county;

B. Cities to county;

C. City limits to unincorporated King County;

*Modifications to the adopted provisions of the Uniform Building Code (UBC) are codified within K.C.C. 16.04.05001 through K.C.C. 16.04.05053.

Modifications to the adopted provisions of the Uniform Building Security Code (UBSC) are codified within K.C.C. 16.04.05054 through K.C.C. 16.04.050.

Modifications to the adopted provisions of Appendix Chapter 12, Division II, Sound transmission Control are codified within K.C.C. 16.04.05062 through K.C.C. 16.05.05095.

Modifications to the adopted provisions of the Uniform Building Code Standards are codified within K.C.C. 16.04.05096.

Modifications to the adopted provisions of the Uniform Mechanical Code (UMC) are codified within K.C.C. 16.04.05097 through K.C.C. 16.04.050105.

Modifications to the adopted provisions of the Uniform Housing Code (UHC) are codified within K.C.C. 16.04.050106 through K.C.C. 16.04.050122.

Modifications to the adopted provisions of the Uniform Code for the Abatement of Dangerous Buildings (UCADB) are codified within K.C.C. 16.04.050123 through K.C.C. 16.04.050139.

- D. City of to King County;
- E. City council to Metropolitan King County Council;
- F. City treasurer to chief financial officer;
- G. Mayor to county executive;
- H. Building official to director, department of development and environmental services. (Ord. 12560 § 2, 1996: Ord. 3647 § 3, 1978).

16.04.030 Definitions. For the purposes of this chapter, the following terms shall have the meanings set forth below:

A. "Condominium" means real property, including but not limited to residential buildings and mobile home parks, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the condominium unit owners and unless a declaration and a survey map and plans have been recorded pursuant to the Horizontal Property Regimes Act, 64.34 RCW, 64.32 RCW or the Condominium Act, 64.34 RCW.

B. "Condominium unit" means a physical portion of the condominium designated for separate ownership, the boundaries of which are described pursuant to RCW 64.34.216(1)(D).

C. "Conversion condominium" means:

1. A condominium that, at any time before its creation, was lawfully occupied, wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written, express or implied; or

2. A condominium that, at any time before the conveyance of or acceptance of an agreement to convey any unit therein other than to a declarant or any affiliate of a declarant, was lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit was part of condominium and subject to sale.

Conversion condominium shall not include a condominium in which, before September 3, 1990, any unit therein had been conveyed or been made subject to an agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

D. "Declarant" means any person or group of persons acting in concert who executes, as declarant, the document, however denominated, that creates a condominium by setting forth the information required by 64.34 RCW or who reserves or succeeds to any special declarant rights under such a document.

E. "Department" means the department of development and environmental services of King County.

F. "Director" means the director of the department of development and environmental services or his or her designee.

G. "Owners association" means the association of condominium unit owners, organized in accordance with 64.34 RCW, for the purpose of managing a condominium.

H. "Person" means a natural person, corporation, partnership, limited partnership, trust, governmental subdivision or agency or other legal entity.

I. "Public offer statement" means a document offering condominium units for sale and providing descriptions and disclosures relating to the condominium pursuant to 64.34 RCW.

J. "Tenant" means any person who is entitled to occupy a rental unit primarily for living or dwelling purposes under a rental or lease agreement,

written or oral, express or implied. The term "tenant" also includes a subtenant who is in occupancy with the consent of the owner. (Ord. 11923 § 1, 1995).

16.04.040 Modifications to the code. The county council hereby declares that amendments, additions, deletions, and administrative rules are necessary to modify and clarify the code for its application in King County. Such modifications and administrative rules shall be prepared by the director, and, in the case of modifications, adopted by the council, they shall be codified within this chapter or in the case of administrative rules, as specified in K.C.C. 2.98. These codes, modifications, and administrative rules constitute county regulation for any activity subject to the code. The director shall make the adopted modifications and administrative rules readily available at reasonable cost to persons performing any activity subject to the code. (Ord. 12560 § 3, 1996: Ord. 8184 § 2, 1987: Ord. 3647 § 5, 1978).

16.04.050 Modifications adopted. WAC 51-11, the 1994 Washington State Energy Code, Second Edition effective June 30, 1995, and WAC 51-13, the 1991 Washington State Ventilation and Indoor Air Quality Code, Third Edition amended November 18, 1994 and effective June 30, 1995 and the King County modifications to the 1994 editions of the Uniform Building Code, Uniform Mechanical Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings and the Uniform Building Security Code are adopted as part of the code. (Ord. 12560 § 4, 1996: Ord. 10608 § 3, 1992).

16.04.05001 Administration, organization and enforcement - General. Section 104.2.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 104.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this code, with the exception of Uniform Building Code Section 2902.1 and Table 29-A UBC. The director of public health is authorized to enforce the provisions of Section 2902.1 and Table 29-A (WAC 51-30). For such purposes, the building official and the director of public health shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

(Ord. 12560 § 6, 1996).

16.04.05002 Administration, organization and enforcement - Right of entry. Section 104.2.3 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 104.2.3 Right of entry. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

(Ord. 12560 § 7, 1996).

16.04.05003 Administration, organization and enforcement - Stop orders and correction notice. Section 104.2.4 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 104.2.4 Stop orders and correction notice. Whenever any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, or by posting such notice in a conspicuous place on the premises where the violation is occurring, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

These remedies are in addition to those authorized elsewhere in the code.

(Ord. 12560 § 8, 1996).

16.04.05004 Board of appeals - General. Section 105.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 105.1 General. In order to hear and discuss appeals of decisions or determinations made by the building official on this code as it applies to alternative materials and methods of construction, there shall be and is hereby created a building code board of appeals. The board shall consist of thirteen members who are qualified by experience and training to pass upon matters pertaining to building construction. The building official shall be an ex-officio member and he/she, or a designated appointee, shall act as secretary of the board. The board of appeals members shall be appointed by the County Executive, confirmed by the County Council, and shall serve for not more than two four-year terms or until their successor is appointed and qualified. The Board shall adopt reasonable rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official, which shall be advisory unless otherwise specified in this Code. The board may also recommend to the Council new legislation regarding the subject matter of this Code.

(Ord. 12560 § 9, 1996).

16.04.05005 Permits - Work exempt from permit. Section 106.2 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 106.2 Work exempt from permit. A building permit shall not be required for the following:

1. One-story detached R-3 and U accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet (1.829 m) high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m) high.
5. Retaining walls which are not over 4 feet (1.219 m) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

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6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

7. Platforms, walks and driveways not more than 30 inches (.762 m) above grade and not over any basement or story below.

8. Painting, papering and similar finish work.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1.372 m).

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18927 L).

12. Re-roofing of existing buildings.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

(Ord. 12560 § 10, 1996).

16.04.05006 Permits - Complete applications. Section 106.3.1 of the Uniform Building Code is hereby repealed, and substituted with Ordinance 11622, Section 3 and K.C.C. 16.04.052 as amended by Ordinance 12560, Section 11. (Ord. 12560 § 11 (part), 1996).

16.04.05007 Permits - Information on plans and specifications. Section 106.3.3 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 106.3.3 Information on plans and specifications. Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Schedule and detail books shall not be used as a substitute for full size plans.

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communications conduits, pipes and similar systems.

(Ord. 12560 § 12, 1996).

16.04.05008 Permits - General. Section 106.3.4.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 106.3.4.1 General. When it is required that documents be prepared by an architect or engineer, the building official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be

notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

When an engineer or architect is required by King County for the structural design of a commercial or multi-family residence building, King County DDES Building Services Division will not review and approve a project which has multiple engineers or architects (or engineering firms) unless the owner employs an engineer or architect responsible for the overall structural design. This engineer or architect responsible for the overall structural design shall write a letter to King County DDES Building Services Division documenting that he/she is the engineer or architect of record designated by the project owner to be responsible for the overall structural design, and that he/she has reviewed the entire structural design to ensure compliance with the Uniform Building Code.

(Ord. 12560 § 13, 1996).

16.04.05009 Permits - Inspection and observation program. Section 106.3.5 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 106.3.5 Inspection and observation program. When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the building official for approval. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 1702, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

(Ord. 12560 § 14, 1996).

16.04.05010 Permits - Return of plans. There is added to Section 106.3 of the Uniform Building Code a new section to read as follows:

UBC 106.3.6 Return of plans. Any plans returned pursuant to these provisions shall be returned to the applicant. Plans returned for the purpose of making correction may be returned to a consultant named by the applicant.

(Ord. 12560 § , 1996).

16.04.05011 Permits - Issuance. Section 106.4.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 106.4.1 Issuance. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this

jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 107 have been paid, the building official shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of a partial permit shall proceed without assurance that the permit for the entire building or structure will be granted.

(Ord. 12560 § 16, 1996).

16.04.05012 Permits - Expiration of application. There is added to Section 106.4.4 of the Uniform Building Code a new section to read as follows:

UBC 106.4.4.1 Expiration of application. Plans for which no permit is issued shall be deemed canceled by the permittee if:

1. The applicant has not taken action or responded;
 - (a) within 60 days after notice of additional information required is mailed to the applicant, or
 - (b) by the deadline specified by the building official for additional information; or
2. No permit is issued;
 - (a) within 60 days after the applicant has been notified that the permit is ready, or
 - (b) by a time specified by the building official.

(Ord. 12560 § 17, 1996).

16.04.05013 Permits - Expiration of permit. There is added to Section 106.4.4 of the Uniform Building Code a new section to read as follows:

UBC 106.4.4.2 Expiration of permit. Every permit issued by the building official under the provisions of the Code shall expire by limitation and become null and void one year from date of issue. Issued permits may be extended for one year periods subject to the following conditions:

1. An application for a permit extension together with the applicable fee is submitted to the department of development and environmental services at least seven (7), but no more than sixty (60), calendar days prior to the date the original permit becomes null and void. Once the permit extension application is submitted, work may continue past the expiration date of the original permit, provided that the extension application is not denied. If the extension application is denied, all work must stop until a valid permit is obtained.

2. If construction of a building or structure has not substantially commenced, as determined by the building official, within two years from the

date of the first issued permit and the building and the structure is no longer authorized by the zoning code or other applicable law, then the permit shall not be extended.

3. An applicant may request a total of two permit extensions provided there are no substantial changes in the approved plans and specifications.

4. The building official may extend a building permit beyond the second extension only to allow completion of a building and/or structure authorized by the original permit and substantially constructed. If substantial work, as determined by the building official, has not commenced on a building and/or structure authorized in the original permit, then a new permit will be required for construction to proceed.

5. The staff of the department of development and environmental services may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

(Ord. 12560 § 18, 1996).

16.04.05014 Permits - Commencing work prior to obtaining the required permit or approval. There is added to Section 106 of the Uniform Building Code a new section to read as follows:

UBC 106.5 Commencing work prior to obtaining the required permit or approval.

(Ord. 12560 § 19, 1996).

16.04.05015 Permits - Permission to proceed. There is added to Section 106.5 of the Uniform Building Code a new section to read as follows:

UBC 106.5.1 Permission to proceed. If the applicant for a permit or approval required by this code desires to commence work before obtaining the required permit or approval, the building official, may allow the applicant to proceed if: 1) the building official determines that the work would not endanger or harm the property; and if 2) the building official determines that allowing the work to proceed would not violate the requirements of the state environmental policy act; and if 3) the applicant first deposits cash or its equivalent with the building official, or in an irrevocable escrow approved by the building official, in an amount determined by the building official to be sufficient to restore the building and site, and to perform the corrective work described below.

(Ord. 12560 § 20, 1996).

16.04.05016 Permits - Removal of work not permitted and restoration. There is added to Section 106.5 of the Uniform Building Code a new section to read as follows:

UBC 106.5.2 Removal of work not permitted and restoration. An applicant who commences work pursuant to Section 106.5.1 must, within the time specified by the building official, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the building official and perform whatever additional correction work is deemed necessary by the building official.

(Ord. 12560 § 21, 1996).

16.04.05017 Permits - Enforcement. There is added to Section 106.5 of the Uniform Building Code a new section to read as follows:

UBC 106.5.3 Enforcement. If an applicant fails to comply with the requirements of Section 106.5.1, the building official may employ the code enforcement procedures set forth in King County Code Title 23 and may, in addition, obtain the funds on deposit and apply them towards removal of the unpermitted work, restoration of the building and site, and performance of whatever additional corrective work is deemed necessary by the building official. In the event the applicant obtains the necessary permits or approvals or performs the corrective work to the satisfaction of the building official, the funds or deposit shall be released to the applicant.

(Ord. 12560 § 22, 1996).

16.04.05018 Permits - Application for residential basics permit or approval. There is added to Section 106 of the Uniform Building Code a new section to read as follows:

UBC 106.6 Application for residential basics permit or approval.

Application requirements for residential basics permit or approval shall be as specified in King County Administrative Public Rule 16-04.

(Ord. 12560 § 23, 1996).

16.04.05019 Permits - Application for commercial basics permit or approval. There is added to Section 106 of the Uniform Building Code a new section to read as follows:

UBC 106.7 Application for commercial basics permit or approval.

Application requirements for commercial basics permit or approval shall be as specified by King County Administrative Public Rule.

(Ord. 12560 § 24, 1996).

16.04.05020 Fees - Fees. Section 107 of the Uniform Building Code is hereby repealed, and following is substituted:

UBC 107 Fees. Fees shall be assessed according to K.C.C. Title 27.

(Ord. 12560 § 25, 1996).

16.04.05021 Inspections - Inspection record card. Section 108.2 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 108.2 Inspection record card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card in a conspicuous place on the premises and in a position such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 and U occupancies, this card shall serve as the certificate of occupancy. The validated hard copy of the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

(Ord. 12560 § 26, 1996).

16.04.05022 Inspections - Concrete slab or under-floor inspection. Section 108.5.3, Concrete slab or under-floor inspection, of the Uniform Building Code is hereby repealed. (Ord. 12560 § 27 (part), 1996).

16.04.05023 Inspections - Lath or gypsum board inspection. Section 108.5.5, Lath or gypsum board inspection, of the Uniform Building Code is hereby repealed. (Ord. 12560 § 27 (part), 1996).

16.04.05024 Inspections - Reinspections. Section 108.8 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 108.8 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant must request a reinspection and pay the reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

(Ord. 12560 § 28, 1996).

16.04.05025 Certificate of occupancy - Use and occupancy. Section 109.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 109.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy or a temporary certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

(Ord. 12560 § 29, 1996).

16.04.05026 Certificate of occupancy - Certificates issued. Section 109.3 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 109.3 Certificates issued.

(Ord. 12560 § 30, 1996).

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16.04.05027 Certificate of occupancy - Certificate of occupancy. There is added to Section 109.3 of the Uniform Building Code a new section to read as follows:

UBC 109.3.1 Certificate of occupancy. After final inspection, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and corrected, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that the building may be occupied.
7. An explanation that the responsibility for the building's compliance with the provisions of the applicable King County codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners.

(Ord. 12560 § 31, 1996).

16.04.05028 Certificate of occupancy - Certificate of shell completion. There is added to Section 109.3 of the Uniform Building Code a new section to read as follows:

UBC 109.3.2 Certificate of shell completion. After final inspection of a building or structure for which the permit was issued for only the building shell, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and have been corrected, the building official shall issue a certificate of shell completion which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of the building or that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that no portion of the building shall be occupied until tenant improvement permits are obtained and occupancy is approved.
7. An explanation that the responsibility for the building's compliance with the provisions of the applicable King County codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners.

(Ord. 12560 § 32, 1996).

16.04.05029 Certificate of occupancy - Temporary certificates issued. Section 109.4 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 109.4 Temporary certificates issued.

(Ord. 12560 § 33, 1996).

16.04.05030 Certificate of occupancy - Temporary certificate of occupancy. There is added to Section 109.4 of the Uniform Building Code a new section to read as follows:

UBC 109.4.1 Temporary certificate of occupancy. The building official may issue a temporary certificate of occupancy authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

1. The building official determines that construction is substantially completed in the area to be occupied and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of occupancy, on a form satisfactory to the building official,

(i) Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and

(ii) Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and

3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in an approved record as follows:

(i) The amount of the cash bond required to occupy a new structure prior to the issuance of the temporary certificate of occupancy shall be determined by the building official. The amount of the cash bond required to occupy a temporarily occupied structure for a specified period of time shall be an amount determined by the building official to ensure removal of the structure. In either case, the cash bond will be refunded to the permittee upon completion of work or the satisfactory removal of the temporary structure.

