

74-371

ORDINANCE
NO. 2096

1 AN ORDINANCE adopting a Uniform Building Code for King
2 County, providing for the issuance of permits, setting
3 fees and providing penalties; prescribing civil penalties
4 and providing for recovery of civil penalties by use of
5 liens and all appropriate legal remedies; and repealing
6 Ordinances 0379, 1317, 1529 and 1663 and K.C.C. 16.04,
7 16.08, 16.12, 16.15, 16.20, 16.24 and 16.28.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 CHAPTER I

10 BUILDING CODES

11 SECTION 1. BUILDING CODES ADOPTED. The following volumes as
12 published in book form by the International Conference of Building
13 Officials, together with amendments, additions and deletions here-
14 inafter following; are adopted as the Building Codes of King County
15 and hereinafter referred to as "this code".

16 (1) The Uniform Building Code, 1973 Edition (second printing),
17 with appendix and the Uniform Building Code Standards, 1973 Edition
18 (first printing).

19 (2) The Uniform Mechanical Code, 1973 Edition (first printing)
20 with appendix.

21 (3) The Uniform Housing Code, 1973 Edition (~~second~~ printing).

22 (4) The Uniform Code for the Abatement of Dangerous Buildings,
23 1973 Edition (first printing).

24 SECTION 2. Whenever the following words appear in this code,
25 they are to be changed to:

26 (1) City to County

27 (2) Cities to County

28 (3) City Limits to County Confines

29 (4) City of to County of King

30 (5) City Council to County Council

31 (6) City Treasurer to County Comptroller

32 (7) Mayor of to County Executive

(8) Building Official to Director of Building, Building
Division, Department of Community and Environmental Development.

CHAPTER II

UNIFORM BUILDING CODE, DELETIONS, ADDITIONS, CHANGES

SECTION 1. DELETIONS, ADDITIONS, CHANGES TO UNIFORM BUILDING CODE. The following deletions, additions and changes in said code are necessary for application in King County.

SECTION 2. UNIFORM BUILDING CODE, PAGE 28, SECTION 204, BOARD OF APPEALS, is hereby repealed, and the following is substituted: In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and is hereby created a Building Code Advisory and Appeals Board, consisting of thirteen members who are qualified by experience and training to pass upon matters pertaining to building construction. The Director of Building, Building Division, Department of Community and Environmental Development, shall be an ex officio member and shall act as Secretary of the Board. The Building Code Advisory and Appeals Board shall be appointed by the County Executive confirmed by the County Council, and shall serve for a two-year term or until their successor is appointed and qualified. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Director of Building, with a duplicate copy to the appellant and may recommend to the County Council such new legislation as is consistent herewith.

SECTION 3. UNIFORM BUILDING CODE, PAGE 28, SECTION 205, VIOLATIONS AND PENALTIES, is hereby amended to read as follows: "It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the County, or cause the same to be done, contrary to or in violation of any of the provisions of this Code.

1 Any person, firm, or corporation violating any of the pro-
2 visions of this Code shall be deemed guilty of a misdemeanor, and
3 each such person shall be deemed guilty of a separate offense for
4 each and every day or portion thereof during which any violation of
5 any of the provisions of this Code is committed, continued, or per-
6 mitted, and upon conviction of any such violation such person shall
7 be punishable by a fine of not more than ((~~\$300~~) two hundred fifty
8 dollars (\$250) or by imprisonment for not more than ninety days,
9 or by both such fine and imprisonment."

10 SECTION 4. NEW SECTION. UNIFORM BUILDING CODE, PAGE 28,
11 CHAPTER 2, ORGANIZATION AND ENFORCEMENT, a new section is hereby
12 added as follows:

13 SECTION 206. CIVIL PENALTY AND APPEAL. In addition to or as
14 an alternate to any other judicial or administrative remedy pro-
15 vided herein or by law, any person, firm, corporation or organiza-
16 tion violating any of the provisions of this Code, or by each act
17 of commission or omission procures, aids or abets such violation,
18 shall incur a cumulative civil penalty in the amount of three
19 dollars per day, per each violation, plus billable costs of the
20 Building Division, Department of Community and Environmental
21 Development, from the date set for compliance until such violation
22 is corrected or such notice of violation order is complied with.
23 All civil penalties and appeals will be enforced in accordance
24 with the procedures specified in the Uniform Housing Code, 1973
25 Edition, as amended and adopted by this ordinance.

26 SECTION 5. UNIFORM BUILDING CODE, PAGE 30, SECTION 302(b),
27 RETENTION OF PLANS, is hereby amended to read as follows: "One set
28 of approved plans, specifications, and computations shall be re-
29 tained by the ((~~Building-Official~~) Director of Building for a
30 period of not less than ninety days from date of completion of the
31 work covered therein, and one set of approved plans and specifica-
32 tions shall be returned to the applicant, which set shall be kept
on such building or work at all times during which work authorized
thereby is in progress.

1 Plans, submitted for reviewing, for which no permit is issued
2 and on which no action is taken by the applicant for ninety days;
3 shall be deemed cancelled by the permittee and may be destroyed if
4 they have not been picked up by the applicant within fifteen days
5 from the time notice is mailed to the applicant. No refunds shall
6 be made on cancelled plan review fees. To renew action on said
7 plans, a payment of a new plan review fee shall be required."

8 SECTION 6. UNIFORM BUILDING CODE, PAGE 31, SECTION 302(d),
9 EXPIRATION, is hereby repealed, and the following is substituted:
10 Every permit issued by the Director of Building under the provision
11 of this Code shall expire by limitation and become null and void
12 one year from date of issue. Before such work can be recommenced
13 a new permit shall be first obtained so to do within fifteen days
14 of the date that the permit becomes null and void, and the fee there
15 for shall be one-third the amount required for a new permit for such
16 work, provided that the maximum fee for a permit for a Group I or
17 J Occupancy shall be \$20.00 and for all other occupancies the maxi-
18 mum fee shall be \$50.00. The minimum fee for renewal of any occu-
19 pancy shall be \$50.00. One renewal of permit shall be granted pro-
20 vided that there are no material changes in the original plans and
21 specifications for such work. Successive renewals beyond the first
22 will require that: (1) substantial work has been commenced;
23 (2) there are no changes in the original plans and specifications
24 for such work; (3) any changes since the issuance of the permit in
25 Zoning Code, Building Code or other relevant ordinances shall be
26 reflected by amending the plans, specifications and permit applica-
27 tion to conform with the updated regulations.

28 EXCEPTION: Permits issued for major commercial projects
29 Occupancy Groups A through H inclusive), on which substantial work
30 is continuously performed and the necessary periodic inspections are
31 made, shall be extended beyond the one year period without cost.
32

1 SECTION 7. UNIFORM BUILDING CODE, PAGES 31 and 32, SECTION
2 303, FEES, is hereby repealed and the following is substituted:

3 SECTION 303. FEES. (a) BUILDING PERMIT FEES. A fee for each
4 building permit shall be paid to the Director of Building as set
5 forth in Table No. 3-A or Table No. 3-B.

6 The determination of value or valuation under any of the pro-
7 visions of this Code shall be made by the Director of Building.
8 The valuation to be used in computing the permit and plan review
9 fees shall be the total value of all construction work for which
10 the permit is issued, as well as all finish work, painting, roofing
11 electrical, plumbing, heating, air conditioning, elevators, fire-
12 extinguishing systems and any other permanent work or permanent
13 equipment.

14 Where work for which a permit is required by this Code is
15 started or proceeded with prior to obtaining said permit, the fees
16 specified in Table No. 3-A or Table No. 3-B shall be doubled, but
17 the payment of such double fee shall not relieve any persons from
18 fully complying with the requirements of this Code in the execution
19 of the work nor from any other penalties prescribed herein.

20 "Gross Area" as used herein, shall mean the total area of all
21 floors, including basements, cellars, balconies, stages, and plat-
22 forms but not including unexcavated areas.

23 Where buildings include more than one type of construction
24 and/or are mixed occupancy, the cost of each type of construction,
25 and/or occupancy, shall be computed separately.

26 (b) PLAN REVIEW FEES. When the valuation of the proposed
27 construction exceeds one thousand dollars (\$1,000) and a plan is
28 required to be submitted by subsection (c) of Section 301, a plan
29 review fee shall be paid to the Director of Building at the time of
30 submitting plans and specifications for review. Said plan review
31 fee shall be equal to one third of the building permit/plan review
32 fee as set forth in Table No. 3-A and Table 3-B.

1 EXCEPTION: Basic plans (as defined by the Director of
2 Building) which are used for repetitive building and on which a
3 plan review fee has been paid shall only be charged seventy per-
4 cent (70%) of the building permit/plan review fee as set forth in
5 Table No. 3-B.

6 (c) EXPIRATION OF PLAN REVIEW. Applications for which no
7 permit is issued within one hundred eighty (180) days following
8 the date of application shall expire by limitation and plans sub-
9 mitted for reviewing may thereafter be returned to the applicant
10 or destroyed by the Director of Building. The Director of Buildin
11 may extend the time for action by the applicant for a period not
12 exceeding one hundred eighty (180) days upon written request by
13 the applicant showing that circumstances beyond the control of the
14 applicant have prevented action from being taken. In order to
15 renew action on an application after expiration, the applicant
16 shall resubmit plans and pay a new plan review fee.

17 (d) REINSPECTION FEE. The fee for each reinspection shall be
18 ten dollars (\$10.00).

19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 (e) CHANGE IN USE/OCCUPANCY FEE. For the inspection of any
2 change in use or occupancy not otherwise covered herein by a fee
3 and which is regulated by any King County Ordinance, the fee of
4 twenty dollars (\$20.00) will be charged.

5 (f) PRELIMINARY PLAN REVIEW SERVICE. The permittee may re-
6 quest a preliminary plan review service to determine whether a
7 planned structure qualifies for the issuance of a permit by this
8 division. The preliminary plan review fee for time in excess of
9 one hour shall be charged at the rate of sixteen dollars (\$16.00)
10 per hour. Said fee shall be paid at the time of consultation and
11 may be credited to the total plan review fee provided the scope of
12 work remains the same and the plan review is completed within six
13 (6) months from the date of the preliminary plan review application.

14 (g) SPECIAL SERVICE FEE. All special services extended to
15 the public which are not herein enumerated, and on which costs are
16 incurred, shall be compensated by a fee sufficient to cover costs
17 incurred as determined by the Director of Building.

18 (h) PERMIT REFUND FEE. Refund of permit fees may be made
19 upon request by the permittee and submission of his permit copy
20 but shall not include that portion of the fee upon which a service
21 or expense was incurred.

22 (i) SPECIAL INSPECTION FEE. Any inspection requested by per-
23 mittee, which is not scheduled to be made during the normal hours
24 of work by a building inspector, shall be charged an additional
25 fee of sixteen dollars (\$16.00) per hour or fraction thereof for
26 the first hour and quarterly amounts for the time in excess of one
27 hour including travel time. Mileage is to be charged at the rate
28 of ten cents (10¢) per mile.