(ii) In the event the construction work or removal of the temporarily occupied structure is not completed or material progress has not been made within twelve (12) months following the posting of the cash deposit, the amount remaining on deposit may be applied toward completion of applicable code requirements or for the removal of the temporary structure by the building official. Any such action by the building official shall first require thirty (30) days written notice to the permittee.

(iii) The temporary certificate of occupancy shall contain the same information as a certificate of occupancy along with a list of requirements that remain to be completed, special conditions of temporary occupancy, and dates of temporary occupancy approval and expiration. The temporary certificate of occupancy shall be valid only so long as determined by the building official, and only so long as the occupants of the building or structure strictly abide by the conditions and limitations specified in the temporary certificate of occupancy, and only so long as applicable permits are validly maintained or renewed.

(Ord. 12560 § 34, 1996).

16.04.05031 Certificate of occupancy - Temporary certificate of shell completion. There is added to Section 109.4 of the Uniform Building Code a new section to read as follows:

UBC 109.4.2 Temporary certificate of shell completion. The building official may issue a temporary certificate of shell completion authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

1. The building official determines that construction is substantially completed and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of shell completion, on a form satisfactory to the building official,

(i) Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and

(ii) Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and

3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in an approved escrow. The amount of the cash bond required before issuance of the temporary certificate of shell completion shall be determined by the building official.

4. The temporary certificate of shell completion shall contain the same information as the certificate of shell completion along with a list of requirements that remain to be completed, special conditions of temporary shell approval, and the dates of temporary shell approval and expiration. The temporary certificate of shell completion shall be valid only so long as those responsible for the building and structure strictly abide by the conditions and limitations specified in the temporary certificate of shell completion, and only so long as applicable permits are validly maintained or renewed.

(Ord. 12560 § 35, 1996).

16.04.05032 Certificate of occupancy - Posting. Section 109.5 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 109.5 Posting. The certificate of occupancy and/or the certificate of shell completion shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

(Ord. 12560 § 36, 1996).

16.04.05033 Certificate of occupancy - Revocation. Section 109.6 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 109.6 Revocation. The building official may, in writing, suspend or revoke a certificate of occupancy and/or a certificate of shell completion issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

(Ord. 12560 § 37, 1996).

16.04.05034 Use or occupancy - Infant day care. There is added to Section 305 of the Uniform Building Code a new section to read as follows:

. **UBC 305.10 Infant day care.** For the purpose of this section, infant shall be defined as a child less than two years of age. Any building or portion of a building used for the care and/or supervision of more than twelve (12) infants shall meet all code requirements for a Group E, Division 3 Occupancy as defined in the UBC, as well as meeting the following added regulations:

1. All infant day care areas, as well as required exits from these areas, shall be provided with an automatic sprinkler system approved by the King County Fire Marshal. In addition, the automatic sprinkler system shall be supervised by a central receiving station approved by the King County Fire Marshal.

2. Infant day care areas shall not be located above or below the first story, unless there are at least two exits directly to the exterior at that level.

3. Any portion of a building used for infant day care shall be separated from the rest of the building by a one hour fire resistive occupancy separation as defined in Section 302, UBC.

4. At least two exits shall be provided from any room or area having an occupant load of six (6) or more.

5. All required exterior exit doors from infant day care areas shall open in the direction of exit travel.

6. Infant day care areas shall be provided with a fire alarm system as required by the King County Fire Marshal.

(Ord. 12560 § 38, 1996).

16.04.05035 Use or occupancy - Modified E occupancy. There is added to Section 305 of the Uniform Building Code a new section to read as follows:

UBC 305.11 Modified E occupancy. When an "E" occupancy adds or establishes a room, group of rooms, or area specifically for the use of non-ambulatory students, the following modifications shall be required:

1. The area shall be fully protected by an automatic sprinkler system which is supervised by an approved central receiving station. The coverage shall include the area used, plus the exit ways used, from the area to the exterior of the building.

2. The area used shall be separated from the remainder of the building with not less than one-hour fire resistive occupancy separation.

3. The area shall not be located above or below the first story, unless there are at least two exits directly to the exterior at that level.

4. At least two exits shall be provided from any room or area having an occupant load of six (6) or more.

5. All exits shall be designed barrier free accessible for egress purposes, or as specified in Section 3104, WAC 51-30.

6. A complete fire alarm system shall be provided throughout all "E" occupancies that contain a modified "E" use, regardless of the individual or aggregate occupant loads. Such fire alarms shall incorporate both audible and visual alarm devices in all occupied areas.

(Ord. 12560 § 39, 1996).

16.04.05036 Use or occupancy - Group LC occupancies defined. Section 313.1 of the Uniform Building Code and WAC 51-30-0313 are hereby repealed, and the following is substituted:

UBC 313.1 Group LC occupancies defined. Group LC Occupancies shall include buildings, structures, or portions thereof, used for the business of

providing licensed care to clients in one of the following categories regulated by either the Washington Department of Health or the Department of Social and Health Services:

1. Adult family home not more than six clients.
2. Adult residential rehabilitation facility with not more than thirty-two clients.
3. Alcoholism intensive inpatient treatment service with not more than thirty-two clients.
4. Alcoholism detoxification service with not more than thirty-two clients.
5. Alcoholism long term treatment service with not more than thirty-two clients.
6. Alcoholism recovery house service with not more than thirty-two clients.
7. Boarding home with not more than thirty-two clients.
8. Group care facility with not more than thirty-two clients.
9. Group care facility for severely and multiple handicapped children with not more than sixteen clients.
10. Residential treatment facility for psychiatrically impaired children and youth with not more than sixteen clients.

EXCEPTION: Where the care provided is acute care similar to that provided in a hospital, the facility shall be classified as a Group I, Division 1.1 hospital.

(Ord. 12560 § 40, 1996).

16.04.05037 Special use and occupancy - Scope. Section 403.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 403.1 Scope. This section applies to all Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 65 feet (19.812m) above the lowest level of fire department vehicle access. Such buildings shall be of Type I or II-F.R. construction and shall be provided with an approved automatic sprinkler system in accordance with Section 403.2.

(Ord. 12560 § 41, 1996).

16.04.05038 Special use and occupancy - Exits. Section 403.9 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 403.9 Exits. Exits shall comply with other requirements of this code and the following:

1. All stairway doors which are locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the central control system.
2. A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each required stairway where other provisions of this code permit the doors to be locked.
3. All stairways shall extend to the roof.
4. All stairway doors identified in item 1 above shall automatically unlock without unlatching in the event of lost electrical power.

(Ord. 12560 § 42, 1996).

16.04.05039 General building limitations - Premises limitations. Section 502 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 502 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property as specified in King County Code 16.08.
(Ord. 12560 § 43, 1996).

16.04.05040 General building limitations - Portable classrooms. There is added to Section 503.3 of the Uniform Building Code a new section to read as follows:

UBC 503.3.1 Portable classrooms. The location of portable classrooms on a site with existing buildings shall be approved by the Fire Protection Engineering Section with respect to hydrant locations, access roads and available water for fire fighting purposes.

Portable classrooms located within 60 feet of any permanent buildings shall be located with a minimum clear space of 20 feet from any other portable and from the permanent buildings.

Portable classrooms located in close proximity to each other and more than 60 feet from permanent buildings, may be considered as portions of one building with no minimum clearance or protection between them. The aggregate area of a cluster of portables considered as one building must meet the area limits specified in Section 504, UBC.

EXCEPTIONS: Portable classrooms with exterior wall protection which is continuous through the crawlspace or skirted area may be located as follows:

a. When either of two portables has exterior wall protection rated for not less than one hour, with no openings (or openings protected for 3/4 hours), the minimum clear space shall be 10 feet from any other portable.

b. When both of two portables have exterior wall protection rated for not less than one hour with no openings, the minimum clear space shall be 5 feet from any other portable.

(Ord. 12560 § 44, 1996).

16.04.05041 Fire-protection systems - Scope. Section 901 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 901 Scope.

This chapter applies to the design and installation of fire-extinguishing systems, smoke-control systems and smoke and heat venting systems.

For requirements on fire alarm systems, see the following:

SECTION	SUBJECT
303.9	Group A, Divisions 1 and 2 Occupancies
305.2.3, 305.9	Group E Occupancies
307.9	Group H Occupancies
308.9	Group I Occupancies
310.10	Group R Occupancies
403.5	High-rise buildings
408.5	Amusement buildings
307.11.5.5	Group H, Division 6 Occupancies

For smoke detectors in Group R Occupancies, see Section 310.9.

ADDITIONAL REQUIREMENTS.

(1) The Fire Marshal or his/her designee retains the authority under section 1001.9 of the Uniform Fire Code to impose additional conditions, including but not limited to increased setbacks, use of fire retardant materials or standpipes where determined necessary to mitigate identified fire protection impacts.

(2) All buildings or structures whose county assessed value has increased by more than 50% within a five year period due to the added value of additions, alterations and repairs, must meet the provisions of this chapter. When the first permit application is submitted to add to, alter or repair an existing building, the county assessed value of the building at the time the complete application is submitted shall be considered the base county assessed value for the following five year period.

(3) Any additions to an existing building or structure shall be considered new construction and the addition shall be subject to the provisions of this section.

(4) All condominiums shall have the following wording in the recorded Declaration of Covenants and a copy of the document shall be provided to the director or his designee:

((a)) In the event that any unit should be equipped with a sprinkler system, nothing shall be hung from the sprinklers comprising a part of the system nor shall any such sprinklers be painted, covered, or otherwise changed, tampered with or altered.

((b)) Prior to any alteration, amendment, modification or change thereof, the owners or their agents will submit such alteration, amendment, modification or change to the building official for his/her approval and agrees to comply with all applicable sprinkler requirements.

(Ord. 12560 § 45, 1996).

16.04.05042 Fire-protection systems - Automatic sprinkler systems. There is added to Section 903 of the Uniform Building Code a new section to read as follows:

UBC 903 AUTOMATIC SPRINKLER SYSTEM is an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the Uniform Building Code Standards or the requirements of the building official or his/her designee.

(Ord. 12560 § 46, 1996).

16.04.05043 Fire-protection systems - All occupancies except Group R, Division 3 and Group U occupancies. Section 904.2.2 of the Uniform Building Code as adopted by WAC 51-30-0904, effective date, June 30, 1995 is hereby repealed, and the following is substituted:

UBC 904.2.2 All occupancies except Group R, Division 3 and Group U occupancies. Except for Group R, Division 3 and Group U Occupancies, an automatic sprinkler system shall be installed:

1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (.762 m). Such openings shall be accessible to the fire department from the exterior and shall not be

obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22.86 m) from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22.86 m) from openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.

3. In rooms where nitrate film is stored or handled.

4. In protected combustible fiber storage vaults as defined in the Fire Code.

5. Throughout all buildings with a floor level with an occupant load of 30 or more that is located 55 feet (16.76 m) or more above the lowest level of fire department vehicle access.

EXCEPTION: 1. Airport control towers.

2. Open parking structures.

3. Group F, Division 2 Occupancies.

6. An automatic sprinkler system shall be installed in Group R, Division 3 occupancies:

(1) Exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.

(2) Without approved fire department access as defined in the road standards of King County Ordinance 11187.

7. In all other occupancies requiring 2,000 gallons per minute or more fire flow, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. Area separation walls, as noted in Section 504.6 of the Uniform Building Code, shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.

(Ord. 12560 § 47, 1996).

16.04.05044 Fire-protection systems - Nightclubs and discos. There is added to Section 904.2.3 of the Uniform Building Code a new section to read as follows:

UBC 904.2.3.8 Nightclubs and discos. An automatic sprinkler system shall be installed in Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.

(Ord. 12560 § 48, 1996).

16.04.05045 Fire-protection systems - Group R, Division 1 occupancies. Section 904.2.8 of the Uniform Building Code is hereby repealed, and the following is substituted:

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UBC 904.2.8 Group R, Division 1 occupancies. An automatic sprinkler system shall be installed in Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units, every congregate residence three or more floor levels or having an occupant load of 20 or more, and every hotel three or more floor levels or containing 10 or more guest rooms. Residential or quick-response standard sprinklers shall be used in accordance with their approved listing in the dwelling units and guest room portions of the building. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.
(Ord. 12560 § 49, 1996).

16.04.05046 Roof design - Snow loads. Section 1605.4 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 1605.4 Snow loads. The "Snow Load Analysis for Washington" Second Edition (1995), published by the Structural Engineers Association of Washington shall be used in determining snow load. Minimum Snow Load shall be 25 pounds per square feet.
(Ord. 12560 § 50, 1996).

16.04.05047 Foundation construction - Seismic Zones 3 and 4 - Optional foundation table. There is added to Section 1809 of the Uniform Building Code a new section to read as follows:

UBC 1809.6 Optional foundation table. For Group R, Division 3 and Group U, Division 1 occupancies only, Table 18-I-E provides a prescriptive concrete foundation wall reinforcement method as an alternative to requiring a special design for every application.
(Ord. 12560 § 51, 1996).

16.04.05048 Foundation construction - Seismic Zones 3 and 4 - Table 18-I-E. There is added to Chapter 18 of the Uniform Building Code the following table:

Table No. 18-I-E, Foundation wall reinforcement requirements for Group R, Division 3 and Group U, Division 1 occupancies only (also reference minimum foundation requirements in Table No. 18-I-D).

Material Type	Wall Height ^{6, 2}	Min. Wall Thickness	Sill Plate Anchorage ^{4, 5}	Required Reinforcing ³	
				Vertical	Horizontal
Hollow unit masonry support at top by floor system & at bottom of slab ¹	4' or less	8"	1/2" x 10" A.B. at 6' o.c.	#4 at 4' o.c.	#4 bond beam at top, 2-#4 at footing
	over 4'	Not allowed unless special design is submitted and approved.			
Concrete under wood cripple	3' or less	6"	1/2" x 10" A.B. at 6' o.c.	#4 at 18" o.c.	#4 at top and 2-#4 at footing

wall & supported at bottom by slab ⁷	4' or less	8'	1/2" x 10" A.B. at 6' o.c.	#4 at 16" o.c.	#4 at top and 2-#4 at footing
	Over 4'	Not allowed unless special design is submitted and approved.			
Concrete supported at top by floor system & at bottom by slab ¹	9' or less	8'	1/2" x 10" A.B. at 4' o.c.	#4 at 16" o.c. ^{4, 6}	#4 at 16" o.c. and 2-#4 at footing
	Over 9'	Not allowed unless special design is submitted and approved.			

¹ Where there is no slab at bottom of wall as in a crawl space, maximum unbalanced backfill shall be 30" unless an alternate design is approved.

² The floor diaphragm shall be completed before backfilling or the foundation wall sufficiently braced to prevent damage by the backfill.

³ This table is not intended to prevent temperature and shrinkage cracks. Reinforcing steel shall be placed within the inside half of the wall and not closer than 3/4" clear from the inside face of the wall. Concrete cast against earth shall be spaced a minimum of 3" from the soil.

⁴ Solid block first two joist spaces adjacent to anchor bolts where floor joists are parallel to the wall.

⁵ There shall be a minimum of two (2) anchor bolts per foundation (sill) plate with one bolt located within twelve (12) inches of each end of each foundation (sill) plate. Foundation plates and sills shall be the kind of wood specified in Section 2317.4.

⁶ Wall height is measured as the vertical distance from the top of the footing to the top of the concrete wall.

⁷ If the slab is eliminated, a special design is required regardless of the backfill height.

NOTE: Foundation walls should not be subjected to more than 30 PCF equivalent fluid pressure (well-drained soil) nor a surcharge.

(Ord. 12560 § 52, 1996).

16.04.05049 Conventional light-frame construction provisions - Alternate braced wall panels. Section 2326.11.4 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 2326.11.4 Alternate braced wall panels. Any braced wall panel required by subsection 2326.11.3 may be replaced by an alternate braced wall panel constructed in accordance with the following:

1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (203.2 m) and a height of not more than 10 feet (3.048 m). Each panel shall be sheathed on one face with 3/8-inch-minimum-thickness (.095 m) plywood sheathing nailed with 8d common or galvanized box nails in accordance with Table 23-I-Q and blocked at all plywood edges. Two anchor bolts installed in accordance with Section 1806.6, shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (816.5 kg). The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom.
2. In the first story of two-story buildings, each braced wall panel shall be in accordance with Section 2326.11.4, Item 1, except that the plywood sheathing shall be provided on both faces, three anchor bolts shall be placed at one-fifth points, and tie-down device uplift capacity shall not be less than 3,000 pounds (1360.8 kg).
3. In single story buildings supporting only a roof, each panel shall have a length of not less than 1 foot 4 inches and a panel height of not more than eight feet. Each panel shall be sheathed on one face with 3/8 inch minimum thickness wood structural sheathing nailed with 2 rows 8d common or box nails at 3" on center at panel edges. Each panel edge shall be framed with a minimum of 2 (2" x 6") studs. A header shall run continuously across the panel and be nailed with 8d common or box nails at 3" on center each way. Two anchor bolts installed in accordance with section 1806.6 shall be provided in each panel. Each panel end stud shall have a tie down device capable of providing an approved uplift capacity of not less than 3,200 pounds. The tie-down device shall be installed in accordance with the manufacturer's recommendations. The tie-down device shall maintain a continuous load path to the foundation.
4. In the first story of two-story buildings, each braced panel shall be in accordance with Section 2326.11.4 Item 3 except that the panel width shall be not less than 2 feet 0 inches.

(Ord. 12560 § 53, 1996).

16.04.05050 Plumbing systems - Number of fixtures - General. Section 2902.1 of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 2902.1 General. The number of plumbing fixtures within a building shall not be less than set forth in Section 2902 and Table 29-A (WAC 51-30). The director of public health is authorized to enforce this section. (Ord. 12560 § 54, 1996).

16.04.05051 Existing structures - Moved buildings - Moved buildings and temporary buildings. Section 3404 of the Uniform Building Code is hereby repealed, and the following substituted:

UBC 3404 - Moved buildings and temporary buildings. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. No person shall move within or into the unincorporated areas of King County, or cause to be moved, any building or structure without first obtaining, in addition to the building permit, a relocation investigation permit from the building official. The purpose of this relocation investigation permit is to determine prior to relocation the deficiencies in the building. Before a structure is relocated to a proposed site, a building permit shall be obtained.

The building official shall not approve for moving nor issue a building permit for a building or structure where any one of the hereinafter stated conditions exist which constitutes a public nuisance or endangers the public health, safety, or general welfare, and in his opinion it is physically impractical to restore such building or structure to make it comply with this code.

- i. It is so constructed, deteriorated, or in disrepair as to be dangerous;
- ii. It is infested with termites;
- iii. It is intended to be used as a dwelling for human habitation and is unfit for such use;
- iv. It is of a type prohibited at the proposed location by this or any other law or ordinance.

A fee shall be charged for relocation investigations and site inspection services. A building permit fee shall also be charged for all structures which are approved for relocation. Fees for permits and services provided under this section shall be paid to the department of development and environmental services as set forth in K.C.C. Title 27, Building and Constructions Fees. As a condition of securing the building permit, the owner of the building or structure shall deposit cash or its equivalent with the building official, or in an approved irrevocable escrow, in an amount up to \$5000.00.

Relocation investigation fees do not apply to structures having acceptable current inspections, such as factory built units.

If the building official denies a building permit for the relocation of a structure, the applicant may request, within 10 days of the date of mailing or other issuance of the denial notice, that the building permit application be reviewed by the Building Code Appeals Board. The Board shall review the application and make a recommendation to the building official, who may reconsider the denial in light of the Board's recommendation.

(Ord. 12560 § 55, 1996).

16.04.05052 Appendix Chapter 4, Division I - General. Section 419 of Appendix Chapter 4, Division I, of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 419 - General. The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of detached one-family dwelling units only. The director of the department of public health shall enforce King County Code 14.04 and WAC 248.98, which

contains the design and construction of barriers for swimming pools located in other occupancies.
(Ord. 12560 § 56, 1996).

16.04.05053 Appendix Chapter 4, Division I - Outdoor swimming pool.

Section 421.1 of Appendix Chapter 4, Division I, of the Uniform Building Code is hereby repealed, and the following is substituted:

UBC 421.1 Outdoor swimming pool. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

1. The top of the barrier shall be at least 60 inches (1.524 m) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (.051 m) measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 1 3/4-inch-diameter (.044 m) sphere.

EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches (1.143 m) or more, the opening size may be increased such that the passage of a 4-inch-diameter (.102 m) sphere is not allowed.

2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (.102 m) when the distance between the tops of horizontal members is 45 inches (1.143 m) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.

4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1.372 m) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (.076 m) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (.013 m) within 18 inches (.457 m) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4 of Section 421.1 shall be provided.

EXCEPTIONS: When approved by the building official, one of the following may be used:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above the floor.

2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3.048 m). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1.372 m) above the threshold of the door.

3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.

6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

EXCEPTIONS: When approved by the building official, one of the following may be used:

1. The pool may be equipped with a power or manual safety cover which complies with standards set forth in American Society for Testing and Materials (ASTM) F1346-1991; or

2. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the means described in this section.

(Ord. 12560 § 57, 1996).

16.04.05054 UBSC - Scope. Section 1025 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1025 Scope. a. The provisions of this chapter shall apply to openings into all new and existing dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or leased Group R, Division 3 Occupancies; and to openings between attached garages and dwelling units. Except for vehicular access, door openings in enclosed attached garages shall be in accordance with the provisions of this chapter.

b. Upon the conversion from an owner occupied dwelling to a rented or leased dwelling, the provisions shall take effect immediately.

c. The provisions of this code shall be applied to non-conforming structures during the course of applying for the appropriate permits and complying with development requirements through construction inspection prior to the issuance of a final certificate of occupancy.

d. The provisions of this code shall be applied to non-conforming structures through subsequent building permit applications and a public information campaign.

EXCEPTIONS: 1. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch or similar area.

2. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any adjoining roof, balcony, landing, stair tread, platform or similar structure or when any portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3. Any opening in a roof when all portions of such roof are more than 12 feet (3.658 m) above an accessible surface.

4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided that the closest edge of the opening is at least 36 inches (.914 m) from the locking device of the door or window assembly.

5. Openings protected by required fire door assemblies having a fire-endurance rating of not less than 45 minutes.

(Ord. 12560 § 58, 1996).

16.04.05055 UBSC - Entry vision. Section 1028 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1028 Entry vision. Every exit and entry door from a leased or rented dwelling unit shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 1005.8 of the Uniform Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. View ports installed in accordance with this section in existing 20 minute and 45 minute rated fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its listing. Exit doors from a dwelling unit which have windows or are otherwise transparent and offer at least a 180 degree view of the area immediately outside the door shall be exempt from the requirements of this section.

(Ord. 12560 § 59, 1996).

16.04.05056 UBSC - Strike plate installation. Section 1029.2 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1029.2 Strike plate installation. In wood-frame construction, an open space between trimmers and wood doorjambs shall be solid shimmed by a single piece extending not less than 12 inches (.305 m) above and below the strike plate.

Strike plates shall be attached to the door frame with not less than two No. 8 by two and one-half (2-1/2) inch screws.

All strike plates of doors in pairs shall be installed as tested.

(Ord. 12560 § 60, 1996).

16.04.05057 UBSC - Locking hardware. Section 1029.4 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1029.4 Locking hardware. Manually operated edge- or surface-mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall be constructed so that the dead bolt lock shall be opened from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

(Ord. 12560 § 61, 1996).

16.04.05058 UBSC - Sliding doors. Section 1030 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

1030 Sliding doors. Every exterior sliding door from a dwelling unit shall be equipped from the interior with a patio door bar lock or patio pin type locking device. Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard No. 10-5, Part II.
(Ord. 12560 § 62, 1996).

16.04.05059 UBSC - Windows. Section 1031 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1031 Windows. All window assemblies which open and which are regulated by this code shall comply with U.B.C. Standard No. 10-6 and shall be equipped with latching devices which operate from the interior, unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by this chapter shall be protected by approved metals bars, screens or grilles. See also Uniform Building Code Section 309.4.
(Ord. 12560 § 63, 1996).

16.04.05060 UBSC - Alternate materials and methods. Section 1032 of the Uniform Building Security Code is hereby repealed, and the following is substituted:

UBSC 1032 Alternative materials or methods. The provisions of this chapter are not intended to prevent the use of any material, device, hardware or method not specifically prescribed in this chapter. The building official, may approve a substitution of an alternative security device if the device is equally capable of resisting illegal entry and the installation of the device does not conflict with the requirements of this code or the requirements of other ordinances regulating safe exits.
(Ord. 12560 § 64, 1996).

16.04.05061 UBSC - Appendix 10, Security provisions - UBSC 1033-Definitions. There is added to Appendix Chapter 10, Security Provisions, of the Uniform Building Security Code a new section to read as follows:

UBSC 1033 - Definitions.

For the purpose of this chapter, certain terms are defined as follows:

DWELLING UNIT as used in the Uniform Building Security Code is defined pursuant to K.C.C. 21A.06.345.

RENT OR LEASE means an agreement, oral or written, relating to the use and occupancy of a dwelling.

(Ord. 12560 § 65, 1996).

16.04.05062 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1208 repealed. Section 1208 of Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code is hereby repealed.
(Ord. 12560 § 66 (part), 1996).

16.04.05063 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1209 repealed. Section 1209 of Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code is hereby repealed.
(Ord. 12560 § 66 (part), 1996).

16.04.05064 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1210 Sea-Tac sound reduction standards - Purpose. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1210 Sea-Tac sound reduction standards - Purpose. The purpose of these sections is to safeguard life, health, property and public welfare by establishing minimum requirements regulating the design, construction, and/or setting on site of buildings for human occupancy in the vicinity of Sea-Tac International Airport as identified on the maps referenced in the April 24, 1985 Federal Register, Volume 50, No. 79. These sections are not intended to abridge any safety or health requirements required under any other applicable codes or ordinances.
(Ord. 12560 § 67, 1996).

16.04.05065 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1211 Scope. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1211 Scope. The provisions of this chapter shall apply to all buildings or structures constructed or placed in use for human occupancy on sites within the vicinity of Seattle-Tacoma International Airport which have been included within or enclosed by the Port of Seattle Noise Remedy Program boundaries;

1. Structures relocated shall comply with all requirements of this chapter and,

2. Mobile homes located in mobile home parks shall be exempt from these requirements.

This chapter is intended to supplement the provisions of the Uniform Mechanical Code, the adopted Energy Code, and the remainder of the Uniform Building Code. In the case of conflict between the chapter and any other applicable codes the more restrictive requirements shall be met.
(Ord. 12560 § 68, 1996).

16.04.05066 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1212 Application to existing buildings. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1212 Application to existing buildings. Additions may be made to existing buildings or structures without making the entire building structure comply with all the requirements of this chapter for new construction. Additions shall be made to comply in the areas being added to the extent that it is deemed practical and effective by the director of the department of development and environmental services in meeting the intent of this chapter.

Any change of use in the occupancy or use of a building previously unapproved for human occupancy to human occupancy use or one previously unused for sleeping purposes to sleeping use shall not be permitted unless the building, structure or portion of the building complies with this chapter.
(Ord. 12560 § 69, 1996).

16.04.05067 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1213 Details. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1213 Details. The plans and specifications shall show in sufficient detail all pertinent data and features of the building, equipment and systems, as herein governed, including, but not limited to: exterior envelope component materials; STC rating of applicable component assemblies; R-values of applicable insulation materials; size and type of apparatus and equipment; equipment and system controls and other pertinent data to indicate conformance with the requirements herein.

(Ord. 12560 § 70, 1996).

16.04.05068 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1214 Fees. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1214 Fees. The director, department of development and environmental services, is authorized to collect fees for administration, plan checking and inspection. This fee shall be known as the Sea-Tac Noise Fee. The fee shall be calculated as the sum of the fees for special plan review and supplemental inspection.

(Ord. 12560 § 71, 1996).

16.04.05069 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1215 Definitions. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1215 Definitions. NOISE REDUCTION COEFFICIENT (NRC) is the arithmetic average of the sound absorption coefficients of a material at 250, 500, 1000, and 2000 Hz.

SOUND TRANSMISSION CLASS (STC) is single-number rating for describing sound transmission loss of a wall, roof, floor, window, door, partition or other individual building components or assemblies.

(Ord. 12560 § 72, 1996).

16.04.05070 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1216 Design requirements. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1216 Design requirements. The criteria of these sections establish the minimum requirements for acoustic design of the exterior envelope of buildings and for HVAC systems and its parts. These requirements shall apply to all buildings for human occupancy within the Sea-Tac Noise Program Areas.

(Ord. 12560 § 73, 1996).

16.04.05071 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1217 Sea-Tac noise program area. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1217 SEA-TAC Noise Program area. Noise determined construction requirements detailed in this chapter shall be applied to new construction and additions of all structures, except for not normally inhabited portions of warehouses, storage buildings and similar structures as determined by the director, within the designated program areas of the Port of Seattle's Noise Remedy Program. The applicable program areas are the Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific Construction requirements for these two areas are:

(a) Neighborhood Reinforcement Area:

- 1) Bedrooms must comply with Section 1234 which is designed to achieve a noise reduction of 35 db.
- 2) All other living and working areas must comply with Section 1226 which is designed to achieve a noise reduction level of 30 dB.

(b) Cost-Share Insulations Area:

- 1) Bedrooms must comply with Section 1226 which is designed to achieve a noise reduction of 30 dB.
- 2) All other living and working areas must comply with Section 1219 which is designed to achieve a noise reduction level of 25 dB.

(Ord. 12560 § 74, 1996).

16.04.05072 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1218 Air leakage for all buildings. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1218 Air leakage for all buildings. (a) The requirements of this section shall apply to the design of the exterior envelope of all buildings in the Sea-Tac Noise Program Area designed for human occupancy. The requirements of this section are not applicable to the separation of interior spaces from each other.

(b) The following limitations shall be sealed, caulked, gasketed, or weather-stripped to limit or eliminate air leakage:

- 1) Exterior joints around window and door frames between the window or door frame and the framing.
- 2) Openings between walls and foundations.
- 3) Between the wall sole plate and the rough flooring.
- 4) Opening at penetrations of utility services through walls, floor, and roofs.
- 5) Between wall panels at corners.
- 6) All other openings in the building envelope.

(c) Through the wall, floor, or roof/ceiling penetrations not specifically addressed in these sections shall be designed to limit sound transmission and shall have the same average laboratory sound transmission classification as required for doors.

(Ord. 12560 § 75, 1996).

16.04.05073 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1219 Building requirements for a noise level reduction of 25dB compliance. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1219 Building requirements for a noise level reduction of 25 dB compliance. Compliance with Section 1220 through Section 1225 shall be deemed

to meet requirements for a minimum noise level reduction (NLR) of 25 decibels.
(Ord. 12560 § 76, 1996).

16.04.05074 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1220 Exterior walls. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1220 Exterior walls. (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-30; or

(b) Masonry walls having a weight of at least 25 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4 inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs.

2. Continuous composition board, plywood or gypsum board sheathing at least 1/2 inch thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulations shall be glass fiber or mineral wool.

(Ord. 12560 § 77, 1996).

16.04.05075 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1221 Exterior windows. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1221 Exterior windows. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating at least STC-28; or

(b) Glass shall be at least 3/16" thick.

(c) All windows that open shall be weather-stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

(Ord. 12560 § 79, 1996).

16.04.05076 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1222 Exterior doors. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1222 Exterior doors. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-26; or

(b) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weather-stripped.

(c) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance as specified in Section 1221(c). The glass in the sliding doors shall be at least 3/16" thick.

(d) Glass in doors, over two square feet in area, shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Section 1221(e).