1 (j) RELOCATED STRUCTURES. No person shall move within or in-
2 to the unincorporated areas of King County, or cause to be moved,
3 any building or structure without first obtaining in addition to
4 the building permit, a relocation investigation and site inspection
5 permit from the Director of Building. The purpose of this reloca-
6 tion investigation and site inspection permit is to determine prior
7 to relocation the visual deficiencies in the building and to phys-
8 cally inspect the site on which the relocated structure is to be
9 located. Any such building or structure not meeting the require-
10 ments of this ordinance must be repaired or remodeled in conform-
11 ity with the provisions of said ordinance. Before a structure is
12 relocated to a proposed site, a building permit shall be obtained

13 The Director of Building shall not approve for moving nor
14 issue a building permit for any building or structure where any
15 one of the hereinafter stated conditions or any combination there-
16 of exist to an extent as to constitute a public nuisance or en-
17 danger the public health, safety, or general welfare, and in the
18 opinion of the Director of Building it is physically impractical
19 to restore such building or structure to make it comply with this
20 ordinance; that such conditions are as follows:

- 21 i. It is so constructed, deteriorated, or in
22 disrepair as to be dangerous.
23 ii. It is so dilapidated, defective, or in such
24 a condition of deterioration or disrepair that
25 its relocation to the proposed site would cause
26 appreciable harm to or be materially detrimental
27 to the property or improvements within a radius
28 of three hundred feet (300') of the external bound-
29 ary of the proposed site.
30 iii. It is infested with termites.
31
32

1 iv. It is intended to be used as a dwelling or
2 for human habitation and is unfit for such use.

3 v. It is of a type prohibited at the proposed
4 location by this or any other law or ordinance.

5 The fee for relocation investigation and site inspection
6 services shall be thirty dollars (\$30.00). Where an investigation
7 is conducted outside the physical limits of King County, an addi-
8 tional charge shall be made for mileage travel at ten cents (10¢)
9 per mile and inspector's time at the rate of eight dollars (\$8.00)
10 per hour during the period the inspector is outside the boundaries
11 of King County. The building permit fee for all structures which
12 are moved shall be determined by the Building Official.

13 As a condition to securing the building permit, the owners of
14 the building or structure shall deposit with the Director of Build-
15 ing, or in an approved irrevocable escrow, cash or its equivalent
16 in an amount equal to twenty-five percent (25%) of the estimated
17 cost of remodeling as determined by the Director of Building.
18 Upon request, a portion of the deposit may be refunded during the
19 progress of the work so long as the same ratio of security is
20 maintained on deposit for all uncompleted work. In the event the
21 work covered by the building permit is not completed within twelve
22 (12) months following the date of its issuance, the Director of
23 Building may apply said deposit or its equivalent toward either
24 completion of the structure or its demolition in the event the
25 structure cannot be completed as required by this division.

26 Relocation investigation and site inspection fees do not
27 apply to structures having acceptable current inspection such as
28 factory built units.

1 APPEAL. Any person who has been denied the building permit
2 for a relocatable structure by the Director of Building may appeal
3 such decision to the Building Code Advisory and Appeals Board with
4 in seven (7) days of the receipt of the denial notice. The appeal
5 shall contain a statement of the reasons therefor. Their decision
6 shall be final.

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

TABLE NO. 3-A

BUILDING PERMIT FEES
 BASED ON VALUATION OF CONSTRUCTION
 (INCLUDING PLAN REVIEW FEE)

TOTAL VALUATION	FEE
\$1.00 to \$1,000.00	\$15.00 (minimum fee) \$15.00 for the first \$1,000.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and includ- ing \$2,000.00.
\$2,001.00 to \$25,000.00	\$35.00 for the first \$2,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and includ- ing \$25,000.00.
\$25,001.00 to \$50,000.00	\$150.00 for the first \$25,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$250.00 for the first \$50,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001.00 and up	\$400.00 for the first \$100,000.00 plus \$2.00 for each additional thousand or fraction thereof.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

TABLE NO. 3-B

BUILDING PERMIT FEES
 RATE PER 100 SQUARE FEET OR FRACTION THEREOF OF GROSS AREA
 (Including plan review fee)

TYPE OF CONSTRUCTION	GROUP OCCUPANCY	10,000 SQ. FT. OR LESS		NEXT 40,000 SQ. FT.		OVER 50,000 SQ. FT.	
I & II	A, B, D, H		\$11.00		\$8.25		\$5.50
	C, E, F, G		9.75		7.75		5.00
	B, D, H		8.75		6.50		4.50
III & IV	C, E, F, G		8.00		6.00		4.00
	B, D, H		7.25		5.50		3.75
V	C, E, F, G		6.50		5.00		3.25
	1001 - 2000 SQ. FT.		2001 - 2500 SQ. FT.		2501 - 3000 SQ. FT.		3000 SQ. FT. & OVER
0 - 1000 SQ. FT.	ALL TYPES* GROUP I OCCUPANCY (1 level)						
7.25	7.00	6.75	6.50	6.25			
ALL TYPES* GROUP I OCCUPANCY (multi level)							
5.50	5.25	5.00	5.00	5.00	5.00		
ALL TYPES* GROUP J OCCUPANCY (Garage, carports, decks, etc.)							
4.00	-----	-----	-----	-----	-----		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 FOOTNOTES TO TABLE 3-B:

2 * ALLOWABLE RESIDENTIAL DISCOUNTS.

- 3 1. A thirty percent (30%) discount will be allowed on all
4 basic or repetitive residential plans (Group I and J
5 Occupancy).
- 6 2. A fifty percent (50%) discount will be allowed on fac-
7 tory built housing and relocated residences with mini-
8 mal repairs (Group I and J Occupancy).
- 9 3. A thirty-three and one-third percent (33 1/3%) discount
10 will be allowed on relocated residences with extensive
11 repairs (Group I and J Occupancy).

12 EXCEPTIONS:

- 13 1. Where Table 3-B is inapplicable, as in the case of
14 alterations, repairs, agricultural buildings, barns,
15 chicken houses, green houses, lath houses, reservoirs,
16 signs, sub-stations, towers, trailer pads, water tanks,
17 fences in excess of six feet, retaining walls in excess
18 of four feet, tanks other than fuel storage tanks, and
19 similar construction, the Building Division shall
20 charge fees based on valuation of construction as set
21 forth in Table 3-A. The determination of the value of
22 construction shall be made by the Director of Building,
23 or his authorized representative.
- 24 2. The minimum fee for any building permit shall be
25 fifteen dollars (\$15.00).
- 26 3. The minimum fee for any sign permit shall be twenty
27 dollars (\$20.00).
- 28
29
30
31
32

1 SECTION 8. UNIFORM BUILDING CODE, PAGE 35, SECTION 306(a),
2 USE OR OCCUPANCY, is hereby amended to read as follows: "No build
3 ing or structure in Groups A to H, inclusive, shall be used or
4 occupied, and no change in the existing occupancy classification o
5 a building or structure or portion thereof shall be made until the
6 ((~~Building-Official~~) Director of Building has issued a Certificat
7 of Occupancy therefor as provided herein. No building or structur
8 of Group I Occupancy shall be used or occupied until a final inspe
9 tion has been made and approval to occupy granted as required by
10 Section 304."

11 SECTION 9. UNIFORM BUILDING CODE, PAGE 35, SECTION 306(d),
12 TEMPORARY CERTIFICATE, is hereby repealed, and the following is
13 substituted: TEMPORARY CERTIFICATE - BOND REQUIRED. Where a pers
14 firm or corporation desires to occupy or have occupied (1) a new
15 structure before the final inspection of the structure can be com-
16 pleted, or (2) a temporary structure for a limited period of time;
17 he shall deposit with the Director of Building, or in an approved
18 escrow, cash or its equivalent.

19 The amount of the cash bond required to occupy a new structur
20 prior to a final inspection shall be in the amount of twenty-five
21 percent (25%) of the estimated cost of completion (to be made by
22 the Director of Building) for the purpose of insuring the complet-
23 tion of the work in order to meet the minimum code requirements.

24 The amount of the cash bond required to occupy a temporary structur
25 for a specified period of time shall be an amount determined by th
26 Director of Building to ensure removal of the structure. In eithe
27 case the cash bond will be refunded to the permittee upon completi
28 of work or the satisfactory removal of the temporary structure.

29
30
31
32

1 In the event the construction work or the removal of the
2 temporary structure is not completed or material progress has not
3 been made within twelve (12) months following the date of the post-
4 ing of the cash deposit, said sum remaining on deposit may be
5 applied toward completion of minimum code requirements or for the
6 removal of the temporary structure by the Director of Building
7 upon thirty (30) days written notice given to the permittee.
8 The fee for processing a Temporary Certificate to be retained by
9 the County shall be six dollars (\$6.00).

10 SECTION 10. NEW SECTION. UNIFORM BUILDING CODE, PAGE 35,
11 CERTIFICATE OF OCCUPANCY, a new section is hereby added as follows
12 SECTION 307. BOND REQUIRED. Whereas a person, firm, or corporation
13 desires to perform work prior to required approvals prescribed in
14 this or other pertinent codes or ordinances; said entity shall,
15 in order to ensure compliance deposit with the Director of Building
16 or in an approved escrow, cash or its equivalent. The amount of
17 such cash bond shall be an amount as determined by the Director of
18 Building. The cash bond will be refunded if the work receives all
19 necessary approvals. In the event the work cannot be approved,
20 said sum remaining on deposit may be applied toward whatever cor-
21 rective measures are deemed necessary by the Director of Building.

22 SECTION 11. UNIFORM BUILDING CODE, PAGE 38, SECTION 404,
23 CENTRAL HEATING PLANT, is hereby repealed, and the following is
24 substituted: CENTRAL HEATING PLANT OR HEATING PLANT is comfort
25 heating equipment or heat source within a building which source
26 employs flame or direct resistance electric energy to supply heat
27 through ducts or pipes serving areas other than the room in which
28 the plant is located.

1 SECTION 12. UNIFORM BUILDING CODE, PAGE 46, SECTION 503(d),
2 FIRE RATINGS FOR OCCUPANCY SEPARATIONS, EXCEPTION 4, is hereby
3 amended to read as follows: "In the one-hour occupancy separation
4 between a Group I and J Occupancy, the separation may be limited
5 to the installation of materials approved for one-hour fire-
6 resistive construction or one half inch (½") taped and finished
7 gypsum wallboard on the garage side and a self-closing, tight-
8 fitting solid wood door 1 3/8 inches in thickness will be permitted
9 in lieu of a one-hour fire assembly. Fire dampers shall not be
10 required in ducts piercing this separation for ducts constructed
11 of not less than No. 26 gauge galvanized steel."

12 SECTION 13. UNIFORM BUILDING CODE, PAGE 57, SECTION 605,
13 LIGHT, VENTILATION, AND SANITATION, is hereby amended to read as
14 follows: "All portions of Group A Occupancies customarily used by
15 human beings and all dressing rooms shall be provided with light
16 and ventilation by means of windows or skylights with an area not
17 less than one-eighth of the total floor area, one-half of which
18 shall be operable, or shall be provided with artificial light and
19 a mechanically operated ventilating system. The mechanically
20 operated ventilating system shall ~~((supply a minimum of five cubic~~
21 ~~feet per minute of outside air with a total circulated of not less~~
22 ~~than fifteen (15) cubic feet per minute per occupant in all portions~~
23 ~~of the building))~~ comply with the requirements as set forth in
24 Table 11-B of this Code (Uniform Mechanical Code) and such system
25 shall be kept continuously in operation during such time as the
26 building is occupied. If the velocity of the air at the register
27 exceeds ten feet per second, the register shall be placed more
28 than eight feet above the floor directly beneath.

29 Lights in all parts of the building customarily used by
30 human beings shall be on a separate circuit from that of the stage
31 and shall be controlled from the box office. All lights in cor-
32 ridors, exit courts and exit passageways shall be protected by a
wire cage.

1 All registers or vents supplying air backstage shall be
2 equipped with automatic closing devices with fusible links.
3 Such closing devices shall be located where the vents or ducts
4 pass through the proscenium walls and shall be operated by fusible
5 links located on both sides of the proscenium wall and both inside
6 of and outside of the vent or duct.

7 There shall be provided in an approved location at least one
8 lavatory for each two water closets for each sex, and at least one
9 drinking fountain for each floor level.

10 For other requirements on water closets, see Section 1711."

11 SECTION 14. UNIFORM BUILDING CODE, PAGE 76, SECTION 1105,
12 LIGHT, VENTILATION, AND SANITATION, first paragraph, is hereby
13 amended to read as follows: "All portions of Group F Occupancies
14 customarily used by human beings shall be provided with light and
15 ventilation by means of windows or skylights with an area not less
16 than one-eighth of the total floor area, one-half of which shall
17 be openable, or shall be provided with artificial light and a
18 mechanically operated ventilating system shall comply with the
19 requirements as set forth in Table 11-B of this code (Uniform
20 Mechanical Code)). (~~In no case shall less than two changes of~~
21 ~~air per hour be provided.~~)"

1 SECTION 15. UNIFORM BUILDING CODE, PAGE 34, SECTION 1305
2 LIGHT AND VENTILATION, is hereby amended to read as follows:

3 "All guest rooms, dormitories, and habitable rooms within a dw
4 ing unit shall be provided with natural light by means of wind
5 or skylights with an area of not less than one-tenth of the flo
6 area of such rooms with a minimum of ten square feet. All bath
7 rooms, water closet compartments, laundry rooms, and similar ro
8 shall be provided with natural ventilation by means of windows
9 skylights with an area of not less than one-tenth of the floor
10 area of such rooms with a minimum of three square feet.

11 Not less than one-half of the required window or skylight
12 shall be openable to provide natural ventilation.

13 In lieu of openable windows for natural ventilation, a mec
14 cal ventilation system may be provided. Such system shall be ca
15 able of providing ~~((two))~~ the required air changes ~~((per-hour))~~
16 as set forth in Table 11-B of this code (Uniform Mechanical Code
17 in all guest rooms, dormitories, habitable rooms, and in public
18 corridors, One-fifth of the air supply shall be taken from the
19 outside. In bathrooms, water closet compartments, laundry rooms
20 and similar rooms a mechanical ventilation system connected dire
21 ly to the outside, capable of providing five air changes per hou
22 shall be provided.

23 For the purpose of determining light and ventilation requir
24 ments, any room may be considered as a portion of an adjoining
25 room when one-half of the area of the common wall is open and un
26 structured and provide an opening of not less than one-tenth of the
27 floor area of the interior room or twenty-five (25) square feet,
28 whichever is greater.

29 Required windows shall open directly onto a street or public
30 alley or a yard or court located on the same lot as the building.
31

32

1 EXCEPTION: Required windows may open into a roofed porch.
2 where the porch:

- 3 1. Abuts a street, yard or court; and
- 4 2. Has a ceiling height of not less than 7 feet; and
- 5 3. Has the longer side at least 65 percent open and unob-
6 structed."

7 SECTION 16. UNIFORM BUILDING CODE, PAGE 85, SECTION 1307(a),
8 CEILING HEIGHTS, first paragraph, is hereby amended to read as
9 follows: "Habitable rooms, storage rooms and laundry rooms shall
10 have a ceiling height of not less than 7 feet 6 inches. Hallways,
11 corridors, kitchens, bathrooms and water closet rooms shall have a
12 ceiling height of not less than 7 feet measured to the lowest point
13 of projection from the ceiling."

14 SECTION 17. UNIFORM BUILDING CODE, PAGE 87, SECTION 1311,
15 HEATING, is hereby amended to read as follows: "Every dwelling
16 unit and guest room shall be provided with heating facilities cap-
17 able of maintaining a room temperature of 70° F. at a point three
18 (3) feet above the floor in all habitable rooms when outside tem-
19 perature is 10° F."

20 SECTION 18. UNIFORM BUILDING CODE, PAGE 88 AND 89, SECTION
21 1405(a), LIGHT AND VENTILATION, is hereby amended to read as
22 follows: "All guest rooms, dormitories and habitable rooms within
23 a dwelling unit shall be provided with natural light by means of
24 windows or skylights with an area of not less than one-tenth of
25 the floor area of such rooms with a minimum of ten (10) square
26 feet. All bathrooms, water closet compartments, laundry rooms,
27 and similar rooms shall be provided with natural ventilation by
28 means of windows or skylights with an area of not less than one-
29 tenth of the floor area of such rooms with a minimum of three (3)
30 square feet.

1 Not less than one-half of the required window or skylight area
2 shall be openable to provide natural ventilation.

3 In lieu of openable windows for natural ventilation, a mechanical
4 ventilation system may be provided. Such system shall be capable
5 of providing ~~((two))~~ the required air changes ~~((per hour))~~
6 as set forth in Table 11-B of this code (Uniform Mechanical Code)
7 in all guest rooms, dormitories, habitable rooms, and in public
8 corridors. One-fifth of the air supply shall be taken from the
9 outside. In bathrooms, water closet compartments, laundry rooms,
10 and similar rooms a mechanical ventilation system connected direct
11 to the outside, capable of providing five air changes per hour,
12 shall be provided.

13 For the purpose of determining light and ventilation requirements,
14 any room may be considered as a portion of an adjoining
15 room when one-half of the area of the common wall is open and unob-
16 structed and provides an opening of not less than one-tenth of the
17 floor area of the interior room or 25 square feet, whichever is
18 greater.

19 Required windows shall open directly onto a street or public
20 alley or a yard or court located on the same lot as the building.

21 EXCEPTION: Required windows may open into a roofed porch
22 where the porch:

- 23 1. Abuts a street, yard, or court; and
- 24 2. Has a ceiling height of not less than 7 feet; and
- 25 3. Has the longer side at least 65 percent open and unob-
26 structed.

27 Every dwelling unit shall be provided with a kitchen equipped
28 with a kitchen sink and with bathroom facilities consisting of a
29 water closet, lavatory and either a bathtub or shower. Plumbing
30 fixtures shall be provided with running water necessary for their
31 operation.

32 For other requirements on water closets, see Section 1711.

1 SECTION 19. UNIFORM BUILDING CODE, PAGE 89, SECTION 1407(a),
2 CEILING HEIGHTS, first paragraph, is hereby amended to read as
3 follows: "Hallways, corridors, kitchens, bathrooms and water
4 closet rooms shall have a ceiling height of not less than seven
5 (7) feet measured to the lowest projection from the ceiling."

6 SECTION 20. UNIFORM BUILDING CODE, PAGE 90, SECTION 1410,
7 HEATING, is hereby amended to read as follows: "Every dwelling
8 unit and guest room shall be provided with heating facilities cap-
9 able of maintaining a room temperature of 70° F. at a point three
10 feet above the floor in all habitable rooms when outside tem-
11 perature is 10° F."

12 SECTION 21. UNIFORM BUILDING CODE, PAGES 102 AND 103, SECTION
13 1711, WATER CLOSET COMPARTMENTS AND SHOWERS, is hereby repealed,
14 and the following is substituted: SECTION 1711. WATER CLOSET
15 COMPARTMENTS AND SHOWERS. (a) FLOORS AND WALLS. In other than
16 dwelling units, toilet room floors shall have a smooth, hard, non-
17 absorbent surface such as portland cement, concrete, ceramic tile
18 or other approved material which extends upward onto the walls at
19 least five inches. Walls within water closet compartments and
20 walls within two feet of the front and sides of urinals shall be
21 similarly finished to a height of four feet and, except for struc-
22 tural elements, the materials used in such walls shall be of a
23 type which is not adversely affected by moisture.

24 (b) TOILET FACILITIES FOR THE PHYSICALLY HANDICAPPED.
25 When required by State Law, R.C.W. Chapter 70.92 (1967) and 70.92A
26 (1971) PUBLIC BUILDINGS-PROVISIONS FOR AGED AND HANDICAPPED,
27 toilet facilities and water closet compartment shall comply with
28 the American National Standard Institute No. ANSI A 117.1-1961 (R19

29 (c) SHOWER AREA. Showers shall be finished as specified in
30 Subsection (a) to a height of not less than six feet. Materials
31 other than structural elements used in such walls shall be of a
32 type which is not adversely affected by moisture.

1 (d) DOORS AND PANELS. Doors and panels of shower and bathtub
2 enclosures shall be substantially constructed from approved shatter
3 resistant materials. Hinged shower doors shall open outward.

4 (e) GLAZING FOR SHOWER AND BATHTUB ENCLOSURES. Glazing used
5 in doors and panels of shower and bathtub enclosures shall be full
6 tempered, or 1/4 inch when laminated and shall pass the test requi
7 ment of U.B.C. Standard No. 54-2.

8 (f) PLASTICS. Plastics used in doors and panels of shower and
9 bathtub enclosures shall be of a shatter-resistant type.

10 SECTION 22. UNIFORM BUILDING CODE, PAGE 104, SECTION 1716,
11 GUARDRAILS, is hereby amended to read as follows: "All unenclosed
12 floor and roof openings; open and glazed sides of landings; bal-
13 conies or porches which are more than thirty (30) inches above
14 grade; and roofs used for other than service of the building, shall
15 be protected by a guardrail. Guardrails shall be not less than
16 forty-two (42) inches in height. Open guardrails and stair rail-
17 ings shall have intermediate rails or an ornamental pattern such
18 that no object nine inches in diameter can pass through.
19 The height of stair railings may be as specified in Section 3305(1
20
21
22
23
24
25
26
27
28
29
30
31
32

1 EXCEPTIONS: (1) Guardrails need not be provided on the load-
2 ing side of loading docks. (2) The forty-two (42) inch height
3 requirement may be reduced to thirty-six (36) inches for guar-
4 rails located in Group I Occupancies or private balconies on
5 first four floors or stories of Group H Occupancies."

6 SECTION 23. UNIFORM BUILDING CODE, PAGE 105, SECTION 1801,
7 DEFINITION, first paragraph, is hereby amended to read as follows:

8 "The structural elements in Type I Buildings shall be of steel,
9 iron, concrete, or masonry, EXCEPT as permitted in Section 1806."

10 SECTION 24. UNIFORM BUILDING CODE, PAGE 105, SECTION 1802,
11 STRUCTURAL FRAMEWORK, is hereby amended to read as follows:

12 "Structural framework shall be of structural steel or iron as
13 specified in Chapter 27, reinforced concrete as in Chapter 26,
14 or reinforced masonry as in Chapter 24, EXCEPT as permitted by
15 Section 1806.

16 For additional requirements for Group E Occupancies, see
17 Section 1002(b)."

18 SECTION 25. UNIFORM BUILDING CODE, PAGE 106, SECTION 1806,
19 ROOFS, is hereby repealed, and the following is substituted:

20 SECTION 1806. ROOF CONSTRUCTION. Roof construction in Type I
21 Building shall be two-hour fire-resistive construction except as
22 follows: (a) Where every part of the structural steel framework
23 of the roof of a Group A, B, or C Occupancy is eighteen (18) feet
24 or more, and less than twenty-five (25) feet above any floor,
25 mezzanine, balcony or gallery, the roof deck or sheathing may be
26 protected on the underside as required for one-hour fire-resistive
27 construction.