(Ord. 12560 § 79, 1996).

16.04.05077 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1223 Roofs. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1223 Roofs. (a) Combined roof and ceiling construction other than as described in this section and Section 1224 shall have a laboratory sound transmission class rating of at least STC-39; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 1/2" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation.

(d) Skylights shall conform to the window standard of Section 1221.

(Ord. 12560 § 80, 1996).

16.04.05078 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1224 Ceilings. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1224 Ceilings. (a) Gypsum board for plaster ceilings at least 1/2 inch thick shall be provided where required by Section 1223(b), above. Ceilings shall be substantially airtight with a minimum of penetrations.

(b) Glass fiber or mineral wool insulation at least R-19 shall be provided above the ceiling between joists.

(Ord. 12560 § 81, 1996).

16.04.05079 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1225 Ventilation. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1225 Ventilation. (a) Ventilation systems shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with a 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size as practical.

(c) Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 5 feet in length shall be fully lined and shall also meet the provisions of Section 1218(c). Each duct shall be provided with a bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct line at least 1 inch thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Fireplaces shall be provided with well fitted dampers.
(Ord. 12560 § 82, 1996).

16.04.05080 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1226 Building requirements for a noise level reduction of 30 dB compliance. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1226 Building requirements for a noise level reduction of 30 dB compliance. Compliance with Section 1227 through Section 1233 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 30 decibels.
(Ord. 12560 § 83, 1996).

16.04.05081 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1227 Exterior walls. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1227 Exterior walls. (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-35; or

(b) Masonry walls having a weight of at least 40 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4" in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding, the interior gypsum board or plaster must be fastened resiliently to the studs.

2. Continuous composition board, plywood, or gypsum board sheathing at least 3/4" thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

(Ord. 12560 § 84, 1996).

16.04.05082 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1228 Exterior windows. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1228 Exterior windows. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

(b) Windows shall be double glazed with panes at least 1/8" thick. Panes of glass shall be separated by a minimum 1/2" airspace.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-0027, TT-S-00230 or TT-S-00153. (Ord. 12560 § 85, 1996).

16.04.05083 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1229 Exterior doors. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1229 Exterior doors. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

(b) Double door construction is required for all door openings to the exterior. Openings fitted with side-hinged doors shall have one solid core of wood or be an insulated hollow metal door at least 1-3/4" thick separated by an airspace of at least 3" from another door, which can be a storm door. Both doors shall be tightly fitted and weather-stripped.

(c) The glass of double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding frame shall be provided with an efficiently airtight weather-stripping material as specified in Section 1228(c).

(d) Glass (over two square feet in area) of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 1228 (e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape. (Ord. 12560 § 86, 1996).

16.04.05084 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1230 Roofs. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1230 Roofs. (a) Combined roof and ceiling construction other than described in this section and Section 1231 shall have a laboratory sound transmission class rating of at least STC-44; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 3/4" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with shakes or other suitable roofing material.

(d) Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-33.

(Ord. 12560 § 87, 1996).

16.04.05085 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1231 Ceilings. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1231 Ceilings. (a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where required by Section 1230(b) above. Ceilings shall be substantially airtight with a minimum of penetrations.

(b) Glass fiber or mineral wool insulation of least R-19 shall be provided above the ceiling between joists.

(Ord. 12560 § 88, 1996).

16.04.05086 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1232 Floors. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1232 Floors. The floor of the lowest occupied rooms shall be slab on fill, below grade, or over a fully enclosed basement or crawl space. All door and window openings in the fully enclosed basement shall be tightly fitted.

(Ord. 12560 § 89, 1996).

16.04.05087 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1233 Ventilation. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1233 Ventilation. (a) A ventilation system shall be installed that would provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend.

(b). Gravity vent openings in attic shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 3 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also be the provisions of Section 1218(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

(Ord. 12560 § 90, 1996).

16.04.05088 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1234 Building requirements for a noise level reduction of 35 dB compliance. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1234 Building requirements for a noise level reduction of 35 dB compliance. Compliance with Section 1235 through Section 1241 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 35 decibels.

(Ord. 12560 § 91, 1996).

16.04.05089 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1235 Exterior walls. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1235 Exterior walls. (a) Exterior walls, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-40; or

(b) Masonry walls having a weight of at least 75 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4" in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or siding, the interior gypsum board or plaster must be fastened resiliently to the studs or double thickness must be used.

2. Continuous composition board, plywood, or gypsum board sheathing at least 1" thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper.

4. Insulation material at least R-19 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.
(Ord. 12560 § 92, 1996).

16.04.05090 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1236 Exterior windows. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1236 Exterior windows. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-38; or

(b) Windows shall be double glazed with panes at least 3/16" thick. Panes of glass shall be separated by a minimum 1/2" airspace and shall not be equal in thickness.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM-E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant of soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.
(Ord. 12560 § 93, 1996).

16.04.05091 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1237 Exterior doors. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1237 Exterior doors. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of a least STC 33; or

(b) Double door construction is required for all door openings to the exterior. The doors shall be side-hinged and shall be solid core wood or insulated hollow metal door at least 1-3/4" thick, separated by a vestibule or enclosed porch at least 3 feet in length. Both doors shall be tightly fitted and weather-stripped.

(c) The glass or double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight weather-stripping material specified in Section 1236(c).

(d) Glass of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 1236(e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket of glazing tape.
(Ord. 12560 § 94, 1996).

16.04.05092 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1238 Roofs. There is added to Appendix Chapter 12, Division II, Sound

Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1238 Roofs. (a) Combined roof and ceiling construction other than as described in this section and Section 1239 shall have a laboratory sound transmission class rating of at least STC-49; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 1" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with concrete or clay tiles as roofing material.

(Ord. 12560 § 95, 1996).

16.04.05093 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1239 Ceiling. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1239 Ceiling. (a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required by Section 1238, above. Ceiling shall be substantially airtight with a minimum of penetrations. The ceiling panels shall be mounted on resilient clips or channels.

(b) Glass fiber or mineral wool insulation at least R-30 shall be provided above the ceiling between joists.

(Ord. 12560 § 96, 1996).

16.04.05094 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1240 Floors. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1240 Floors. The floor of the lowest occupied rooms shall be slab on fill or below grade.

(Ord. 12560 § 97, 1996).

16.04.05095 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1241 Ventilation. There is added to Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code, a new section to read as follows:

UBC 1241 Ventilation. (a) A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other opening to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet long with one 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet the provisions of Section 1218(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

(Ord. 12560 § 98, 1996).

16.04.05096 Uniform Building Code Standards - Standard 9-4 - Installation of sprinkler systems in one and two family dwellings and manufactured homes.

There is added to the Uniform Building Code Standards a new section to read as follows:

UBC Standard 9-4 Installation of sprinkler systems in one and two family dwellings and manufactured homes. The installation of sprinkler systems in Group R-3 Occupancies required in this code shall be in accordance with the Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes, N.F.P.A. 13 D - Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes, 1994 Edition.

(Ord. 12560 § 99, 1996).

16.04.05097 Powers and duties of building official - General. Section 108.1 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 108.1 General. The building official is hereby authorized and directed to enforce all the provisions of this code, except the fuel gas piping requirements contained in Chapter 22 of Appendix B. Fuel-gas piping shall be enforced by the director of public health. For such purposes the building official and public health director shall have the powers of a law enforcement officer with right to entry and serving of notice and orders.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

(Ord. 12560 § 100, 1996).

16.04.05098 Powers and duties of building official - Right of entry. Section 108.3 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 108.3 Right of entry. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

(Ord. 12560 § 101, 1996).

16.04.05099 Powers and duties of building official - Stop orders and correction notices. Section 108.4 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 108.4 Stop orders and correction notices. When any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, or by posting such notice on the premises where the work is being done, and such persons shall forthwith stop work until authorized by the building official to proceed with the work.

Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

(Ord. 12560 § 102, 1996).

16.04.050100 UMC board of appeals - General. Section 110.1 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 110.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a mechanical code board of appeals consisting of thirteen members who are qualified by experience and training to pass upon matters pertaining to mechanical design and building construction. The building official shall be an ex-officio member and shall act as secretary to said board. The board of appeals shall be appointed by the County Executive and confirmed by the County Council, and shall serve for a four-year term or until their successors are appointed and qualified. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official, which shall be advisory unless otherwise specified in this Code. The board may also recommend to the Council new legislation regarding the subject matter of this Code.

(Ord. 12560 § 103, 1996).

16.04.050101 UMC violations - General. Section 111.1 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 111.1 General. It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain mechanical systems or equipment in the County, or cause or permit the same to be done contrary to or in violation of this code.

Enforcement of this section shall be in accordance with the procedures specified in Title 23 of the King County Code.

(Ord. 12560 § 104, 1996).

16.04.050102 UMC administration - Application. Section 113.1 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 113.1 Application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 113.2.
5. Be signed by the applicant or an authorized agent of the applicant.
6. Designate who the applicant is, on a form prescribed by the department. If this form is not provided at the time of complete application and if the applicant is a public agency or a public or private utility, the applicant shall include in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the department.
7. Give such other data and information as may be required by the building official.

(Ord. 12560 § 105, 1996).

16.04.050103 Application for permit - Expiration of application. There is added to Section 113 of the Uniform Mechanical Code a new section to read as follows:

UMC 113.4 Expiration of application. Plan applications for which a permit is not issued shall be deemed canceled by the permittee if:

1. No action is taken by the applicant for 60 days after notice of additional information required is mailed to the applicant, or by a date set by the building official; or
2. No permit is issued within 60 days after notice that the permit is ready has been mailed to the applicant, or by a date set by the building official.

(Ord. 12560 § 106, 1996).

16.04.050104 Permit issuance - Expiration. Section 114.4.1 of the Uniform Mechanical Code is hereby repealed, and the following is substituted:

UMC 114.4.1 Expiration. Every permit issued by the King County department of development and environmental services, under the provisions of this code shall expire by limitations and become null and void one year from date of issue. Issued permits may be extended for one year periods subject to the following conditions:

1. An application for a permit extension together with the applicable fee is submitted to the department of development and environmental services at least seven (7), but no more than sixty (60), calendar days prior to the date the original permit becomes null and void. Once the permit extension application is submitted, work may continue past the expiration date of the original permit, provided that the extension application is not denied. If the extension application is denied, all work must stop until a valid permit is obtained.

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2. If construction of mechanical system has not substantially commenced, as determined by the building official, within two years from the date of the first issued permit and the building and the structure is no longer authorized by the zoning code or other applicable law, then the permit shall not be extended.

3. An applicant may request a total of two permit extensions provided there are no substantial changes in the approved plans and specifications.

4. The building official may extend a mechanical system permit beyond the second extension only to allow completion of a mechanical system authorized by the original permit and substantially constructed. If substantial work, as determined by the building official, has not commenced on a mechanical system authorized in the original permit, then a new permit will be required for construction to proceed.

5. The staff of the department of development and environmental services may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

(Ord. 12560 § 107, 1996).

16.04.050105 Fees. Section 115 of the Uniform Mechanical Code is hereby repealed, and substituted by the King County Code Title 27. (Ord. 12560 § 108, 1996).

16.04.050106 Enforcement - Right of entry. Section 201.2 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 201.2 Right of entry. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code. (Ord. 12560 § 109, 1996).

16.04.050107 Enforcement - Substandard buildings. Section 202 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 202 Substandard buildings.

All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in Title 23 of the King County Code.

(Ord. 12560 § 110, 1996).

16.04.050108 Enforcement - Housing advisory and appeals board. Section 203 of the Uniform Housing Code is hereby repealed. (Ord. 12560 § 111, 1996).

16.04.050109 Enforcement - Violations. Section 204 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 204 Violations. It shall be unlawful for any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done, contrary to or in violation of this code or any order issued by the building official hereunder. This section shall be enforced in accordance with the procedures specified in Title 23 of the King County Code.

(Ord. 12560 § 112, 1996).

16.04.050110 Space and occupancy standards - Ventilation. Section 504.3 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 504.3 Ventilation. Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of openable exterior openings with an area of not less than one twentieth of the floor area of such rooms with a minimum of 5 square feet (0.46m²).

In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in all guest rooms, dormitories, habitable rooms and in public corridors. One fifth of the air supply shall be taken from the outside.

Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than one twentieth of the floor area of such rooms with a minimum of 1 1/2 square feet (0.14 m²).

In lieu of required exterior openings for natural ventilation in bathrooms containing a bathtub or shower or combination thereof, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided. The point of discharge of exhaust air shall be at least 3 feet (.914 m) from any opening into the building. Bathrooms which contain only a water closet or lavatory or combination thereof, and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

EXCEPTION: In cases of conflict between the ventilation requirements of this section and the ventilation requirements of WAC 51-13, Washington State Ventilation and Indoor Air Quality Code, effective June 30, 1995, the provisions of WAC 51-13 Washington State Ventilation and Indoor Air Quality Code effective June 30, 1995 shall govern.
(Ord. 12560 § 113, 1996).

16.04.050111 Sanitation - Installation and maintenance. Section 505.7 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 505.7 Installation and maintenance. All sanitary facilities shall be installed and maintained in a safe and sanitary condition and in accordance with all applicable laws.
(Ord. 12560 § 114, 1996).

16.04.050112 Mechanical requirements - Heating. Section 701.1 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 701.1 Heating. Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70° F. (21.1° C) at a point 3 feet (.914 m) above the floor in all habitable rooms when the outside temperature is as set forth in WAC 51-11, the Washington State Energy Code (second edition), effective June 30, 1995. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 3102 of the Building Code, the Mechanical Code, and all other applicable laws. Unvented fuel-burning heaters shall not

be permitted. All heating devices or appliances shall be of an approved type.
(Ord. 12560 § 115, 1996).

16.04.050113 Notices and orders of the building official - Commencement of proceedings. Section 1101.1 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 1101.1 Commencement of proceedings. When the building official has inspected or caused to be inspected a building and has found and determined that such building is a substandard building, the building official may commence proceedings pursuant to the procedures specified in Title 23 of the King County Code.
(Ord. 12560 § 116, 1996).

16.04.050114 Notices and orders of the building official - Recordation of notice and order. Section 1102 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 1102 Recordation of notice and order. Recordation of notice and order shall be in accordance with the procedures as specified in Title 23 of the King County Code.
(Ord. 12560 § 117, 1996).

16.04.050115 Notices and orders of the building official - Repair, vacation and demolition. Section 1103 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 1103 Repair, vacation and demolition. The following standards shall be followed by the building official (and by the Hearing Examiner if an appeal is taken) in ordering the repair, vacation or demolition of any substandard building structure:

1. If any building is declared a substandard building under this ordinance, it shall either be repaired in accordance with the current Building Code or shall be demolished at the option of the building owner.

2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or the occupants, it shall be ordered to be vacated.

(Ord. 12560 § 118, 1996).

16.04.050116 Notice to vacate - Posting. Section 1104.1 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 1104.1 Posting. In addition to being served as provided in Title 23 of the King County Code, a notice to vacate may be posted at or upon each existing exit of the building, and shall be in substantially the following form:

KING COUNTY BUILDING SERVICES DIVISION
3600 - 136TH PLACE SOUTHEAST
BELLEVUE, WASHINGTON 98006-1400

NOTICE

567-44

(King County 9-97)

IS HEREBY GIVEN THAT THIS BUILDING
MUST NOT BE OCCUPIED
UNTIL INSPECTION AND APPROVAL

For Further Information: By: _____
Inspector/Officer

Telephone: _____ Date: _____

WARNING! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.
(Ord. 12560 § 119, 1996).

16.04.050117 Notice to vacate - Compliance. Section 1104.2 of the Uniform Housing Code is hereby repealed, and the following is substituted:

UHC 1104.2 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued by him under Title 23 of the King County Code, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a certificate of occupancy is issued pursuant to the provisions of the Building Code. Any person violating this section shall be guilty of a misdemeanor.
(Ord. 12560 § 120, 1996).

16.04.050118 Appeal - UHC Chapter 12. Chapter 12, Appeal, of the Uniform Housing Code is hereby repealed, and is substituted with the appeals procedures as specified in Title 23 of the King County Code. (Ord. 12560 § 121, 1996).