28 (b) Where every part of the structural steel framework of the
29 roof of a Group A, B, or C Occupancy is twenty-five (25) feet or
30 more above any floor, mezzanine, balcony, or gallery, fire pro-
31 tection of such framework may be omitted.

1 (c) Where every part of the structural framework of the roof
2 of a Group A, B, or C Occupancy is twenty-five (25) feet or more
3 above any floor, mezzanine, balcony or gallery, such framework
4 may be of heavy timber as specified in Section 2006 when protected
5 by an approved automatic sprinkler system.

6 (d) In any occupancy, roof decks or sheathing twenty-five (2
7 feet or more distant from any floor, mezzanine, balcony, or galle
8 may be of unprotected non-combustible materials.

9 (e) In any occupancy, roof decks or sheathing thirty (30)
10 feet or more distant from any floor, mezzanine, balcony, or gal-
11 lery, may be of heavy timber as specified in Section 2006 when
12 protected on the underside as required for one-hour fire-resistiv
13 construction or by an approved automatic sprinkler system.

14 (f) In any occupancy, roof decks or sheathing may be of rein
15 forced concrete or reinforced gypsum without regard for fire-
16 resistive requirements.

17 SECTION 26. UNIFORM BUILDING CODE, PAGE 111, SECTION 1901,
18 DEFINITION, first paragraph, is hereby amended to read as follows
19 "The structural elements in Type I buildings shall be of steel,
20 iron, concrete, or masonry, EXCEPT as permitted in Section 1906."

21 SECTION 27. UNIFORM BUILDING CODE, PAGE 111, SECTION 1902,
22 STRUCTURAL FRAMEWORK, first paragraph, is hereby amended to read
23 as follows: "Structural framework shall be of structural steel o
24 iron as specified in Chapter 27, reinforced concrete as in
25 Chapter 26, or reinforced masonry as in Chapter 24, EXCEPT as
26 permitted by Section 1906."

27 SECTION 28. UNIFORM BUILDING CODE, PAGE 112, SECTION 1906,
28 ROOF CONSTRUCTION, is hereby repealed, and the following is sub-
29 stituted: SECTION 1906. ROOF CONSTRUCTION. Roof construction
30 in type II Buildings shall be one-hour fire-resistive constructio
31 except as follows: (a) Where every part of the structural steel
32 framework of the roof of a Group A, B, or C Occupancy is twenty-

1 five (25) feet or more above any floor, mezzanine, balcony, or
2 gallery, fire protection of such framework may be omitted.

3 (b) Where every part of the structural framework of the roof
4 of a Group A, B, or C Occupancy is twenty-five (25) feet or more
5 above any floor, mezzanine, balcony or gallery, such framework may
6 be of heavy timber as specified in Section 2006 when protected by
7 an approved automatic sprinkler system.

8 (c) In any occupancy, roof decks or sheathing twenty-five (25)
9 feet or more distant from any floor, mezzanine, balcony, or gallery
10 may be of unprotected noncombustible materials.

11 SECTION 29. UNIFORM BUILDING CODE, PAGE 119, SECTION 2201,
12 DEFINITION, is hereby amended to read as follows: "Type V build-
13 ings may be of any materials allowed by this Code.

14 Type V, one-hour buildings shall be of one-hour fire-resistive
15 construction throughout and may include heavy timber construction
16 conforming to Section 2006.

17 Materials of construction and fire-resistive requirements
18 shall be as specified in Chapter 17.

19 For requirements due to occupancy, see Chapter 6 and 15,
20 inclusive.

21 For requirements in Fire Zones, See Chapter 16."

22 SECTION 30. UNIFORM BUILDING CODE, PAGE 120, SECTION 2302,
23 LOADS; (a) GENERAL - EXCEPTION (only) is hereby reaffirmed.

24 SECTION 31. UNIFORM BUILDING CODE, PAGES 121 and 122,
25 SECTION 2305, ROOF LOADS, (a) GENERAL, is hereby amended to read
26 as follows: "Roofs shall sustain, within the stress limitations
27 of this Code, all "dead loads" plus (~~unit-"live-loads"-as-set-for-~~
28 ~~in-Table-No--23-2-~~) a minimum twenty-five (25) pounds per square
29 foot snow load except that areas subject to greater snow loads shall
30 be determined by the Director of Building. The (~~live-loads~~)
31 snow loads shall be assumed to act vertically upon the area project
32 upon a horizontal plane.

1 Where uniform roof loads are involved in the design of struc-
2 tural members arranged so as to create continuity, consideration
3 may be limited to full dead loads on all spans in combination with
4 full live loads on adjacent spans and on alternate spans.

5 EXCEPTION: Alternate span loading need not be considered
6 where the uniform roof live load is twenty (20) pounds per
7 square foot or more and the provisions of Section 2305(c) are
8 met.

9 ~~((Where snow loading is not required in the design, roof live~~
10 ~~loads need not be considered to act simultaneously with crane load~~

11 SECTION 32. UNIFORM BUILDING CODE, PAGE 128, SECTION 2314,
12 EARTHQUAKE REGULATIONS, (c) SYMBOLS AND NOTATIONS, W, is hereby
13 amended to read as follows: "W = Total dead load as defined in
14 Section 2301 including the partition loading specified in Section
15 ~~((2303(b)))~~ 2302(b) where applicable.

16 EXCEPTION: W shall be equal to the total dead load plus
17 twenty-five (25) percent of the floor live load in storage
18 and warehouse occupancies. Where snow loads are considered
19 the snow load shall also be included; however, when approved
20 by the ~~((Building Official))~~ Director of Building the snow
21 load may be reduced up to seventy-five (75) percent maximum."

22 SECTION 33. UNIFORM BUILDING CODE, PAGE 134, SECTION 2314,
23 EARTHQUAKE REGULATIONS, (1) EARTHQUAKE RECORDING INSTRUMENTATIONS,
24 is hereby repealed.

25 SECTION 34. UNIFORM BUILDING CODE, PAGE 136, TABLE NO. 23-B -
26 MINIMUM ROOF LIVE LOADS, FOOTNOTE 1, is hereby amended to read as
27 follows: "¹Where snow loads occur, the roof structure shall be
28 designed for such loads as determined by the ~~((Building Official))~~
29 Director of Building. See Section 2305(a) for snow loading."

30
31
32

1 SECTION 35. UNIFORM BUILDING CODE, PAGE 137, TABLE NO. 23C,
 2 SPECIAL LOADS, is hereby amended to read as follows:
 3
 4

5 TABLE NO. 23-C — SPECIAL LOADS¹

USE		VERTICAL LOAD	LATERAL LOAD
CATEGORY	DESCRIPTION	(Pounds per Square Foot)	
Construction, public access at site (live load)	Walkway See Sec. 4406	150	
	Canopy See Sec. 4407	150	
Grandstands, reviewing stands and bleachers (live load)	Seats and footboards	120	2 ²
Stage accessories, see Sec. 3902 (live load)	Gridirons and fly galleries	75	
	Loft block wells ³	250	250
	Head block wells and sheave beams ³	250	250
Ceiling framing (live load) ⁴	Over stages	20	
	All uses except over stages	10	
Partitions and interior walls, see Sec. 2312 (live load) & Sec. 2302 (b) (dead load)		20	
			5
Elevators and dumbwaiters (dead and live load)		2 x Total loads ⁵	
Mechanical and electrical equipment (dead load)		Total loads	
Cranes (dead and live load)	Total load including impact increase	1.25 x Total load ⁶	0.10 x Total load ⁷
Balcony railings, guard rails and handrails	Exit facilities serving an occupant load greater than 50		50 ⁸
	Other		20 ⁸
Storage racks	Over 6 feet high	Total loads ⁹	See Table No. 23-J

21 ¹The tabulated loads are minimum loads. Where other vertical or lateral loads are required by this Code or required by the design would cause greater stresses they shall be used.

22 ²Lateral sway bracing loads of 24 pounds per foot parallel and 10 pounds per foot perpendicular to seat and footboards.

23 ³All loads are in pounds per lineal foot. Head block wells and sheave beams shall be designed for all loft block well loads tributary thereto. Sheave blocks shall be designed with a factor of safety of five.

24 ⁴Does not apply to ceilings which have sufficient total access from below, such that access is not required within the space above the ceiling.

25 ⁵Where Appendix Chapter 51 has been adopted, see reference standard cited therein for additional design requirements.

26 ⁶The impact factors included are for cranes with steel wheels riding on steel rails. They may be modified if substantiating technical data acceptable to the Building Official is submitted.

27 ⁷This applies in the direction parallel to the runway rails (longitudinal). The factor for forces perpendicular to the rails is 0.20 x the transverse travelling loads (trrolley, cab, hooks and lifted loads). Forces may be distributed among rails of multiple rail cranes.

28 ⁸A load per lineal foot to be applied horizontally at right angles to the rails.

29 ⁹Vertical members of storage racks shall be protected from impact forces of operating equipment or ricks shall be designed so that failure of one vertical member will not cause collapse of more than the bay or bays directly supported by that member.

1 SECTION 36. UNIFORM BUILDING CODE, PAGES 190 AND 191,
 2 SECTION 2511, STRUCTURAL GLUED-LAMINATED TIMBER DESIGN, (d) DESIGN
 3 STRESSES, 4. RADIAL TENSION OR COMPRESSION, is hereby amended to
 4 read as follows:

5
 6 " 4. Radial tension or compression. The maximum radial stress induced in a curved member of constant rectangular cross section by a bending moment is:

$$f_r = \frac{3M}{2Rbd}$$

7
 8
 9 WHERE:

- 10 f_r = radial stress in pounds per square inch.
 11 M = bending moment in inch pounds.
 12 R = radius of curvature at center line of member in inches.
 13 b = width of cross section in inches.
 14 d = depth of cross section in inches.

15 For curved bending members having a varying cross section, the maximum radial stress induced, f_r , is given by is the larger of:

$$f_r = \frac{3M}{2Rbd} \quad \text{or} \quad f_r = K_r \frac{6M}{bd^2}$$

16 WHERE:

- 17 M = bending moment at midspan in inch pounds.
 18 b = width of cross section in inches.
 19 d = depth of cross section at the apex in inches.
 20 K_r = radial stress factor determined from the following relationship:

$$K_r = A + B \left(\frac{d}{Rm} \right) + C \left(\frac{d}{Rm} \right)^2$$

21 WHERE:

- 22 Rm = radius of curvature at the center line of the member at midspan in inches.
 23 A , B , and C = constants as given below:

β (1)	A (2)	B (3)	C (4)
(0.0)	(0.0)	(0.2500)	(0.0)
2.5	0.0079	0.1747	0.1284
5.0	0.0174	0.1251	0.1939
7.5	0.0279	0.0937	0.2162
10.0	0.0391	0.0754	0.2119
15.0	0.0629	0.0619	0.1722
20.0	0.0893	0.0608	0.1393
25.0	0.1214	0.0603	0.1238
30.0	0.1649	0.0603	0.1115

24 and β = angle between the upper edge of the member and the horizontal in degrees.

25 Values of K_r for intermediate values of β may be interpolated linearly."

1 SECTION 37. UNIFORM BUILDING CODE, PAGES 445 AND 446,
2 SECTION 2903, EXCAVATIONS AND FILLS, (b) PROTECTION OF ADJOINING
3 PROPERTY, is hereby repealed.

4 SECTION 38. UNIFORM BUILDING CODE, PAGE 446, SECTION 2904,
5 SOIL CLASSIFICATION-EXPANSIVE SOIL, is hereby repealed, and the
6 following is substituted: SECTION 2904. SOIL CLASSIFICATION.
7 For the purposes of this Chapter, the definition and classification
8 of soil materials for use in Table No. 29-B shall be according to
9 U.B.C. Standard No. 29-1.

10 SECTION 39. UNIFORM BUILDING CODE, PAGE 451, SECTION 2909(b)
11 UNCASED CAST-IN-PLACE CONCRETE PILES. 1. MATERIAL, is hereby
12 amended to read as follows: "Concrete piles cast-in-place against
13 earth in drilled or bored holes shall be made in such a manner as
14 to insure the exclusion of any foreign matter and to secure a full-
15 sized shaft. The length of such pile shall be limited to not more
16 than thirty (30) times the average diameter. Concrete shall have
17 an ultimate compressive strength " f'_c " of not less than 2500 pounds
18 per square inch. These piles shall be installed only in a manner
19 recommended by a qualified soils engineer approved by the Director
20 of Building."

21 SECTION 40. UNIFORM BUILDING CODE, PAGE 455, TABLE NO. 29-B-
22 ALLOWABLE FOUNDATION AND LATERAL PRESSURE, FOOTNOTE NO. 4, is here-
23 by amended to read as follows: "⁴Coefficient to be multiplied by
24 the dead load. Coefficients do not include a factor of safety."

25 SECTION 41. UNIFORM BUILDING CODE, PAGE 456, TABLE NO. 29-C,
26 CLASSIFICATION OF EXPANSIVE SOIL, is hereby repealed.

27 SECTION 42. UNIFORM BUILDING CODE, PAGE 456, TABLE NO. 29-D,
28 WEIGHTED EXPANSION INDEX, is hereby repealed.

1 SECTION 43. UNIFORM BUILDING CODE, PAGES 457 AND 458,
2 SECTION 3004(c), ANCHORED VENEER, is hereby amended to read as
3 follows: "Anchored veneer and its attachments shall be designed
4 to resist a horizontal force equal to twice the weight of the
5 veneer. In addition the following shall apply: (i) Provide a nom-
6 inal one inch air space between masonry veneer and sheathing.
7 (ii) Provide an approved type flashing at the base of the veneer.
8 (iii) Provide 3/8 inch round weepholes at 32" o.c. at the base of
9 the veneer. Weepholes from the one inch air space shall extend to
10 the exterior. (iv) Provide a minimum 14 pound water resistant
11 felt-liner or equivalent over the sheathing behind the veneer."

12 SECTION 44. UNIFORM BUILDING CODE, PAGE 471, SECTION 3207(c),
13 OVERFLOW DRAINS AND SCUPPERS, is hereby amended to read as follows:
14 "Where roof drains are required, overflow drains having the same
15 size as the roof drains shall be installed with the inlet flow line
16 located two inches above the low point of the roof, or overflow
17 scuppers having three times the size of the roof drains may be in-
18 stalled in adjacent parapet walls with the inlet flow line located
19 two inches above the low point of the adjacent roof and having a
20 minimum opening height of four inches.

21 ~~((Overflow drains shall be connected to drain lines independent~~
22 ~~from the roof drains.))~~

23 SECTION 45. UNIFORM BUILDING CODE, PAGE 475, SECTION 3302(c),
24 ARRANGEMENT OF EXITS, is hereby amended to read as follows:
25 ~~"((If only two exits are required they shall be placed a distance~~
26 ~~apart equal to not less than one-half of the length of the maximum~~
27 ~~over-all diagonal dimension of the building or area to be served~~
28 ~~measured in a straight line between exits.))~~ When two or more exit
29 are required, they shall be arranged as far apart as is necessary
30 so that if one becomes blocked the other(s) will be available.
31
32

1 EXCEPTION: Where exit enclosures are provided as the required
2 means of egress and are interconnected by a corridor conform-
3 ing to the requirements of Section 3304(g), exit separations
4 may be measured in a direct line of travel within the exit
5 corridor. Enclosure walls shall be not less than thirty (30)
6 feet apart at any point in a direct line of measurement.

7 Where three or more exits are required, they shall be arranged
8 a reasonable distance apart so that if one becomes blocked, the
9 other will be available."

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

SECTION 46. UNIFORM BUILDING CODE, PAGES 476 AND 477,

TABLE NO. 33-A, AVAILABLE SQUARE FEET PER OCCUPANT AND EGRESS

FACILITIES, is hereby repealed, and the following is substituted:

TABLE NO. 33-A

AVAILABLE SQUARE FEET PER OCCUPANT AND EGRESS FACILITIES.³

	USE ¹	Minimum of Two Exits Other Than Elevators Are Required Where Number of Occupants is Over	Square Feet Per Occupant
9	Aircraft Hangars (No repair)	10	500
10	Auction Rooms	30	7
11	Assembly Areas, Concentrated Use (without fixed seats)	50	7
12	Auditoriums		
13	Bowling Alleys (Assembly areas)		
14	Churches and Chapels		
15	Dance Floors		
16	Lodge Rooms		
17	Reviewing Stands		
18	Stadiums		
19	Assembly Areas, Less concentrated Use	50	15
20	Conference Rooms		
21	Dining Rooms		
22	Drinking Establishments		
23	Exhibit Rooms		
24	Gymnasiums		
25	Lounges		
26	Skating Rinks		
27	Stages		
28	Children's Homes & Homes for the Aged	5	80
29	Classrooms	50	20
30	Dormitories	10	50
31	Dwellings	10	300
32	Garage, Parking	30	200
33	Hospitals & Sanitariums-Nursing Homes	5	80
34	Hotels & Apartments	10	200
35	Kitchen - Commercial	30	200
36	Library Reading Room	50	50
37	Locker Rooms	30	50
38	Mechanical Equipment Room	30	300
39	Nurseries for Children (Day-care)	5	50
40	Offices	30	100
41	School Shops & Vocational Rooms	50	50
42	Stores - Retail Sales Rooms		
43	Basement	See Footnote 2	20
44	Ground Floor	50	30
45	Upper Floors	10	50
46	Warehouses	30	300
47	All Others	50	100

¹ Refer to Section 3318 and 3319 for other specific requirements.

² See Section 3302 for basement exit requirements.

³ Egress Facilities for the Physically Handicapped. When required by State Law, Chapter 70.92 (1967) and 70.92A (1971) Public Buildings - Provisions for Aged and Handicapped; Egress facilities (ramps, elevators, etc.) shall comply with the American National Standard Institute No. ANSI A117.1-1961 (R1971).

1 SECTION 47. UNIFORM BUILDING CODE, PAGE 473, SECTION 3303(h)
2 is hereby repealed, and the following is substituted:

3 CHANGE IN FLOOR LEVEL AT DOORS. Regardless of the occupant load,
4 there shall be a floor or landing on each side of a door.

5 The floor or landing shall be level with, or not more than two (2)
6 inches lower than the threshold of the doorway.

7 EXCEPTIONS: 1. In Group I Occupancies and within individual
8 units of Group H Occupancies, a door may open on the top step
9 of a flight of stairs or on an exterior landing provided the
10 door does not swing over the top step or exterior landing and
11 the landing is not more than seven and one-half (7½) inches
12 below the floor level.

13 2. Change in floor level at doors for the Physically Handi-
14 capped. When required by State law, R.C.W. Chapter 70.92
15 (1867) and 70.92A (1971) Public Buildings - Provisions for
16 Aged and Handicapped, change in floor level at doors shall
17 comply with the American National Standards Institute No.
18 ANSI A117.1-1961 (R1971).

19 SECTION 48. UNIFORM BUILDING CODE, PAGES 479 AND 480,
20 SECTION 3304, CORRIDORS AND EXTERIOR EXIT BALCONIES, is hereby
21 amended to read as follows: "(a) GENERAL. This Section shall
22 apply to every corridor serving as a required exit for an occupant
23 load of ten (10) or more persons. For the purposes of this Section
24 the term "corridor" shall include "exterior exit balcony" and any
25 covered or enclosed exit passageway including walkways, tunnels
26 and malls.

27 Foyers, lobbies and reception rooms meeting the construction
28 requirements of corridors as specified in this Section may be
29 classed as corridors.

30 Partitions, rails, counters and similar space dividers not
31 over five (5) feet in height above the floor shall not be con-
32 strued to form corridors.

1 (b) WIDTH. Every corridor shall be not less in width than
2 forty-four (44) inches. For special requirements for Groups C and
3 D Occupancies, see Sections 3317 and 3318.

4 (c) HEIGHT. Corridors and exterior exit balconies shall have
5 a clear height of not less than seven (7) feet measured to the
6 lowest projection from the ceiling.

7 (d) PROJECTIONS. The required width of corridors shall be
8 unobstructed.

9 EXCEPTION: Trim handrails, and doors when fully opened,
10 shall not reduce the required width by more than seven (7)
11 inches. Doors in any position shall not reduce the required
12 width by more than one-half.

13 (e) ACCESS TO EXITS. When more than one exit is required,
14 they shall be so arranged that it is possible to go in either direction
15 from any point in a corridor to a separate exit, except for
16 dead ends permitted by this Section. (~~When a corridor or exterior~~
17 ~~exit balcony is accessible to an elevator, changes in elevation on~~
18 ~~the floor shall be made by means of a ramp.))~~

19 (f) DEAD ENDS. Corridors with dead ends are permitted when
20 the dead end does not exceed twenty (20) feet in length.

21 (g) CONSTRUCTION. Walls of corridors serving an occupant
22 load of thirty (30) or more shall be of not less than one-hour fire
23 resistive construction and the ceilings shall be not less than
24 that required for a one-hour fire-resistive floor or roof system.

25 EXCEPTIONS: 1. One-story buildings housing Group G Occupancies

26 2. Corridors more than thirty (30) feet in width where occupancies
27 served by such corridors have at least one exit independent from the corridor.
28

29 3. Exterior sides of exterior exit balconies.

30 When the ceiling of the entire story is an element of a one-
31 hour fire-resistive floor or roof system, the corridor wall may
32 terminate at the ceiling. When the room side fire-resistive membrane of the corridor wall is carried through to the underside of

1 a fire-resistive floor or roof above, the corridor side of the
2 ceiling may be protected by the use of ceiling materials as re-
3 quired for one-hour floor or roof system construction or the corri-
4 dor ceiling may be of the same construction as the corridor walls.

5 Ceilings of noncombustible construction may be suspended below
6 the fire-resistive ceiling.

7 (h) OPENINGS. Where corridor walls are required to be of one-
8 hour fire-resistive construction by Subsection (f) above, every
9 door opening shall be protected by a tight-fitting smoke barrier
10 and fire assembly having a fire protection rating of not less than
11 twenty (20) minutes when tested in accordance with U.B.C. Standard
12 No. 43-2 without the hose stream test. Doors shall be maintained
13 self-closing or shall be automatic closing in accordance with
14 Section 4306(b)2. Glazed openings of the size and construction
15 permitted for three-fourths-hour fire door assemblies in Section
16 4306(f) may be installed in such doors. Other interior openings
17 shall be protected by approved one-quarter inch thick wired glass
18 set in steel frames. The total area of all openings, other than
19 doors, in any portion of an interior corridor shall not exceed
20 twenty-five (25) percent of the area of the corridor wall of the
21 room which it is separating from the corridor.