16.04.050119 Procedures for conduct of hearing appeals - UHC Chapter 13. Chapter 13, Procedures for Conduct of Hearing Appeals, of the Uniform Housing Code is hereby repealed, and is substituted with the procedures as specified in Title 20 of the King County Code. (Ord. 12560 § 122, 1996).

16.04.050120 Compliance - UHC Section 1401. Section 1401, Compliance, of the Uniform Housing Code is hereby repealed, and is substituted with the compliance procedures as specified in Title 23 of the King County Code. (Ord. 12560 § 123, 1996).

16.04.050121 Performance of work of repair or demolition - UHC Chapter 15. Chapter 15, Performance of Work of Repair or Demolition, of the Uniform Housing Code is hereby repealed, and is substituted with the procedures as specified in Title 23 of the King County Code. (Ord. 12560 § 124, 1996).

16.04.050122 Recovery of cost of repair or demolition - UHC Chapter 16. Chapter 16, Recovery of Cost or Repair or Demolition, of the Uniform Housing Code is hereby repealed, and is substituted with the procedures as specified in Title 23 of the King County Code. (Ord. 12560 § 125, 1996).

16.04.050123 Purpose - UCADB Section 102.1. Section 102.1 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 102.1 Purpose. It is the purpose of this code to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code, 1994 Edition, Housing Code, 1994 Edition, or otherwise available by law, whereby buildings, structures or nuisances which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.
(Ord. 12560 § 126, 1996).

16.04.050124 Scope - UCADB Section 102.2. Section 102.2 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 102.2 Scope. The provisions of this code shall apply to all dangerous buildings or nuisances, as herein defined, which are now in existence or which may hereafter become dangerous in the county.

(Ord. 12560 § 127, 1996).

16.04.050125 Enforcement - Administration. Section 201.1 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 201.1 Administration. The building official is hereby authorized to enforce the provisions of this code pursuant to the provisions of K.C.C. Title 23.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

(Ord. 12560 § 128, 1996).

16.04.050126 Enforcement - Abatement of dangerous buildings. Section 202 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 202 Abatement of dangerous buildings. All buildings or portions thereof which are determined by the building official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Title 23 of the King County Code.

(Ord. 12560 § 129, 1996).

16.04.050127 Enforcement - Violations. Section 203 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 203 Violations. It shall be unlawful for any person, firm, or corporation, whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code or any order issued by the director hereunder. This section shall be enforced pursuant to the provisions of Title 23 of the King County Code.
(Ord. 12560 § 130, 1996).

16.04.050128 Enforcement - Board of appeals. Section 205, Board of Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed. (Ord. 12560 § 131, 1996).

16.04.050129 Definitions - UCADB Section 301. Section 301 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 301 General. For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the *Uniform Building Code* promulgated by the International Conference of Building Officials, as adopted by the county.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

HOUSING CODE is the *Uniform Housing Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

NUISANCES shall be defined, for the purpose of this Code, as provided by Title 23 of the King County Code.
(Ord. 12560 § 132, 1996).

16.04.050130 Notices and orders of building official - Commencement of proceedings. Section 401.1 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 401.1 Commencement of proceedings. When the building official has inspected any building and has determined that, or otherwise has reasonable grounds to believe that such building is in a dangerous condition, he/she may commence proceedings to cause the repair, vacation, or demolition of the buildings or premises and issue a notice and order as provided by Title 23 of the King County Code.
(Ord. 12560 § 133, 1996).

16.04.050131 Notice and orders of building official - Recordation of notice and order. Section 402, Recordation of Notice and Order, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the provisions of Title 23 of the King County Code. (Ord. 12560 § 134, 1996).

16.04.050134 Notice to vacate - Compliance. Section 404.2 of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and the following is substituted:

UCADB 404.2 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued by him/her under Title 23 of the King County Code, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building or any premises which has been so posted, except that entry may be made to repair, abate, demolish or remove such nuisance or building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, abatement, demolition or removal has been completed and, if required, a certificate of occupancy issued pursuant to the provisions of the building code. Any person violating this section shall be guilty of a misdemeanor. (Ord. 12560 § 137, 1996).

16.04.050135 Appeal - UCADB Chapter 5. Chapter 5, Appeal, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the appeal provisions as specified in Title 23 of the King County Code. (Ord. 12560 § 138, 1996).

16.04.050136 Procedures for conduct of hearing appeals - UCADB Chapter 6. Chapter 6, Procedures for Conduct of Hearing Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the procedures as specified in Title 20 of the King County Code. (Ord. 12560 § 139, 1996).

16.04.050137 Enforcement of the order of the building official or the board of appeals - UCADB Chapter 7. Chapter 7, Enforcement of the Order of the Building Official or the Board of Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the enforcement provisions as specified in Title 23 of the King County Code. (Ord. 12560 § 140, 1996).

16.04.050138 Performance of work of repair or demolition - UCADB Chapter 8. Chapter 8, Performance of Work of Repair or Demolition, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the performance procedures as specified in Title 23 of the King County Code. (Ord. 12560 § 141, 1996).

16.04.050139 Recovery of cost of repair or demolition - UCADB Chapter 9. Chapter 9, Recovery of Cost of Repair or Demolition, of the Uniform Code for the Abatement of Dangerous Buildings is hereby repealed, and substituted with the provisions as specified in Title 23 of the King County Code. (Ord. 12560 § 142, 1996).

16.04.051 Applications - Initiation of required approvals or permits. The department of development and environmental services (hereafter referred to as department) shall not commence review of any application authorized by this title until the property owner has submitted the materials and fees specified for complete applications. (Ord. 11622 § 2, 1994).

16.04.052 Applications - Complete applications.* A. For the purposes of determining the application of time periods and procedures adopted by K.C.C. Title 20, applications for permits authorized by K.C.C. 16.04 shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following, in addition to the complete application requirements of Section 11 of Ordinance 12196. Every application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Indicate the use or occupancy of which the proposed work is intended.
3. Be accompanied by plans, diagrams, computations and specifications and other data as required in UBC Section 106.3.2.
4. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
5. Give such other data and information as may be required by the building official.
6. Identify the site plan of all easements, deed restrictions, or other encumbrances restricting the use of the property. (Ord. 12560 § 11 (part), 1996: Ord. 12196 § 4, 1996: Ord. 11622 § 3, 1994).

*Editor's Note: This section substitutes for UBC Section 106.3.1. See K.C.C. 16.04.05006.

16.04.055 Mandatory residential inspection of conversion condominium. A. The declarant shall, at his or her expense, obtain an inspection of the premises subject to condominium conversion by the department to insure compliance with the Uniform Housing Code and other applicable codes and regulations as adopted by King County. Inspection shall be made within forty-five days of a declarant's written request. A written residential inspection report shall be issued by the department within fourteen days following completion of the residential inspection.

B. Any public offering statement issued with respect to a conversion condominium shall include a copy of the written residential inspection report by the department.

C. Prior to the conveyance of any residential unit within a conversion condominium, the declarant shall repair all violation disclosed in the residential inspection report which are not waived by the department and shall obtain certification from the department that such have been properly made. Certification of repairs by the department shall be based upon a reinspection of the conversion condominium premises, to be performed within seven days of the declarant's written request. Certification shall be issued within seven days following reinspection if the property is then determined to be in compliance.

D. Certification by the department shall state that only those defects discovered by the residential inspection have been corrected and that the certification does not guarantee that all relevant code violations have been corrected. No declarant shall use the department's certification in any advertising nor shall a declarant indicate or imply to anyone, for the purpose of inducing a person to purchase a condominium unit, that King County or any of its departments has "approved" the premises or any unit for sale. (Ord. 11923 § 2, 1995).

16.04.057 Conversion condominium warranty of repairs and escrow fund. A. The repairs required to be made in K.C.C. 16.04.055 shall be warranted by the declarant against defects due to workmanship or materials for a period of one year following the completion of such repairs.

B. Prior to conveyance of any residential unit within a conversion condominium, the declarant shall establish and maintain an account with a bank or other financial institution of the declarant's choosing, containing a sum equal to ten percent of the actual cost of making repairs required in K.C.C. 16.04.055. During the one year warranty period, funds contained in the account shall be used exclusively for paying the actual cost of making repairs required, or for otherwise satisfying claims made under the warranty. The declarant shall by private action, in writing, notify the owners' association of the location of the account and of any disbursements therefrom. Following expiration of the warranty period, any funds remaining in the account shall be disbursed to the declarant.

C. Depletion of the funds contained in the account shall not relieve the declarant of his or her obligations under this section.

D. The enforcement of the escrow and warranty provision shall be by private right of action and implementation and enforcement shall not be the responsibility of this department or of any county agency. (Ord. 11923 § 3, 1995).

16.04.060 Additional requirements. All buildings having floors used for human occupancy located more than sixty-five feet above the lowest level of approved fire department vehicle access shall be provided with an approved automatic fire extinguishing system throughout. (Ord. 3647 § 8, 1978).

16.04.070 Site improvement financial guarantee. Site improvement financial guarantee refers to the financial guarantee required by Title 27A as security for the applicant's guarantee of the construction, according to approved plans and county specifications, of roadway and right-of-way improvements, traffic requirements, appurtenances, off-street parking, curbing, drainage, retention/detention facilities, and erosion/sedimentation control and site restoration associated with building permits. (Ord. 12020 § 50, 1995: Ord. 7990 § 17, 1987: Ord. 7025 § 1, 1984).

16.04.085 Heating degree days over 6000 per year. As permitted by the Washington State Energy Code Section 302, those areas in King County with heating degree days over 6000 per year shall meet the requirements for Climatic Zone II. The building official may enforce such zone boundaries by Heating Degree Day data or by determination of an average elevation above which will be considered Zone II. (Ord. 7633 § 3, 1986).

16.04.090 Individual mobile homes - Purpose and applicability. A. The purpose of this section is to establish standards for the location, review and installation of mobile homes (and accessory structures) as well as factory-built commercial structures and coaches.

B. These standards shall apply to all mobile homes (and accessory structures) or factory-built commercial structures and coaches to be installed after August 4, 1996. (Ord. 12380 § 1, 1996).

16.04.091 Individual mobile homes - Location. A mobile home with an insignia of approval by the Washington State Department of Labor and Industries (DLI) or the U.S. Department of Housing and Urban Development (HUD) may locate on any legal lot on which a dwelling unit is permitted by Title 21A and within any legally approved mobile home park. However, a mobile home without such insignia shall not be relocated to or within King County except as provided in K.C.C. 16.04.092B. (Ord. 12380 § 2, 1996).

16.04.092 Individual mobile homes - Standards. All mobile homes shall comply with the following requirements:

A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall have the appropriate insignia indicating such approval affixed to the unit, in accordance with the provisions of RCW 43.22.

B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval pursuant to subsection A are subject to the following provisions:

1. Mobile homes currently located within King County may remain in their current location. However, prior to the relocation of such mobile home to another portion of King County, the owner shall provide evidence that the mobile home was located within King County before the January 21, 1980 effective date of Ordinance 4681. A "noninsignia" mobile home currently located outside of King County may be relocated to King County only when subject to forced relocation pursuant to RCW 59.21.105.

2. Prior to installing a noninsignia mobile home, the mobile home shall be inspected and approved by the department of development and environmental services. The inspection shall review consistency with the following livability standards, but shall not be considered a warranty that the mobile home is safe or livable:

- a. The unit must have safe, operable heating facilities.
- b. The unit must be equipped with a water closet, lavatory, bathtub or shower, and kitchen sink; be provided with hot and cold running water; and all facilities shall be installed and maintained in a safe and sanitary condition.
- c. The structure must be weather-protected so as to provide shelter for the occupants against the elements and to exclude dampness.
- d. All openable windows and doors must be in operable condition to provide for adequate natural ventilation and emergency exit.
- e. At least one operable smoke detector shall be installed within the unit.
- f. The unit shall be structurally sound with no apparent unsafe condition in floors, walls, ceilings and roofs.
- g. The unit must be well maintained, free of debris and infestation of insects, vermin or rodents.

C. All mobile homes are subject to the following installation requirements:

1. Support systems and stabilizing devices shall be designed and installed in accordance with the provisions of WAC 296-150B-200.
2. Electrical connections shall be inspected and approved by the Washington State Department of Labor and Industries.
3. Mobile homes supported on piers shall be fully skirted.
4. Mobile homes located outside of a mobile home park shall be subject to the setback and lot coverage provisions of the zone in which located.

D. Accessory Structures.

1. Accessory structures shall be subject to the provisions of the Uniform Building Code as adopted in King County and a building permit shall be required before construction or installation.

2. Separation between accessory structures and other structures shall be as set forth in K.C.C. 21A.14.170 or .180. However, if the accessory structure is a carport constructed of combustible materials, the carport roof area shall not extend over or otherwise cover any bedroom windows and no other accessory structures other than decks, porches, stairs or ramps shall be permitted under the carport roof area. (Ord. 12380 § 3, 1996).

16.04.093 Individual mobile homes - Required permits and application

content. A. Installation of a mobile home shall require the approval of a mobile home

permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20.

The permit shall expire one year after date of issuance. A permit may be renewed for a maximum of one year upon request of the applicant, provided such requests are made within fifteen days of the date of expiration of the original permit. Mobile homes shall not be permanently occupied for more than forty-five days prior to issuance of a certificate of occupancy by the department of development and environmental services.

B. The following must be submitted with an application for a mobile home permit, except that when the mobile home is to be located in an approved mobile home park, subsections 1d, 1e, 1h, 1i, and 3 shall not apply:

1. Two copies of a site plan drawn to scale, showing:
 - a. North arrow and scale,
 - b. Location and dimensions of all property lines or leased areas, and easements,
 - c. Proposed location of mobile home and/or accessory structure(s) on the site or space,
 - d. Distances from the mobile home and accessory structure(s) to property lines,
 - e. Approximate surface elevation at each corner of the site,
 - f. Location of parking spaces,
 - g. Name or number of street on which site or space is located,
 - h. Location of septic tank and drainfield, if sewers are not available,
 - i. Location of well or other water source, if public water supply is not available;
2. A description of the mobile home, including:
 - a. Model number,
 - b. Washington State and/or H.U.D. ID number,
 - c. Name of manufacturer and year of manufacture;
3. Two copies of plans showing proposed foundation system, if more than one-fourth of the floor area of the mobile home, as measured from the bottom of the main frame members, will be more than three feet above the existing ground level, or when any supporting piers exceed sixty inches in height;
4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy of same and Certified Manufactured Home Installers number.

C. An accessory structure in excess of 120 square feet of floor or roof area shall require the approval of a building permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20. An application for a building permit for an accessory structure shall include site plans drawn consistent with the provisions of subsection B1. If an application for a building permit for an accessory structure is submitted together with an application for a mobile home permit and if the accessory structure is less than 600 square feet in area, the fee for the accessory structure shall be waived. (Ord. 12380 § 4, 1996).

16.04.094 Factory-built commercial structures and coaches - Standards.

A. Factory-built commercial structures and coaches shall be located, installed and used in the same manner as conventional commercial structures, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development.

B. Factory-built commercial structures and commercial coaches shall be installed subject to the following:

1. A building permit must be obtained for any factory-built commercial structure or commercial coach pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20.

2. The following criteria must be satisfied for the permanent installation of a factory-built commercial structure or commercial coach before a building permit can be issued:

a. The appropriate insignia of the Washington State Department of Labor and Industries of the U.S. Department of Housing and Urban Development must be affixed to the unit. If the unit is lacking the appropriate insignia it must satisfy the structural, mechanical, electrical and plumbing requirements of the Uniform Building, Mechanical and other applicable codes as adopted in King County for conventional commercial structures.

b. The foundation, entry/exit stairs or ramps, and all accessory structures shall be designed and installed in accordance with the provisions of the Uniform Building Code as adopted in King County.

c. Occupancy of the structure shall not be permitted before inspection and approval.

3. The temporary installation of factory-built commercial structures and commercial coaches may be permitted for a period not to exceed one year. The support system recommended by the manufacturer, or designed by a professional structural engineer registered by the state, may be substituted for a foundation designed in accordance with the provisions of the Uniform Building Code as adopted in King County, subject to the approval of the department of development and environmental services. (Ord. 12380 § 5, 1996).