22 EXCEPTION: Protection of openings in the interior walls of
23 exterior exit balconies is not required.

24 (i) LOCATION ON PROPERTY. Exterior exit balconies shall not
25 be located in an area where openings are required to be protected
26 due to location on the property.

27 (j) ELEVATOR ACCESS BY THE PHYSICALLY HANDICAPPED. When re-
28 quired by State Law, R.C.W. Chapter 70.92 (1967) and 70.92A (1971)
29 Public Buildings - Provisions for Aged and Handicapped, corridors
30 or exterior exit balconies with access to elevators and changes of
31 floor elevation shall comply with ramp requirements of the
32 American National Institute No. ANSI A117.1-1961 (R1971)."

1 SECTION 49. UNIFORM BUILDING CODE, PAGES 480 AND 481,
2 SECTION 3305(i) HANDRAILS, is hereby amended to read as follows:
3 "Stairways shall have handrails on each side, and every stairway
4 required to be more than eighty-eight (88) inches in width shall
5 be provided with not less than one intermediate handrail for each
6 eighty-eight (88) inches of required width. Intermediate handrail
7 shall be spaced approximately equal within the entire width of the
8 stairway.

9 Handrails shall be placed not less than thirty (30) inches nor
10 more than thirty-four (34) inches above the nosing of treads.
11 They shall be continuous the full length of the stairs and (~~except~~
12 ~~for private stairways at least one handrail shall extend not less~~
13 ~~than six (6) inches beyond the top and bottom risers and~~) ends
14 shall be returned or shall terminate in newel posts or safety
15 terminals.

16 EXCEPTIONS: 1. Stairways forty-four (44) inches or less in
17 width and stairways serving one individual dwelling unit in
18 Group H or I Occupancies may have one handrail, except that
19 such stairways open on one or both sides shall have handrails
20 provided on the open side or sides.

21 2. Stairways having less than four (4) risers need not have
22 handrails.

23 3. Monumental stairs need not have intermediate handrails.

24 4. Handrails for the Physically Handicapped. When required
25 by State Law, R.C.W. Chapter 70.92 (1967) and 70.92A (1971)
26 Public Buildings - Provisions for Aged and Handicapped,
27 handrails shall comply with the American National Standard
28 Institute No. ANSI A117.1-1961 (R1971)."

29 Handrails projecting from a wall shall have a space of not
30 less than one and one-half (1½) inches between the wall and the
31 handrail.

32

1 SECTION 50. UNIFORM BUILDING CODE, PAGE 481, SECTION 3305(2),
2 STAIRWAY CONSTRUCTION-INTERIOR, is hereby amended to read as follow
3 "Interior stairways shall be constructed as specified in Part V of
4 this Code.

5 Where there is enclosed unble space under stairs the walls
6 and soffits of the enclosed space shall be protected on the enclose
7 side as required for one-hour fire-resistive construction. See
8 Section 3308.

9 EXCEPTION: In Group I and J Occupancies one-half inch taped
10 and finished gypsum wallboard may be substituted.

11 All required interior stairways which extend to the top floor
12 in any building four or more stories in height shall have provided
13 at the highest point of the stair shaft an approved hatch openable
14 to the exterior not less than sixteen (16) square feet in area with
15 a minimum dimension of two feet six inches.

16 EXCEPTION: The hatch shall not be required on smoke-proof en-
17 closures or on stairways that extend to the roof with an open-
18 ing onto that roof."
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 51. UNIFORM BUILDING CODE, PAGES 482 AND 483,
2 SECTION 3306, RAMPS, is hereby repealed, and the following is sub-
3 stituted: (a) GENERAL. A ramp conforming to the requirements of
4 of this section may be used as an exit.

5 (b) WIDTH. The width of ramps shall be as required for
6 corridors.

7 (c) SLOPE. The slope of the ramp shall not exceed one foot
8 in eight feet.

9 (d) HANDRAILS. A ramp with a slope exceeding one foot in ten
10 feet shall have handrails as required for stairways, except that
11 intermediate handrails should not be required.

12 (e) CONSTRUCTION. Ramps shall be constructed as required for
13 stairways.

14 (f) SURFACE. The surface of ramps shall be roughened or shall
15 be of nonslip materials.

16 (g) RAMPS FOR THE PHYSICALLY HANDICAPPED. When required by
17 State Law, R.C.W. Chapter 70.92 (1967) and 70.92A (1971) Public
18 Buildings - Provisions for Aged and Handicapped, ramps shall comply
19 with the American National Standard Institute No. ANSI A117.1-1961
20 (R1971).

21 SECTION 52. UNIFORM BUILDING CODE, PAGES 484, 485 AND 486,
22 SECTION 3309(h) SMOKEPROOF ENCLOSURES BY MECHANICAL VENTILATION,
23 SUB-SECTION 11, AIR-CONDITIONED BUILDINGS, is hereby repealed,
24 and the following is substituted: In buildings with air-condition-
25 ing systems or pressure air supply, a products of combustion de-
26 tor conforming to the requirements of Section 4306(b) shall be
27 placed in the return air prior to exhausting from the building or
28 being diluted by outside air and so located as to operate and shut
29 off building system in case of smoke in the air stream, or such
30 devices may be installed in each room or space served by a return
31 air duct.

32

1 SECTION 53. UNIFORM BUILDING CODE, PAGE 503, SECTION 3704,
2 MASONRY CHIMNEYS, is hereby amended to read as follows:

3 "(a) DESIGN. Masonry chimneys shall be designed and constructed to
4 comply with Section 3703(b) and Section 3704(b).

5 (b) WALLS. Walls of masonry chimneys shall be constructed as
6 set forth in Table No. 37-B.

7 (c) REINFORCING AND SEISMIC ANCHORAGE. Unless a specific
8 design is provided, every masonry or concrete chimney in Seismic
9 Zones No. 2 and No. 3 shall be reinforced with not less than four
10 (4) No. 4 steel reinforcing bars conforming to the provisions of
11 Chapter 24 or 26 of this Code. ~~((The bars shall extend the full~~
12 ~~height of the chimney and shall be spliced in accordance with the~~
13 ~~applicable requirements of Chapters 24 and 26. The bars shall be~~
14 ~~tied horizontally at 18 inch intervals with not less than 1/4 inch~~
15 ~~diameter steel ties. Two ties shall also be placed at each bend in~~
16 ~~vertical bars. Where the width of the chimney exceeds 40 inches,~~
17 ~~two additional No. 4 vertical bars shall be provided for each addi-~~
18 ~~tional flue incorporated in the chimney or for each additional 40~~
19 ~~inches in width or fraction thereof. The bars shall extend from the~~
20 top of the smoke chamber to the chimney cap in a fireplace and the
21 full height of a chimney not serving a fireplace, and shall be
22 spliced in accordance with the applicable requirements of Chapter
23 24 and 26. The bars shall be tied horizontally at sixteen (16) inch
24 intervals for concrete products and nine (9) inch intervals for
25 stacked bond of all products with one-quarter inch diameter steel
26 ties or four-inch standard weight joint reinforcement when (1) the
27 distance between the vertical bars and the exterior face of the
28 chimney is greater than twenty (20) inches and/or (2) the distance
29 between the vertical bars is greater than twenty-eight (28) inches;
30 however, regardless of spacing, horizontal reinforcement shall be
31 provided at all floor and ceiling lines as well as in the chimney
32 cap. Interior voids within the chimney which are wider than twenty-

1 -four (24) inches shall have a cross wall added which shall be
2 anchored at all floor and ceiling lines. Where the width of the
3 chimney exceeds sixty (60) inches, two additional No. 4 verticle
4 bars shall be provided for each additional sixty (60) inches in
5 width or fraction thereof.

6 In Seismic Zones No. 2 and No. 3, all masonry and concrete
7 chimneys shall be anchored at each floor or ceiling line more than
8 six (6) feet above grade, except when constructed completely withi
9 the exterior walls of the building. Anchorage shall consist of
10 two three-sixteenth-inch by one-inch steel straps (~~east-at-least~~
11 ~~18-inches-into-the-chimney-with-a-180-degree-bend-with-a-6-inch~~
12 ~~extension-around-the-vertical-reinforcing-bars-in-the-outer-face-o~~
13 ~~the-chimney-))~~ connected around the nearest vertical bars with a
14 one hundred eighty (180) degree bend or a ninety (90) degree bend
15 with a six (6) inch extention into the grout space. Straps cast
16 into the chimney with a one hundred eighty (180) degree bend or a
17 ninety (90) degree bend with a six (6) inch extention into the
18 grout space around the vertical bars in the outer face of the chim
19 ney will eliminate the need for horizontal reinforcement when the
20 distance between the vertical bars and the exterior face is less
21 than twenty (20) inches and/or the distance between vertical bars
22 is less than twenty-eight (28) inches.

23 Each strap shall be fastened to the structural framework of
24 the building with two one-half ($\frac{1}{2}$) inch bolts per strap. Where th
25 joists do not head into the chimney the anchor straps shall be con
26 nected to two-inch by four-inch ties crossing a minimum of four
27 joists. The ties shall be connected to each joist with two 16d
28 nails. Metal chimneys shall be anchored at each roof and ceiling
29 with two $1\frac{1}{2}$ -inch by $\frac{1}{8}$ -inch metal straps looped around the outside
30 of the chimney insulation and nailed with six 8d nails per strap
31 to the roof or ceiling framing.

32

1 (d) CHIMNEY OFFSET. Masonry chimneys may be offset at a slope
2 of not more than four inches in twenty-four (24) inches but not
3 more than one-third of the dimension of the chimney in the directio
4 of the offset. Where lined, the lining shall be cut to fit.

5 (e) CHANGE IN SIZE OR SHAPE. Changes in the size or shape of
6 a masonry chimney, where the chimney passes through the roof, shall
7 not be made within a distance of six inches above or below the roof
8 joists or rafters.

9 (f) SEPARATION OF MASONRY CHIMNEY PASSAGEWAYS. More than two
10 flues in a chimney shall be separated by a masonry wall not less
11 than four inches thick bonded into the masonry wall of the chimney.

12 (g) INLETS. Every inlet to any masonry chimney shall enter
13 the side thereof and shall be of not less than 1/8-inch thick metal
14 or 5/8-inch thick refractory material."

15 SECTION 54. UNIFORM BUILDING CODE, PAGE 504, SECTION 3707(c),
16 FIREPLACE WALLS, is hereby amended to read as follows: "Masonry
17 walls of fireplaces shall be not less than eight inches in thick-
18 ness. Walls of fireboxes shall be not less than ten inches in
19 thickness, except that where a lining of firebrick is used such
20 walls shall be not less than a total of eight inches in thickness.
21 The firebox shall not be less than (~~(20-inches-in-depth-)~~) twenty-
22 two (22) inches measured from the back of the firebox to the fin-
23 ished face of the fireplace and shall be lined with 4½ inches of
24 firebrick in the back and 2½ inches of firebrick on the sides.
25 Joints in firebrick shall not exceed 1/4 inch.