16.04.098 Inspection and enforcement. A. Enforcement. The director is authorized to enforce the provisions of this chapter and any rules and regulations promulgated thereunder, pursuant to the enforcement and penalty provisions of Title 23 of the King County Code.

EXCEPTION: The director of the department of public health is authorized to enforce Uniform Building Code Section 2902 and Table 29-A (WAC 51-30).

B. General. All construction or work for which a permit is required shall be subject to inspection by the director.

C. Authority. The director is authorized and directed to enforce this chapter. The director is authorized to promulgate, adopt, and issue those rules and regulations necessary to the effective and efficient administration of this chapter, such rules and regulations to be adopted and maintained in accordance with the provisions for the rules of county agencies, K.C.C. 2.98.

D. Plan Reviews and Inspections. All buildings constructed under the provisions of this chapter are subject to a final inspection for compliance with this chapter. The director has the authority to establish rules and procedures for accepting at his/her option an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or inspections. (Ord. 12560 § 5, 1996: Ord. 7990 § 16, 1987: Ord. 7853, 1986).

16.04.100 Severability. If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter or the application of the provision to the other persons or circumstances shall not be affected. (Ord. 3647 § 7, 1978).

16.04.110 Liability. The express intent of the King County council is that responsibility for complete and accurate preparation of permit applications, plans and specifications, and for compliance with the provisions of the codes

adopted by this chapter shall rest exclusively with permit applicants and their agents.

This chapter and the codes adopted herein are intended to protect the health, safety and welfare of the general public and are not intended to protect any particular class of individuals or organizations.

This chapter and the codes adopted by reference herein shall not be construed as placing responsibility for code compliance or enforcement upon King County or any officer, employee or agent of King County. Permit application reviews and inspections conducted pursuant to these codes are spot checks designed to foster and encourage compliance but are not guarantees or assurances that permits or work undertaken pursuant to permits complies with all applicable codes.

The King County council expressly recognizes that there are limited public funds available for implementation and enforcement of the codes adopted by this chapter. The King County council also recognizes that permit and inspection fees must be established at levels which balance the need for enforcement of codes adopted by this chapter against the economic impact of increases in permit and inspection fees. Consequently, the fees for permits and services authorized in these codes are those which, in the judgment of the King County council, best protect the overall health, safety and welfare interests of the public. (Ord. 6328 § 6, 1983).

(King County 9-97)

567-55

Chapter 16.08
ROADS NAMES AND ADDRESSING BUILDINGS

Sections:

16.08.010	Purpose.
16.08.020	Road designations and redesignations.
16.08.030	Building address assignments and reassignments.
16.08.040	Uncertainty of road designations or addresses.
16.08.050	Maintenance.
16.08.060	Council redesignation of streets.
16.08.070	Enforcement.
16.08.080	Severability.
16.08.090	Records.

16.08.010 Purpose. The purpose of this chapter is to grant the department of development and environmental services, hereafter called the department, the authority to assign road names and numbers, and address the principal entrances of all buildings or other uses in conformance with the grid system adopted by King County Resolution 16622. (Ord. 10915 § 1, 1993: Ord. 8766 § 1, 1988).

16.08.020 Road designations and redesignations. A. Public or private roads shall be designated within the guidelines of the grid system as determined by the department. Named roads can only be assigned when the numbered grid is determined infeasible by the department. The department may redesignate existing private and county roads if such roads are determined to be inconsistent with the surrounding road designation system.

B. All roads shall carry a geographic suffix or prefix. Roads designated as avenues shall carry a geographic suffix and be in a north-south direction, and roads designated as streets shall carry a geographic prefix and be in an east-west direction. Diagonal roads are treated as being either north-south or east-west roads. Names such as lane, place, way, court, and drive may be used on a road running either direction.

C. Only entire street lengths or distinct major portions of streets, as defined in K.C.C. 16.08.060, shall be separately redesignated.

D. In determining the need for redesignation, the department shall consider consistency with the provisions of K.C.C. 16.08.020 A., the impact on existing businesses and residences, and emergency services responsiveness.

E. Redesignations of county roads shall be accomplished by the adoption of an ordinance directing such redesignation.

F. Notice of county road redesignations shall be mailed by the department at least twenty days prior to the public hearing on the ordinance to all property owners whose addresses would be affected.

G. Appeals of designations and redesignations shall be heard directly by the council. (Ord. 10915 § 2, 1993: Ord. 8766 § 3, 1988).

16.08.030 Building address assignments and reassignments. A. The assignment of addresses for new buildings shall occur in conjunction with the issuance of a building permit.

B. The assignment of addresses shall be based on the following criteria:

1. Even numbers shall be used on the northerly side of roads named as east-west and on the easterly side of roads named as north-south.

2. Odd numbers shall be used on the southerly side of roads named as east-west and on the westerly side of roads named as north-south. Addresses shall be assigned whole numbers only.

C. Should the department find that any building, structure, or premise is not provided with an address, is not correctly addressed, or is not using the assigned address, it shall notify the owner, agent, or renter of the correct address. The address number shall be properly placed in accordance with the provisions of this section, by the effective date shown upon the notice. It shall be unlawful for any owner, agent, or renter to display, advertise or use the wrong address after notification by the department.

D. In determining the need for address reassignment, the department shall consider consistency with the provisions of K.C.C. 16.08.030 (B), consistency with the addressing needs of the area, and emergency services responsiveness.

E. Address reassignments shall be accomplished by notification of the affected property owner by the department at least twenty days prior to the effective date of the reassignment. (Ord. 10915 § 3, 1993: Ord. 8766 § 4, 1988).

16.08.040 Uncertainty of road designations or addresses. Whenever there is doubt or difference of opinion as to the correct road designation or correct address, the road designation or address shall be determined by the department and shall be guided by the specific provisions of this chapter or by rules promulgated pursuant to K.C.C. 2.98 to carry out the intent of this chapter. (Ord. 10915 § 4, 1993: Ord. 8766 § 5, 1988).

16.08.050 Maintenance. A. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.

B. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.

C. The address numbers shall be easily legible figures, not less than three inches high if a residential use or individual multi-family unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night. (Ord. 10915 § 5, 1993: Ord. 8766 § 6, 1988).

16.08.060 Council redesignation of streets. A. Notwithstanding the provisions of sections 16.08.010 and 16.08.020 of this chapter, the county council reserves the option of changing street names or changing numbered streets to named streets. Applications to the council for street renaming shall contain the signatures of the majority of persons having ownership in

properties addressed on the street to be renamed. Notice of proposed name changes shall be mailed to all property owners whose addresses would be changed at least twenty days prior to council action. A change of street names shall be accomplished by the adoption of an ordinance directing the change.

B. The council shall consider technical input from the department, locational and development characteristics relative to the street, and the impact of the change on existing businesses and residences, as well as on emergency vehicle responsiveness, in determining whether the change should be made. Only entire street lengths or distinct major portions of streets shall be separately renamed by the county. For purposes of this chapter, "distinct major portions" shall mean a separate portion of a street identifiable by either a directional shift of at least forty-five degrees or an interrupted interval of at least one quarter mile. (Ord. 10915 § 6, 1993: Ord. 8766 § 10, 1988).

16.08.070 Enforcement. The provisions of this chapter shall be enforced pursuant to Title 23. (Ord. 8766 § 8, 1988).

16.08.080 Severability. Should any section, subsection, paragraph, sentence, clause, or phrase be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions to the chapter. (Ord. 8766 § 9, 1988).

16.08.090 Records. The department shall maintain the official record of current addresses. (Ord. 10915 § 7, 1993: Ord. 8766 § 7, 1988).

Chapter 16.32
KING COUNTY PLUMBING CODE

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16.32.010 Purpose and Policy. This code is enacted as an exercise of the police power of King County to protect and preserve the public peace, health, safety, and welfare. Its provisions shall be liberally construed for the accomplishment of these purposes.

It is expressly the purpose of this code to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

It is the specific intent of this code to place the obligation of complying with its requirements upon the owner or operator of premises within its scope, and no provision of nor term used in this code is intended to impose any duty whatsoever upon King County or any of its officers or employees, for whom the implementation or enforcement of this code shall be discretionary and not mandatory.

Nothing contained in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of King County, or its officers, employees or agents, for any injury or damage resulting from the failure of the owner or operator of premises to comply with the provisions of this code, or by reason or in consequence of any act or omission in connection with the implementation or enforcement of this code on the part of King County by its officers, employees or agents. (Ord. 6746 § 3, 1984).

16.32.020 Scope. The provisions of this code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system except as specifically otherwise provided in this code. (Ord. 6746 § 4, 1984).

16.32.030 Adoption of Uniform Plumbing Code. The Uniform Plumbing Code, Chapters 1 through 10, with Appendices "A" through "D", 1991 Edition, IAPMO Installation Standards, 1991 Edition, 2-90, 3-89, 4-90, 5-90, 6-89, 7-90, 8-89, 9-90, 10-90, 11-87, 12-90, 13-84, 17-90, 18-85, 20-90, 21-89, 22-90, 23-90, 24-90, 25-90, and Chapter 22 of the 1991 Uniform Mechanical Code all published by the International Association of Plumbing and Mechanical Officials, are hereby adopted and together with the provisions of this chapter shall constitute the official Plumbing Code of King County. This chapter shall have precedence over documents adopted by reference. (Ord. 10589 § 1, 1992: Ord. 9151 § 1, 1989: Ord. 8008, 1987: Ord. 6746 § 5, 1984).

16.32.040 Administrative authority. The administrative authority is the Seattle-King County director of public health or his authorized representative who shall administer and enforce the provisions of the plumbing and mechanical code (Chapter 22 of the 1982 Uniform Mechanical Code) as adopted or amended except as provided herein. The water purveyor shall administer and enforce provisions relating to the inspection and approval of water meters, and where applicable, the building supply piping. (Ord. 10589 § 2, 1992: Ord. 6746 § 6, 1984).

16.32.050 Enforcement. A. Authority to abate. Any portion of a plumbing system found by the administrative authority to be insanitary as defined in this code is hereby declared to be a nuisance.

B. Faulty plumbing system shall be abated. Where a nuisance exists or a plumbing system is maintained in violation of this code or any notice issued pursuant to this section, the administrative authority shall require such nuisance or violation to be abated and shall take such steps as may be necessary to abate the same in the manner provided by law.

C. Plumbing system shall comply with code. If at any time the administrative authority shall find that any plumbing system is not in compliance with this code, or is otherwise unlawful, or dangerous or insanitary, or a menace to life, health or property, he is authorized to give notice of the corrections to the agent, owner or occupant of personal service, or by mail, or by posting on the premises. (Ord. 6746 § 7, 1984).

16.32.060 Right of entry. Upon presentation of proper credentials, the administrative authority may, with the consent of the occupant or with the consent of the owner of an unoccupied building or pursuant to a lawfully issued warrant, enter at reasonable times any building or premises to perform any duty imposed upon him by this code. (Ord. 6746 § 8, 1984).

16.32.070 Existing installations. A. Any plumbing system lawfully installed prior to the effective date of this code may have its existing use continued and may be maintained or repaired if such use, maintenance or repair is in accordance with the original design and location and does not constitute a hazard to the public health, safety or welfare.

B. The owner or his designated agent shall be responsible for the maintenance of such existing plumbing system in a safe and sanitary condition. (Ord. 6746 § 9, 1984).

16.32.080 Fees. A. Permit Fees. Every applicant for a permit to do work under this code shall pay for each permit, at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each permit classification shown herein. Effective January 1, 1998.

SCHEDULE OF FEES

For issuing each plumbing permit (basic fee for one through four fixtures or traps).....	\$75.00
For each additional plumbing fixture or trap (including water drainage vent piping and backflow protection therefor).....	10.00
For each atmospheric vacuum breaker in irrigation systems, tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping	
Vacuum breaker - one to five - each device.....	10.00
Vacuum breaker - over five - each device.....	5.00
Pressure vacuum breaker or double check valve assembly.....	10.00
Reduced pressure principle backflow prevention device - each....	10.00

FEEES FOR MISCELLANEOUS INSPECTION SERVICES

Fees for inspection service outside regular working hours or for inspection service requested but not covered by a permit will be charged for at a rate equal to the cost of performing the service.

Fees for permanent location inspection of factory housing or modular unit containing plumbing - For each single family dwelling or each modular unit containing plumbing..... \$20.00
 Plumbing permit includes on site connections of building drain extensions, water service and necessary gas piping connections.

Additional plumbing fixtures installed after factory installation of plumbing for each plumbing fixture or trap..... 10.00

Fees for reconnection and retest of plumbing systems in relocated buildings - For each building containing plumbing..... 20.00
 Plumbing permit includes on site connections of building drain extensions, water service and necessary gas piping connections.

Additional plumbing fixtures installed after relocation of building for each plumbing fixture or rap..... 10.00

For the purpose of this section "fixture" means and includes any appliance which is connected with a water, drain, or vent pipe, but no sillcock faucet or hose bibb shall be considered a fixture. A sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached shall be construed to be a fixture.

B. Double permit fee requirements. Any person who commenced any work for which a permit is required by this code without first having obtained such permit, shall upon subsequent application for such permit pay double the fee fixed by the above schedule of fees for such work unless it shall be proved to the satisfaction of the administrative authority that such work was urgently necessary and that it was not practical to obtain a permit prior to the commencement of the work. In all such emergency cases, a permit shall be obtained as soon as it is practical to do so, and if there is an unreasonable delay in obtaining such permit, a double fee shall be charged as provided herein.

C. Fees for reinspection service. A reinspection fee of forty dollars may be assessed for each inspection or reinspection when such portion of work which inspection is called is not complete or when corrections called for are not made. This subsection is not to be interpreted as requiring inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspection or reinspection.

Reinspection fees may be assessed when the permit is not properly posted on the work site, the work to be inspected is not under test, for failure to provide access on the date for which inspection is requested, or for failure to make required corrections. To obtain a reinspection the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with this section. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

D.Refund of permit fees. Should the work for which a permit fee has been paid not be started, the administrative authority, upon proper application for refund and surrender of the permit for cancellation, shall issue a refund. In determining the amount of refund due, the administrative authority shall deduct the amount of the basic fee to cover the cost of administration of the permit.

No refund shall be made for any expired permit. (Ord. 12923 § 1, 1997: Ord. 11134 § 1, 1993: Ord. 10174 § 1, 1991: Ord. 9716 § 1, 1990: Ord. 6746 § 10, 1984).

16.32.085 Gas piping permit and inspection fees. Health department gas piping permit and inspection fees. Effective January 1, 1998.

A.Additional outlets (each) \$10.00

B.Each gas piping permit (basic fee for one through four outlets)

.....\$75.00

C.A reinspection fee of forty dollars may be assessed for each inspection or reinspection when such portion of work which inspection is called is not complete or when corrections called for are not made. This subsection is not to be interpreted as requiring inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspection or reinspection.

Reinspection fees may be assessed when the permit is not properly posted on the work site, the work to be inspected is not under test, for failure to provide access on the date for which inspection is requested, or for failure to make required corrections. To obtain a reinspection the applicant shall file an application therefor in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with this section. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. (Ord. 12923 § 2, 1997: Ord. 11134 § 2, 1993: Ord. 10174 § 2, 1991: Ord. 9716 § 2, 1990: Ord. 8330 § 34, 1987).

16.32.090 Work not requiring a permit. A permit is not required for the repair or replacement of a plumbing fixture; the repair or replacement of a valve or faucet in a water supply system; the clearance of stoppages in drainage piping; the stopping of leaks; or the repair or replacement of domestic hot water tanks. (Ord. 6746 § 11, 1984).

16.32.100 Permit application. Applications for permits shall be made on forms provided by the administrative authority for such purpose and shall give a description of the work proposed to be done, the name of the contractor and permit applicant, and the location, ownership, and occupancy upon which such work is to be done. The administrative authority may require to be furnished plans, specifications or drawings and may require such other information as he shall deem necessary for the administration and enforcement of this code.