26 SECTION 55. UNIFORM BUILDING CODE, PAGE 504 AND 505, SECTION
27 3707(k), HEARTH, is hereby amended to read as follows: "Every mason
28 ry fireplace shall be provided with a brick, concrete, stone, or
29 other approved noncombustible hearth slab at least twelve (12) inches
30 wider on each side than the fireplace opening and projecting at
31 least (~~(18)~~) sixteen (16) inches therefrom. This slab shall be not
32

1 less than four inches thick unless otherwise approved by the
2 Director of Building and shall be supported by noncombustible mate
3 rials or reinforced to carry its own weight and all imposed loads.
4 Combustible forms and centering shall be removed.

5 When the fireplace opens into the interior of the building,
6 the hearth slab shall be readily distinguishable from the surround
7 ing or adjacent flooring."

8 SECTION 56. UNIFORM BUILDING CODE, PAGES 514 AND 515,
9 SECTION 3804(b), WHERE REQUIRED, is hereby amended to read as
10 follows: "Wet standpipes extending from the cellar or basement
11 into the topmost story shall be provided in Groups A and B,
12 Divisions 1 and 2, Occupancies with an occupant load exceeding
13 1000; in Groups C, D, E, F, G, and H Occupancies four or more stor
14 ies in height; and in Groups E and F Occupancies having a floor ar
15 exceeding 20,000 square feet per floor.

16 EXCEPTION: 1. Wet standpipes are not required in buildings
17 equipped throughout with an automatic fire-extinguishing syst
18 2. Wet standpipes are not required in basements or cellars
19 equipped with a complete automatic fire-extinguishing system.
20 3. Wet standpipes shall not be required in assembly areas use
21 solely for worship.

22 4. The Director of Building may, upon written recommendation
23 of the Fire Marshal and local Fire Chief, alter the require-
24 ments of wet standpipes by substituting dry standpipes.
25 The dry standpipes to be installed in accordance with the
26 requirements of dry standpipe installations. Where substitu-
27 tion of dry standpipes for wet standpipes is permitted, the
28 available water supply shall conform with requirements of
29 Section 3804(d)4."

*tempt
stop
abolish
resigned 32
Wet Ely (Kukiana)
help fire dept.*

*Wet stand pipes gives
false sense
of security*

1 SECTION 57. UNIFORM BUILDING CODE, PAGE 516, SECTION 3905(b)
2 WHERE REQUIRED, is hereby amended to read as follows: "Combination
3 standpipes may be installed in lieu of wet and dry standpipe system
4 When installed, one combination standpipe shall be required for
5 every stairway or smokeproof enclosure that extends from the ground
6 floor to the roof in buildings exceeding one hundred fifty (150)
7 feet in height."

8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 58. NEW SECTION. WATERFRONT STRUCTURES - PIERS,
2 WHARVES AND BUILDINGS. There is hereby added to the UNIFORM BUIL
3 ING CODE a NEW CHAPTER 56 to read as follows:

4 CHAPTER 56. WATERFRONT STRUCTURES - PIERS, WHARVES AND BUIL
5 INGS.

6 SECTION 5601 - SCOPE

7 SECTION 5602 - DEFINITIONS

8 SECTION 5603 - AREA AND HEIGHT ALLOWABLE FOR WATERFRONT
9 STRUCTURES

10 SECTION 5604 - LOCATION ON PROPERTY

11 SECTION 5605 - SUBSTRUCTURE

12 SECTION 5606 - SUPERSTRUCTURE

13 SECTION 5601 - SCOPE. Waterfront structures shall be subject
14 to all the requirements of this Code relating to other structures
15 as limited, added to, or otherwise specified in this Chapter.

16 For Occupancy separations see Table No. 5-B.

17 EXCEPTION: Fire-resistive walls as specified in Section 5601
18 (f) may be used as "One-Hour Fire-Resistive Occupancy Separations"
19 and as separation between E-4 and B Occupancies, including the
20 specified protection to openings, in buildings of Type III H.T.,
21 IV N and V N.

22 For occupant load see Section 3302 and Table No. 33-A.

23 SECTION 5602 - DEFINITIONS. (a) WATERFRONT STRUCTURES.

24 For the purpose of this Section, waterfront structures shall include
25 all structures which have twenty (20) percent or more of their area
26 over water, or a structure which has eight thousand (8,000) square
27 feet over water.

28 (b) DOCK. A dock is a natural open or artificially closed
29 basin in which vessels may remain afloat when berthed at a wharf
30 or pier.

1 (c) PIER. A pier is a structure, usually of greater length
2 than width, of timber, stone, concrete or other material, having a
3 deck, and projecting from the shore into navigable waters so that
4 vessels may be moored alongside for loading and unloading or for
5 storage or repairs.

6 (d) SUBSTRUCTURE. The substructure is that portion of the
7 construction below and including the deck.

8 (e) SUPERSTRUCTURE. The superstructure is that portion of the
9 construction above the deck.

10 (f) WHARF OR QUAY. A wharf or quay is a structure of timber,
11 stone, concrete or other material having a platform built along
12 and parallel to navigable waters so that vessels may be moored
13 alongside for loading and unloading, or for storage or repair.

14 SECTION 5603 - AREA AND HEIGHT ALLOWABLE FOR WATERFRONT
15 STRUCTURES. Height and areas shall comply with requirements of
16 Tables 5-C and 5-D, except that the increase allowed in Section
17 506 is not applicable to waterfront structures.

18 EXCEPTIONS: (1) Type III H.T. or one hour construction of
19 one or two stories and F or G occupancy may be unlimited in area.

20 (2) In covered boat moorages where water covers more than
21 fifty (50) percent of the floor area of the structure, the areas
22 in Table 5-C may be increased not to exceed four hundred (400)
23 percent when completely sprinklered.

24 (3) Each covered area of a boat moorage may be considered as
25 a separate building, subject to the following conditions:

26 (a) Maximum individual areas shall be eight thousand
27 (8000) square feet.

28 (b) Walkways, finger piers and other decked areas shall
29 not exceed thirty (30) percent of the area of the roof
30 that extends over water.
31
32

1 (c) When a distance of exit travel exceeds three hundred
2 (300) feet, an approved four inch-dry standpipe with two
3 and one-half (2½) inch outlets at a maximum of one hun-
4 dred (100) feet on center shall be provided. There shall
5 be a Siamese connection at the shore end and direct access
6 for Fire Department pumping apparatus shall be provided.

7 (d) Covered areas shall be separated a minimum of sixteen
8 (16) feet.

9 (e) Maximum width of connecting walkways shall be ten
10 (10) feet.

11 (f) Each covered area shall be provided with the follow-
12 ing: i. Vents or monitors of not less than five percent
13 of the roof area. ii. An approved draft stop across the
14 end of each roof area when such end is within thirty (30)
15 feet of an adjacent building. The draft stop shall ex-
16 tend to a line of the lower edge of the roof. A draft
17 stop constructed in accordance with Section 5605 shall
18 be provided in the walkway between individual roofed
19 areas.

20 (g) There shall be no storage on the piers or walkways
21 within the covered areas. Uses accessory to the prin-
22 cipal occupancy shall be permitted, provided they are
23 conducted in an area separated from the moorage area by
24 a minimum of sixteen (16) feet, and that the exposed side
25 of the moorage area is protected by a one-hour fire
26 separation extending two and one-half (2½) feet above
27 the roof line and below the deck to County datum if
28 salt water, or to low water if over fresh water, or to
29 a depth of six feet. One story super-structures shall
30 be permitted for accessory uses, but shall not exceed
31 one thousand (1,000) square feet in area nor twenty (20)
32 feet in height.

SECTION 5604 - LOCATION ON PROPERTY. Except when waterfront structures are separated by a deck on the same property and of a width of not less than that required in Section 5603 from an unprotected opening to a property line, exterior walls and openings shall have a fire-resistive protection as determined by location on property.

EXCEPTION: In covered boat moorages, exterior walls which are entirely built over water may be 2 x 6 T. & G. non-combustible both sides regardless of proximity to property lines. Where such walls (even though part of such covered boat moorage) are built on land, this exception shall not apply.

SECTION 5605 - SUBSTRUCTURE. (a) CONSTRUCTION. Substructure may be of any type construction permitted in this Code subject to the area limitation of Section 5603 except that of wood, exclusive of piling, the members shall be not less in least dimension than the following:

Member	Nominal Size Unlimited Use	Piers for Boat Mooring Only. Not exceeding 10 feet in Width
Caps and Girders	8"	6"
Joists, Beams and Other Members	4"	3"
Flooring or Deck	3" T & G or splined or 4" square edged	2"
Bracing	3"	2"

If under roof there shall be applied over the flooring or deck a tight fitting wearing floor, of soft wood not less than two inches thick and not more than six inches wide; or of one-inch thick hard-wood; or of other material with equivalent fire resistance.

EXCEPTION: Covered piers for moorage only, need not have a wearing floor.

1 (b) DRAFT STOPS. Draft stops shall be installed in all sub-
2 structures constructed of combustible materials, exclusive of pil-
3 ing and pile bracing. They shall be placed not over one hundred
4 (100) feet apart measured along the main axis of the pier or wharf.
5 They shall fit tightly around all joists, beams, etc. and extend
6 from the underside of the deck to County datum if over salt water
7 and to low water if over fresh water with a maximum required depth
8 of six feet. See Section 5606(f) for draft stops under fire-
9 resistive walls in superstructure.

10 Substructure draft stops shall be constructed of not less than
11 two thicknesses of two-inch nominal thickness lumber laid with
12 broken joints or materials of equal fire resistance.

13 (c) AUTOMATIC SPRINKLERS. Automatic sprinklers shall be in-
14 stalled under the substructure of every future waterfront structure
15 in accordance with the requirements of Chapter 38.

16 EXCEPTIONS. Automatic sprinklers are not required under the
17 following categories of substructure:

- 18 i. Combustible substructures having no superstructures.
- 19 ii. Combustible substructures with superstructures where
20 sprinklers are required for said superstructure under
21 Section 5606.
- 22 iii. Noncombustible substructures with or without super-
23 structures.
- 24 iv. Substructures, over other than tidal water, where
25 sprinkler heads cannot be installed with a minimum
26 clearance of four feet above mean high water.
- 27 v. Substructures resulting from walkways or finger piers
28 when width does not exceed ten (10) feet.

29
30
31
32

1 SECTION 5606 - SUPERSTRUCTURE. (a) CONSTRUCTION. Super-
2 structures shall be of Type I, II, III H.T., IV N or V N construc-
3 tion, subject to the height and area limitations of Section 5603
4 and the following requirements or modifications.

5 (b) FLOORS. See Section 5605.

6 (c) EXTERIOR WALLS. Exterior walls of Type III H.T., IV N or
7 VN buildings, when not subject to the requirements of Section 5604
8 because of their proximity to property lines, may be constructed of
9 matched or lapped lumber not less than two inches thick and not
10 more than six inches wide, or the exterior walls may be constructed
11 of matched or lapped lumber not less than one inch thick with a
12 weather covering applied directly to the wood of noncombustible
13 material. Fire stops shall be required in stud walls to cut off
14 all concealed draft openings both vertical and horizontal as speci-
15 fied in Chapter 25. Openings in exterior walls shall be of the
16 construction required for the fire-resistive construction of the
17 walls.

18 (d) ROOF COVERING. Roof covering shall be "fire-retardant"
19 roofing as specified in Section 3203. See Section 104(f) for
20 repairs.