If the administrative authority determines that the plans, specifications, drawings, descriptions, and other information furnished by the applicant are in compliance with this code and that the applicant is licensed to perform the work to be permitted, he shall issue the permit applied for upon payment of the prescribed fee.

A.Owner's permit. Nothing contained in this code shall prohibit any bona fide owner from installing plumbing or making alterations or repairs in his own building as permitted under the following terms and conditions, but this exemption shall not apply to any person who constructs an improvement on his/her own property with the intention and for the purpose of selling the improved property:

1. Such owner shall apply in person, secure a permit, and pay the required fee as set forth in the schedule of fees in this code.

2. Such owner shall do the work in the manner required by this code subject to inspection and approval by the administrative authority.

It is unlawful for any person having an owner's permit to allow any other person, including a licensed plumber, to do any work under such owner's permit.

B. Existing permits. Any work authorized by a permit in effect on the effective date of this code shall be performed pursuant to the laws and ordinances under which such permit was issued, and any conflicting requirement of this code shall not apply to such work. (Ord. 10589 § 3, 1992; Ord. 6746 § 12, 1984).

16.32.110 Requirements. A. Permit requirements. Except as provided in K.C.C. 16.32.090 it is unlawful for any person to perform any work on any plumbing system without having obtained a permit in accordance with this code.

B. Separate permit for each building. A separate permit shall be obtained for each building or structure and such permit shall be posted on the building or structure wherein the work under such permit is being performed, and shall not be removed until the work has been finally approved by the administrative authority.

C. Permit violation. No person to whom a permit has been issued shall allow any other person to do or cause to be done any work under such permit except persons in the employ of such permittee.

D. Plumbing to be installed in accordance with code. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code, and no permit purporting to give authority to violate or cancel the provisions of this code shall be valid except insofar as the work or use authorized is in compliance with this code.

E. Plumbing code shall not be violated. The issuance or granting of a permit or approval of plans and specifications shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing work being carried on under any such permit when in violation of this code or of any other ordinance or from revoking any certificate of approval issued in error.

F. Plumbing permit shall be posted. Every plumbing permit shall be posted on the building, structure, or premises where the work permitted is being performed and shall not be removed until the work has been finally approved by the administrative authority.

G. Permits shall become null and void one year from issue. Every permit issued by the administrative authority under the provisions of this code shall expire by limitation and become null and void one (1) year from date of issue.

Permits expired for not more than one year may be renewed for one-half (1/2) the original cost or fifty dollars (\$50.00), whichever is less. Permits expired for more than one (1) year will require the regular scheduled fees. (Ord. 6746 § 13, 1984).

16.32.120 Work Inspection. A. All plumbing and drainage systems shall be inspected by the administrative authority for compliance with the requirements of this code.

B.Notification for inspection. It shall be the duty of the person doing the work authorized by a permit to notify the administrative authority that the work is ready for inspection. Such notification may be given either orally or in writing and shall be given not less than twenty-four (24) hours before the work is to be inspected. Before such notification is given it shall be the duty of the person doing the work to make sure that work to be inspected will stand the test or tests prescribed in this code. (Ord. 6746 § 14, 1984).

16.32.130 Stop work notice. Whenever any work is being done contrary to the provisions of this code, the administrative authority may order the work stopped by giving notice in writing to the person or persons doing or causing such work to be done, and any such person or persons shall forthwith stop such work until authorized by the administrative authority to proceed therewith. (Ord. 6746 § 15, 1984).

16.32.140 Suspension or revocation of permits. A. In addition to other penalties provided by law, any permit issued under this code may be suspended or revoked where the same was issued in error or on the basis of incorrect information supplied by the applicant, or for the violation of any of the provisions of this code or other ordinances or any rules and regulations adopted by the administrative authority.

B.Permittee shall be notified by certified mail of suspension or revocation of permit. Actions to suspend or revoke any permit shall be commenced by mailing by certified mail to the permittee at the address shown on the permit records of the administrative authority, a written notice setting forth in specific terms the basis for such suspension or revocation.

C.Permittee shall file with administrative authority within ten (10) days. The permittee shall, within ten (10) days after the mailing of such notice, file with the administrative authority his written answer which shall admit or deny the allegations of such notice and may set forth such defenses and/or additional matter as said permittee shall deem appropriate. If the permittee desires a hearing in such action, he shall request the same in his answer.

D.Should cause exist, administrative authority may suspend or revoke permit. Upon failure of any such permittee to file an answer as herein provided, or in the event no hearing is requested, the administrative authority shall investigate and make findings and if cause exists therefore may suspend or revoke such permit.

E.Hearing examiner shall give notice of hearing. If a hearing is requested by the permittee, the administrative authority shall forward such request together with the notice of suspension or revocation and the permittee's answer thereto to the hearing examiner who shall give notice and conduct such hearing and thereafter recommend to the administrative authority a proposed decision in accordance with King County Code Title 23. (Ord. 6746 § 16, 1984).

16.32.150 Liability claims. The administrative authority or any employee performing duties in connection with the enforcement of this code and acting in good faith and without malice in the performance of such duties shall be relieved from any personal liability for any damage to persons or property as a result of any act or omission in the discharge of such duties, and in the event of claims and/or litigation arising from any such act or omission, the prosecuting attorney shall, at the request of and on behalf of said administrative authority or employee, investigate and defend such claims and/or litigation and if the claim be deemed by the prosecuting attorney a proper one or if judgment be rendered against such administrative authority or employee, said claim or judgment shall be paid by King County. (Ord. 6746 § 17, 1984).

16.32.170 Board of Appeals. A. A board of appeals shall be established and shall consist of 6 voting members; one member representing journeyman plumbers, plumbing contractors, professional mechanical engineers and building owners and two members representing the public. The administrative authority shall serve as a non-voting member of the board. The board of appeals shall elect a chairman and a secretary who shall serve at the pleasure of the board.

B. The board of appeals shall determine whether a correct interpretation of the code has been made by the administrative authority in any case which results in an appeal. Any party aggrieved by the action of the administrative authority shall file a written petition for appeal to the board, accompanied by a non-refundable twenty-five dollar (\$25) fee. Appeals shall be heard at reasonable times at the convenience of the board, but not later than thirty (30) days after receipt of such petition. The appellant shall be entitled to appear in person before the board, to be represented by an attorney, and to introduce evidence in support of such petition. The appellant shall cause to be made at his own expense any test or research required by the board for the substantiation of any claim(s) made by the appellant.

C. Decisions of the board shall be in writing; shall be distributed to the administrative authority and the appellant; and shall apply only to the case being heard. Either the appellant or the administrative authority may appeal the decision of the board to the King County hearing examiner. The board may make recommendations to the administrative authority for changes in the code where an appeal heard by the board may indicate the need for a code change. (Ord. 10589 § 5, 1992: Ord. 6746 § 19, 1984).

16.32.190 Section 102. Section 102 of the Uniform Plumbing Code is amended by deleting definition "(c) Administrative Authority." (Ord. 6746 § 21, 1984).

16.32.200 Section 105. Section 105 of the Uniform Plumbing Code is amended by deleting definition "(a) Department Having Jurisdiction." (Ord. 6746 § 22, 1984).

16.32.210 Section 105. Section 105, of the Uniform Plumbing Code is amended by adding definition "(d-1) Domestic Water Heater" to read as follows:

(d-1) Domestic Water Heater. A domestic water heater is a tank with a self-contained heating unit which stores potable hot water for residential or commercial use with a nominal water containing capacity of one-hundred twenty (120) gallons or less, having a heating input of two-hundred thousand (200,000) Btu's per hour or less used for hot water supply at pressure of one-hundred sixty pounds per square inch (160 psi) or less and at operating temperatures of two-hundred ten degrees Fahrenheit (210°F) or less. (Ord. 10589 § 6, 1992: Ord. 6746 § 23, 1984).

16.32.240 Section 113. Section 113 of the Uniform Plumbing Code, definition "(d) Listing Agency", is amended to read as follows:

(d) Listing Agency. Listing agency means an agency accepted by the administrative authority which is in the business of listing or labeling and which maintains a periodic inspection program on current production of listed models, and which makes available a published report of such listing in which specific information is included that the product has been tested to approved standards and found safe for use in a specified manner. Listing agencies approved by the administrative authority are as follows:

International Association of Plumbing and Mechanical Officials (I.A.P.M.O.)
 Washington State Department of Social and Health Services
 National Sanitation Foundation (N.S.F.)
 City of Los Angeles Testing Laboratory
 American Gas Association
 Canadian Gas Association
 Underwriter Laboratories

Listing agencies or testing laboratories are not limited to the above named agencies.

Other testing or listing agencies may be added to the approved list as the administrative authority deems necessary. (Ord. 6746 § 26, 1984).

16.32.250 Section 117. Section 117 of the Uniform Plumbing Code, definition "(g) Plumbing System", is amended to read as follows:

(g) Plumbing System. The plumbing system means and includes all potable water supply and distribution pipes, all plumbing fixtures and traps, all drainage and vent pipe and all building drains, including their respective joints and connections, devices, receptacles and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, lawn sprinkler systems and rainwater leaders. (Ord. 6746 § 27, 1984).

16.32.280 Section 203. Subsection (d) of Section 203, Use of Copper Tubing, of the Uniform Plumbing Code is amended to read as follows:

(d) Copper tube for water piping shall have a weight of not less than that of copper water tube Type L. Exception: Type M copper tubing may be used for water piping when piping is above ground in a building. (Ord. 6746 § 30, 1984).

16.32.290 Section 308. Section 308, Improper Location, of the Uniform Plumbing Code is amended as follows:

(a) General. Piping, fixtures or equipment shall not be so located as to interfere with the normal use thereof or with the normal operation and use of windows, doors or other required facilities.

(b) Elevators. Pipes or ducts conveying gases, vapors, or liquids and not used in connection with the operation of the elevator shall not be installed or replaced in any hoistway, elevator machine room or elevator machinery space.

Exceptions to subsection (b) are as follows:

(1) Steam and hot water pipes may be installed in hoistways, machine rooms and machinery spaces for the purpose of heating these areas only, subject to the following:

(A) Heating pipes shall convey only low pressure steam (fifteen pounds per square inch (15 psi) or less) or hot water at pressures of one hundred sixty pounds per square inch (160 psi) or less and temperatures of two hundred fifty degrees Fahrenheit (250°F) or less.

(B) All risers and return pipes shall be located outside the hoistway.

(C) Traps and shut-off valves shall be provided in accessible locations outside these spaces.

(2) Ducts for heating, cooling, ventilating and venting may be installed in the machine room and machinery space.

(3) Pipes for sprinklers only may be installed in these spaces subject to the following:

(A) All risers and returns shall be located outside these spaces.

(B) Branch lines in hoistway shall supply sprinklers at not more than one floor level.

(C) Shut-off valves shall be provided in accessible locations outside these spaces.

(4) Piping for pit and sump pumps may be installed. (Ord. 10589 § 7, 1992; Ord. 6746 § 31, 1984).

16.32.292 Section 310. Section 310 of the Uniform Plumbing Code is replaced by the following: Section 310, Prohibited Fittings and Practices

(a) No double hub fitting, single or double tee branch, single or double tapped tee branch, side inlet quarter bend, running thread, band or saddle shall be used as a drainage fitting, except that a double hub sanitary tapped tee may be used on a vertical line as a fixture connection.

(b) No drainage or vent piping shall be drilled and tapped for the purpose of making connections thereto, and no cast iron soil pipe shall be threaded.

(c) No waste connection shall be made to a closet bend or stub of a water closet or similar fixture.

(d) Except as hereinafter provided in Sections 613, 614, and 615, no vent pipe shall be used as a soil or waste pipe, nor shall any soil or waste pipe be used as a vent.

(e) No fitting, fixture and piping connection, appliance, device or method of installation which obstructs or retards the flow of water, wastes, sewage or air in the drainage or venting systems in an amount greater than the normal frictional resistance to flow, shall be used unless it is indicated as acceptable in this code or is approved by the administrative authority as having a desirable and acceptable function and of ultimate benefit to the proper and continuing functioning of the plumbing system. The enlargement of three (3) inch (76.2 mm) closet bend or stub to four (4) inches (101.6 mm) shall not be considered an obstruction.

(f) Except for necessary valves, where intermembering or mixing of dissimilar metals occur, the point of connection shall be confined to exposed or accessible locations.

(g) All valves, pipes, and fittings shall be installed in correct relationship to the direction of flow. (Ord. 10589 § 8, 1992).

16.32.297 Section 315. Section 315 of the Uniform Plumbing Code is replaced by the following: Section 315. Protection of piping materials and structures.

(a) All piping passing under or through walls shall be protected from breakage. All piping passing through or under cinders or other corrosive materials shall be protected from external corrosion in an approved manner. Approved provisions shall be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground shall be appropriately sealed.

(b) All piping in connection with a plumbing system shall be so installed that piping or connections will not be subject to undue strains or stresses, and provisions shall be made for expansion, contraction, and structural settlement. No piping shall be directly embedded in concrete or masonry walls or footings. No structural member shall be seriously weakened or impaired by cutting, notching, or otherwise.

(c) All trenches deeper than the footing of any building or structure and paralleling the same must be at least forty-five (45) degrees therefrom, unless permission be otherwise granted by the administrative authority.

(d) No building sewer or other drainage piping or part thereof, constructed of materials other than those approved for use under or within a building, shall be installed under or within two (2) feet (.6m) of any building or structure, or less than one (1) foot (.3m) below the surface of the ground.

(e) Piping subject to undue corrosion, erosion, or mechanical damage shall be protected in an approved manner.

(f) No water, soil, or waste pipe shall be installed or permitted outside of a building or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. All hot and cold water pipes installed outside the conditioned space shall be insulated to a minimum R-3. (Ord. 10589 § 9, 1992).

16.32.300 Section 318. Section 318, Inspection and Testing, of the Uniform Plumbing Code is amended by deleting Subsection (b) Testing - Sub-Section (5) "Building sewer test." (Ord. 6746 § 32, 1984).

16.32.305 Section 401. Section 401 Materials of the Uniform Plumbing Code is replaced by the following:

(a) Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, Schedule 40 ABS, DWV, Schedule 40 PVC DWV, extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore, except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches (152.4 mm) above ground.

(2) No vitrified clay pipe or fittings shall be used above ground or where pressurized by a pump or ejector. They shall be kept at least twelve (12) inches (.3m) below ground.

(b) Drainage fittings shall be of cast iron, malleable iron, lead, brass, copper, ABS, PVC, vitrified clay, or other approved materials having a smooth interior waterway of the same diameter as the piping served and all such fittings shall be compatible with the type of pipe used.

(1) Fittings on screwed pipe shall be of the recessed drainage type. Burred ends shall be reamed to the full bore of the pipe.

(2) The threads of drainage fittings shall be tapped so as to allow one-fourth (1/4) inch per foot (20.9 mm/m) grade. (Ord. 10589 § 10, 1992).

16.32.320 Section 410. Chapter 4, Storm Drainage Systems, of the Uniform Plumbing Code is amended by adding a new section designated Section 410 - Rainwater Leaders, to read as follows:

Sec. 410 - Rainwater Leaders

(a)Rainwater Leaders. Rainwater leaders are pipes within a building which drain storm water from roofs or other similar areas of such building. Rainwater leaders shall discharge outside such building and shall not discharge into the sanitary drainage system within a building conveying domestic sewage.

(b)Materials. Pipe used in rainwater leaders shall be approved cast iron, or galvanized steel, ABS, PVC, copper or brass, having a smooth and uniform bore. No galvanized steel pipe shall be used underground, and such pipe shall be kept at least six (6) inches above ground. Burred ends shall be reamed to the full bore of the pipe.

(c)Fittings. Fittings used in rainwater leaders shall be approved cast iron, or malleable iron, lead, copper, or brass, or other material approved by the administrative authority having a smooth interior way of the same diameter as the piping served. Such fittings shall conform to the type of pipe used, and such threaded fittings shall be of the recessed drainage type. Short sweep fittings may be used in rainwater leaders.

(d)Roof Drains. Roof drains shall be approved cast iron, or malleable iron, lead, copper, brass, or other approved materials.

(e)Prohibited Uses. Rainwater leaders shall not be used as soil, waste or vent pipes, and soil, waste or vent pipes shall not be used as rainwater leaders.

(f)Traps. Rainwater leaders which terminate less than three (3) feet above or ten (10) feet from, any window, door, opening, air intake, exhaust vent or vent shaft, or less than three (3) feet from line of any property which may be built upon, shall be equipped with traps, but are not required to be vented. Other rainwater leaders are not required to be trapped or vented. Cleanouts are not required in rainwater leaders.

(g)Capacity. The combined capacity of rainwater leaders serving any building shall be not less than as calculated by approved engineering procedure or as set forth in Table 4-4.

(h)Testing. All rainwater leaders shall be tested.

Table No. 4-4
RAINWATER LEADERS

Roof or Other Area Served (Square Feet)	Size of Rainwater Leader (Inches)
1 - 1050	2
1051 - 3150	3
3151 - 6450	4
6451 - 10800	5
10801 - 18000	6
18001 - 35700	8
37501 - 58800	10
58801 - 95400	12

(i)If Table 4-4 does not provide a practical solution for sizing rainwater leaders, refer to appendix D rainwater systems in this code for more comprehensive engineering design information relating to installation of rainwater systems. Use two inch (2") column. (Ord. 10589 § 12, 1992: Ord. 6746 § 34, 1984).

16.32.325 Materials of the Uniform Plumbing Code. Materials of the Uniform Plumbing Code is added to read as follows:

(a) Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, Schedule 40 ABS DWV, Schedule 40 PVC DWV or other approved materials having a smooth and uniform bore except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches above ground.

(b) Vent fittings shall be cast iron, galvanized malleable iron or galvanized steel, lead, copper, brass, ABS, PVC, or other approved materials, except that no galvanized malleable iron or galvanized steel fittings shall be used underground and shall be kept at least six (6) inches (152.4 mm) above ground.

(c) Changes in direction of vent piping shall be made by the appropriate use of approved fittings and no such pipe shall be strained or bent. Burred ends shall be reamed to the full bore of the pipe. (Ord. 10589 § 13, 1992).

16.32.330 Section 608. Section 608, Appliances, of the Uniform Plumbing Code is amended by adding subsections (e), (f) and (g) to read as follows:

(e)Commercial dishwashers shall be connected to the building drainage system with an indirect waste pipe air-gapped to a floor sink or as defined as Chapter 1 - Definitions in this code.

(f)Drainage piping for residential dishwashers required in new construction shall be installed as a part of the roughing-in plumbing system.

(g) Approved countertop and in-sink air-gap fittings are acceptable for residential remodel dishwasher installations, when installed in accordance with the plumbing code as amended. (Refer to Subsection (f) above for new construction.) (Ord. 10589 § 14, 1992; Ord. 6746 § 35, 1984).

16.32.340 Section 611. Subsection (a) of Section 611, Steam and Hot Water Drainage Condensers and Sumps of the Uniform Plumbing Code, is amended to read as follows:

(a) No steam piping shall be directly connected to any part of a plumbing or drainage system unless approved by the administrative authority, nor shall any water having a temperature above one-hundred and forty degrees Fahrenheit (140°F) be discharged under pressure directly into any part of a drainage system. Such pipes may be directly connected by discharging into an open or closed condenser, or intercepting sump of approved type, that will prevent the entrance of steam or such water under pressure into drainage system. All closed condensers and sumps shall be provided with a vent, which shall be taken off the top and extended separately, full size above the roof. All condensers and sumps shall be properly trapped at the outlet with a deep seal trap extending to within six (6) inches of the bottom of the tank. The top of the deep seal trap shall have a three-quarter (3/4) inch opening located at the highest point of the trap to serve as a syphon breaker. Outlets shall be taken off from the side in such manner as to allow a water line to be maintained that will permanently occupy not less than one-half (1/2) the capacity of the condenser or sump. All inlets shall enter above the water line. Wearing plate or baffles shall be installed in the tank to protect the shell. The sizes of the blowoff inlet, the water outlets, and the vent shall be as shown in table 6-1. The contents of condensers receiving steam or hot water under pressure must pass through an open sump before entering the drainage system. (Ord. 6746 § 36, 1984).

16.32.350 Section 616. Chapter 6, Indirect Waste Piping, Wet Vented Systems, and Special Wastes, of the Uniform Plumbing Code is amended by adding a new section designated Section 616 - Parking Garage Drainage Systems to read as follows:

Sec. 616 - Parking Garage Drainage Systems. All floor drainage under the roof of a parking garage shall be connected to the sanitary drainage system. When the top floor of the building is used as a roof as well as a parking area, the drainage from the roof shall be connected to the storm drainage system. Drainage from conventional plumbing fixtures shall not be inter-connected with the floor drainage system. Provided, however, drainage lines from car or truck washing equipment may be connected to the floor drainage system through an approved interceptor. Floor drainage waste lines shall be a minimum of three (3) inches in size. Waste unit loadings for three-inch or larger size floor drainage piping shall be sized in accordance with table 4-3 of this code. Floor drains or floor drain openings shall be equipped with approved strainers and need not be trapped when connected to the building drain through a properly trapped and vented interceptor. Traps shall not be used when the floor drains are located in areas exposed to freezing temperatures. The waste line from floor drains entering an interceptor shall be above the waste line discharging from the interceptor to the building drain.

The sand interceptor receiving the floor drains shall have a water seal of not less than six (6) inches. Floor drain traps need not be vented individually if line venting is used through an approved indirect waste system with a properly trapped and vented interceptor. A line vent for floor drains shall terminate through the roof or to an approved location

in the outside atmosphere. When using line venting, the terminating vents, if more than one, shall be equal in cross sectional area to the size of the waste line entering the interceptor or the line vent may continue full size from the interceptor to the point of termination. All plans for parking garage floor drainage systems shall be submitted to the administrative authority prior to installation for approval. (Ord. 6746 § 37, 1984).

16.32.358 Section 802. Subsection (d) of Section 802, Solder and Sweat Joints, of the Uniform Plumbing Code is amended to read as follows:

(d) Joints in copper tubing shall be made by the appropriate use of approved brass or copper fittings. Surfaces to be joined by soldering shall be cleaned bright by manual or mechanical means. The joints shall be properly fluxed with an approved non-corrosive type flux and made up with approved solder. All solder and fluxes shall be manufactured to approved standards. Solder used to join potable water copper tubing shall meet ASTM specification B 32-76 and shall have a maximum lead content of no more than 0.20%. This section shall take effect on April 1, 1985. (Ord. 7136 § 1, 1985).

16.32.360 Section 803. Section 803, Use of Joints, of the Uniform Plumbing Code is amended by:

Adding new subsection (i) to read as follows:

(i) Insulated Couplings. - When connecting piping to domestic water heaters of dissimilar conductive materials, an approved insulated coupling or dielectric fitting may be used to diminish the possible damage due to electrolysis. This section shall take effect on April 1, 1985. (Ord. 10589 § 15, 1992; Ord. 7136 § 2, 1985).

16.32.370 Section 910. Section 910, Plumbing Fixtures Required, of the Uniform Plumbing Code is amended to read as follows:

(a) Plumbing Fixtures Required. Each building shall be provided with sanitary facilities as prescribed by the administrative authority.

An amended list of minimum plumbing facilities for various occupancies is set forth in Appendix C of this code.

(b) Water Efficiency Standards.

(1) Standards for waterclosets. The guideline for maximum water use allowed in gallons per flush (gpf) for any of the following waterclosets is the following:

Tank-type toilets	3.5 gpf
Flushometer-valve toilets	3.5 gpf
Flushometer-tank toilets	3.5 gpf
Electromechanical hydraulic toilets	3.5 gpf

(2) Standard for urinals. The guideline for maximum water use allowed for any urinal is 3.0 gallons per flush.

(3) Standard for showerheads. The guideline for maximum water use allowed for any showerhead is 3.0 gallons per minutes.

(4) Standards for faucets. The guideline for maximum water use allowed in gallons per minute (gpm) for any of the following faucets and replacement aerators is the following:

Bathroom faucets	3.0 gpm
Lavatory faucets	3.0 gpm
Kitchen faucets	3.0 gpm
Replacement aerators	3.0 gpm

(5) No urinal or watercloset that operates on a continuous flow or continuous flush basis shall be permitted.

(c) Exceptions. Except where designed and installed for use by the physically handicapped, lavatory faucets located in restrooms intended for use by the general public must be equipped with a metering valve designed to close by spring or water pressure when left unattended (self-closing). (Ord. 10589 § 16, 1992; Ord. 6746 § 39, 1984).

16.32.380 Section 1003. Section 1003, Cross-Connection Control, of the Uniform Plumbing Code is amended by adding Subsection (q) "Approved Installation Requirements for Reduced Pressure Principle Backflow Prevention Devices and/or Double Check Valve Assemblies" to read as follows:

(q) Approved Installation Requirements for Reduced Pressure Principle Backflow Prevention Devices and/or Double Check Valve Assemblies. Installation of a reduced pressure principle backflow prevention device and/or double check valve assembly may be required by the administrative authority in accordance with this code and the Washington Administrative Code (WAC) 248-54-820, 248-54-830, 248-54-840 and 248-54-850. It is unlawful to install a reduced pressure device and/or double check valve assembly without first obtaining approval to do so from the administrative authority. Upon obtaining approval, a plumbing permit shall be secured with payment of the prescribed fee. Such permit shall be conspicuously posted in the immediate area where the reduced pressure device and/or double check valve assembly is to be installed. The reduced pressure device and/or double check valve assembly shall be subject to an initial testing procedure upon installation to insure the device is operating in an approved manner.

All reduced pressure devices and/or double check valve assemblies, including those installed prior to the adoption of this code, shall be subject to testing on an annual basis or more often as deemed necessary by the administrative authority.

Upon approval of the annual test, an operating permit will be issued to the owner or occupant of the premises whereon such reduced pressure device and/or double check valve assembly is installed. It shall be the responsibility of the owner or occupant to cause such annual tests to be made by a person qualified and approved by the administrative authority to perform such tests. Refusal by the owner or occupant to cause such tests to be made and to obtain annual approval for the continued operation of each reduced pressure device and/or double check valve assembly shall be sufficient cause for the termination of the public water service to the premise.

Reduced pressure devices and/or double check valve assemblies shall be provided with a pressure relief valve installed in accordance with applicable sections of this plumbing code pertaining to pressure relief valves. (Ord. 6746 § 40, 1984).

16.32.390 Section 1003. Section 1003, Cross-Connection Control, of the Uniform Plumbing Code is amended by adding Subsection (r) "Heat Exchangers for Closed Systems Used for Heat Recovery or Solar Systems" to read as follows:

(r) Heat Exchangers for Closed Systems Used for Heat Recovery or Solar Systems. Any closed loop system using a transfer fluid or gas which may contain toxic or nontoxic substances to reduce corrosion or prevent freezing shall use a double wall heat exchanger having a provision for any leakage to be drained to the atmosphere. (Ord. 6746 § 41, 1984).

16.32.400 Section 1004. Subsection (a) of Section 1004, Materials, of the Uniform Plumbing Code is amended to read as follows:

(a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized wrought iron, or other approved materials. PB, PE, or PVC water pipe manufactured to recognized standards and CPVC water pipe and tubing may be used for cold water distribution systems outside a building. PB water pipe and tubing and CPVC water pipe and tubing may be used for hot and cold water distribution systems within a building. All materials used in the water supply system, except valves and similar devices shall be of like material, except where otherwise approved by the administrative authority. (Ord. 9151 § 2, 1989; Ord. 6746 § 42, 1984).

16.32.410 Section 1007. Subsections (a) and (c) of Section 1007, Water Pressure, Pressure Regulators and Pressure Relief Valves, of the Uniform Plumbing Code are amended to read as follows:

(a) Inadequate Water Pressure. Whenever the water pressure in the main or other source of supply will not provide water pressure of at least twenty pounds per square inch (20 psi), after allowing for friction and other pressure losses, a tank and pump or other means which will provide twenty (20) pounds pressure shall be installed.

(c) Any water system provided with a pressure regulating device or check valve at its source or any water system containing water heating equipment shall be provided with an approved, listed, adequately sized pressure relief valve. The pressure relief valve shall be installed on the water heating equipment (domestic hot water tank) or in the hot or cold water piping serving the heating equipment. There shall be no valves installed in the water piping between the heating equipment and the pressure relief valve serving the heating equipment. (Ord. 9151 § 3, 1989; Ord. 6746 § 43, 1984).

16.32.420 Appendix C. Appendix C of the Uniform Plumbing Code is replaced by the following:

Appendix C - Chapter 22 Minimum Plumbin Facilities (Table)

(Table)

(Table)

Whenever urinals are provided, one (1) water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than two-thirds (2/3) of the minimum specified.

1. The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
2. Building categories not shown on this table shall be considered separately by the administrative authority.
3. Drinking fountains shall not be installed in toilet rooms.
4. Laundry trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit or two (2) laundry trays or two (2) automatic washer standpipes, or combination thereof, for each ten (10) apartments. Kitchen sinks, one (1) for each dwelling or apartment unit.
5. Deleted.
6. As required by ANSI Z4.1-1968, Sanitation in Place of Employment.
7. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, provide one (1) lavatory for each five (5) persons.
8. Twenty-four (24) lineal inches (609.6 mm) of wash sink or eighteen (18) inches (457.2 mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one (1) lavatory.
9. Laundry trays, one (1) for each fifty (50) persons. Slop sinks, one (1) for each hundred (100) persons.
10. General. In applying this schedule of facilities, consideration must be given to the accessibility of fixtures. Conformity purely on a numerical basis may not result in an installation suited to the need of the individual establishment. For example, schools should be provided with toilet facilities on each floor having classrooms. Temporary workmen facilities, one (1) water closet and one (1) urinal for each thirty (30) workmen.
 - a. Surrounding materials, wall and floor space to a point two (2) feet (0.6 m) in front of urinal lip and four (4) feet (1.2 m) above the floor, and at least two (2) feet (0.6 m) to each side of urinal shall be lined with non-absorbent materials.
 - b. Trough urinals are prohibited.
11. A restaurant is defined as a business which sells food to be consumed on the premises.
 - a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.
 - b. Employee toilet facilities are not to be included in the above restaurant requirements. Hand washing facilities must be available in the kitchen for employees.

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12. Where food is consumed indoors, water stations may be substituted for drinking fountains. Theatres, auditoriums, dormitories, offices, or public buildings for use by more than six (6) persons shall have one (1) drinking fountain for the first seventy-five (75) persons and one (1) additional fountain for each one hundred and fifty (150) persons thereafter.
13. There shall be a minimum of one (1) drinking fountain per occupied floor in schools, theatres, auditoriums, dormitories, offices or public building.
14. The total number of water closets for females shall be a least equal to the total number of water closets and urinals required for males. (Ord. 10589 § 18, 1992).

16.32.430 Rainwater Systems. Appendix D: Rainwater Systems D1 Materials of the Uniform Plumbing Code is replaced by the following:

(a) Rainwater piping placed within the interior of a building or run within a vent or shaft shall be of cast iron, galvanized steel, wrought iron, brass, copper, Schedule 40 ABS DWV, Schedule 40 PVC DWV or other approved materials.

(b) Rainwater piping located on the exterior of a building shall be not less than 26 ga. galvanized sheet metal. When the conductor is connected to a building storm drain or storm sewer, a drain connection shall be extended above the finished grade and jointed at a point protected from injury.

(c) Rainwater piping located underground within a building shall be of service weight cast iron soil pipe, Type DWV copper tube, Schedule 40 ABS DWV, Schedule 40 PVC DWV, extra strength vitrified clay pipe, or other approved materials.

(d) Rainwater piping commencing two (2) feet (.6 m) from the exterior of a building may be of any approved material permitted in the Installation Requirements of this code. (10589 § 19, 1992).

16.32.460 Severability. If any section, subsection, paragraph, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter, it being herein expressly declared that this chapter and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one or more other sections, subsections, paragraphs, sentences, clauses or phrases be declared invalid or unconstitutional. (Ord. 6746 § 48, 1984).