21 (e) ROOF CONSTRUCTION. In Type III H.T. the roof may be con-
22 structed of corrugated galvanized steel or approved equivalent
23 attached directly to steel or wood purlins in lieu of the lumber
24 covering specified in Section 2006.

25 (f) FIRE-RESISTIVE WALLS. In Type III H.T., IV N and V N
26 buildings, there shall be at least one fire-resistive wall from
27 the deck to at least three feet above the roof for each five hun-
28 dred (500) feet of length. Areas greater than one hundred thou-
29 sand (100,000) square feet shall be divided with such fire-
30 resistive walls. There shall be a draft stop constructed in
31
32

1 accordance with Section 5605(b), installed in the substructure
2 immediately below every required fire-resistive wall when the
3 deck is of combustible materials.

4 "Fire-resistive" walls shall be constructed of not less than
5 two thicknesses of two inch T & G or splined lumber not over six
6 inches in width placed vertically with broken joints and galvanic
7 metal between or equally fire-resistive construction.

8 Openings in fire-resistive walls shall be protected with
9 Class "C" fire doors without glass and shall be automatic closing

10 (g) DRAFT STOPS. Draft stops shall be installed in accordance
11 with the requirements of Section 3205 except that they shall be
12 installed not over one hundred (100) feet apart, measured along the
13 main axis of the building.

14 (h) STAIRS AND EXITS. Stairs and exits shall be provided as
15 specified in Chapter 33.

16 EXCEPTIONS: 1. An exterior exit shall be considered to be
17 the point of termination of stairs at the deck or they may
18 terminate at the side other than street front of a waterfront
19 structure if an open deck at least ten (10) feet in width ex-
20 tends from the exit to a public way, except in B Occupancies
21 Exterior stairs shall not be permitted in B Occupancies.

22 2. In B Occupancies exterior exits other than the main exit
23 as required by Section 3316 may terminate at the side other
24 than street front of a waterfront structure if an open deck
25 at least ten (10) feet in width extends from the exit to a
26 public way.

27 3. The distance of travel permitted in Section 3302(d) shall
28 be reduced by twenty-five (25) percent in B Occupancies.

29 4. Boat moorages which have no sales, service, or repair
30 facilities may have a single exit not less than three feet
31 wide and shall be exempt from the maximum distance of travel
32 limitations of Section 3302(d).

1 (i) LIGHT AND VENTILATION. All portions of waterfront build-
2 ings customarily used by human beings shall be provided with light
3 and ventilation by means of windows or skylights with an area not
4 less than ten percent of the total floor area or shall be provided
5 with artificial light and a mechanically operated ventilating
6 system. (See Chapter 5 for court requirements.)

7 EXCEPTION: Superstructures whose primary use is warehousing
8 and where normal population density does not exceed one perso
9 per one thousand (1,000) square feet of area are exempt from
10 the requirements of this subsection.

11 (j) AUTOMATIC SPRINKLERS. The following requirements shall
12 be retroactive. Automatic sprinklers shall be installed in the
13 superstructure of every waterfront building in accordance with the
14 requirements of Chapter 38. Such installations shall be made and
15 completed in existing buildings within six months from the effect-
16 ive date of this ordinance.

17 EXCEPTIONS: 1. Automatic sprinklers shall not be required
18 in the superstructure of waterfront buildings which are less
19 than eight thousand (8,000) square feet in area in Fire Zone
20 No. 3.

21 2. Automatic sprinklers shall not be required in one story
22 superstructures which do not exceed one thousand (1,000) squa:
23 feet in area nor twenty feet in height.

24 3. Sprinklers not required in buildings of Group F-2 or H
25 Occupancy of Type I construction where no one assembly room
26 exceeds one thousand (1,000) square feet in area, provided
27 the entire substructure shall be of Type I construction.

28 4. Sprinklers not required in buildings of Type II, III, IV
29 and V construction of Group H Occupancy and Group F-2 Occu-
30 pancies, such as office buildings, lodge halls, exposition
31
32

1 halls, club rooms, specialty schools, and social halls, the
2 occupant load of which is less than one hundred (100), cold
3 storage and commercial greenhouses, provided: (1) the area
4 shall not exceed that allowed in Table 5-C, (2) the sub-
5 structure shall be noncombustible with two-hour fire-resist-
6 ive slab under the entire structure, and (3) no one room
7 shall exceed one thousand (1,000) square feet in area.
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 59. NEW SECTION. ADDRESSING OF PROPERTY, BUILDINGS
2 OR PREMISES. There is hereby added to the UNIFORM BUILDING CODE
3 a NEW CHAPTER 65 to read as follows:

4 CHAPTER 65. ADDRESSING OF PROPERTY, BUILDINGS OR PREMISES.

5 SECTION 6501 - SCOPE

6 SECTION 6502 - METHOD

7 SECTION 6503 - APPLICATION TO NEW BUILDINGS

8 SECTION 6504 - APPLICATION TO EXISTING BUILDINGS

9 SECTION 6505 - ENFORCEMENT

10 SECTION 6506 - MAINTENANCE

11 SECTION 6507 - RECORDS

12 SECTION 6508 - APPEAL PROVISIONS

13 SECTION 6501 - SCOPE. The purpose of this chapter shall be
14 the systematic addressing of the principal entrance or frontage of
15 all residential, commercial, or industrial buildings or other usag
16 in conformance with the Grid System as established and now in use
17 in the unincorporated portions of King County.

18 SECTION 6502 - METHOD. The assignment of addresses will be
19 based on the following criteria: Even numbers shall be used on th
20 northerly side of streets and other public or private right-of-way
21 extending in an easterly and westerly direction and on the easterl
22 side of avenues or other public or private right-of-ways extending
23 in a northerly and southerly direction.

24 Odd numbers shall be used on the southerly side of streets or
25 other public or private right-of-ways extending in an easterly or
26 westerly direction, and on the westerly side of avenues and other
27 public or private right-of-ways extending in a northerly and south
28 erly direction.

29 One whole number shall be allotted to each ten feet of front-
30 age and the number shall be computed from the nearest intersection
31 (actual or theoretical) in accordance with the County Grid System.
32

1 SECTION 6503 - APPLICATION TO NEW BUILDINGS. The assignment
2 of addresses for new buildings will automatically be done in con-
3 junction with the issuance of a building permit by the Building
4 Division.

5 SECTION 6504 - APPLICATION TO EXISTING BUILDINGS. Verifica-
6 tion of existing address assignments will be handled in the same
7 manner as noted in Section 6503 when building permits are issued
8 for additions, alterations or modifications of existing buildings
9 however, when there are no building permits involved, verificatio
10 of existing addresses may be made on request by the owner, occupa
11 or lessee. Such request shall be in writing to the Director of
12 Building and shall contain the legal description of the property
13 upon which the building or premise is located, together with the
14 location of the doors or entrances to be numbered and the current
15 address.

16 SECTION 6505 - ENFORCEMENT. The Director of Building is
17 hereby charged with the enforcement of the provisions of this
18 chapter. The Director of Building shall, upon application or re-
19 quest of the owner of any property, ascertain the correct address
20 thereof in accordance with the addressing system as set forth in
21 this chapter.

22 Whenever the irregularity of plats, the changing direction o
23 the public or private right-of-ways, the interruption of the con-
24 tinuity of public or private right-of-ways or any other condition
25 causes doubt or difference of opinion as to the correct address o
26 any piece of property or any building thereon, the address shall
27 be determined by the Director of Building. The Director of Build-
28 ing shall be guided by the specific provisions of this chapter
29 so far as they are applicable and, when not applicable, by such
30 rules and regulations as he may deem necessary to carry out the in-
31 tent of this chapter.

32

1 SECTION 6506 - MAINTENANCE. (a) The owner, occupant, or
2 lessee of any building or other structure shall maintain the ad-
3 dress thereof, as provided herein, in a conspicuous place over or
4 near the principal entrance or entrances or in such other conspic-
5 uous place as is necessary for visually locating such address,
6 provided that this shall not be construed to require addresses on
7 either appurtenant building or other buildings or structures should
8 the Director of Building find that such addressing thereof is not
9 essential.

10 (b) The address numbers shall be easily legible figures, not
11 less than two inches high, contrasting with the color of the build-
12 ing or other structure upon which they are placed.

13 (c) Should the Director of Building find that any building,
14 structure, or premise is not provided with an address as herein
15 provided, or is not correctly addressed, he shall notify the owner
16 agent or lessee of the correct address number and require that
17 same be properly placed, in accordance with the provisions of this
18 section, within a reasonable period of time. It shall be unlawful
19 for any owner, agent, or lessee to display, advertise or use the
20 wrong address number after notification by the Director of Build-
21 ing.

22 SECTION 6507 - RECORDS. The Director of Building shall main-
23 tain an accurate record of addresses assigned to buildings, struc-
24 tures, or premises within the unincorporated confines of King
25 County.

26 SECTION 6508 - APPEAL PROVISIONS. In order to provide for
27 final interpretation of the provisions of Chapter 65 and to hear
28 appeals provided for hereunder, the King County Board of Appeals,
29 as established by Article 7 of the King County Charter, is hereby
30 designated to hear such appeals. The Board may adopt reasonable
31 rules and regulations for conducting its business and shall render
32

1 all decisions and findings in writing to the appellant with a copy
2 to the Director of Building. Appeals to the Board shall be pro-
3 cessed in accordance with the provisions contained in Section 1201
4 of the Uniform Housing Code. Copies of all rules or regulations
5 adopted by the Board shall be delivered to the Director of Building
6 who shall make them freely accessible to the public.

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 60. UNIFORM BUILDING CODE, PAGES 633 AND 634,
2 APPENDIX, CHAPTER 13, EXISTING BUILDINGS, SECTION 1313, is hereby
3 repealed.

4 SECTION 61. UNIFORM BUILDING CODE, PAGES 640 AND 641, APPENDIX
5 CHAPTER 23, WEIGHTS OF BUILDING MATERIALS, SECTION 2314(1),
6 EARTHQUAKE RECORDING INSTRUMENTATIONS, is hereby repealed.

7 SECTION 62. UNIFORM BUILDING CODE, PAGES 642 THROUGH 647,
8 APPENDIX, CHAPTER 35, SOUND TRANSMISSION CONTROL, is hereby re-
9 pealed.

10 SECTION 63. UNIFORM BUILDING CODE, PAGES 648 THROUGH 652,
11 CHAPTER 51, ELEVATORS, DUMBWAITERS, ESCALATORS, AND MOVING WALKS,
12 is hereby repealed.

13 SECTION 64. UNIFORM BUILDING CODE, PAGES 655 THROUGH 654,
14 APPENDIX, CHAPTER 70, EXCAVATION AND GRADING, is hereby repealed.

15 For regulations pertaining to grading and filling, refer to
16 Ordinance 1488 - K.C.C. 16.82.

17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 CHAPTER III

2 UNIFORM MECHANICAL CODE, DELETIONS, ADDITIONS, CHANGES

3 SECTION 1. DELETIONS, ADDITIONS, CHANGES TO UNIFORM MECHANIC
4 CODE. The following deletions, additions and changes in said code
5 are necessary for application in King County.

6 SECTION 2. UNIFORM MECHANICAL CODE, PAGE 3, SECTION 201(a),
7 GENERAL, is hereby amended to read as follows: "The ((Building
8 Official)) Director of Building is hereby authorized and directed
9 to enforce all the provisions of this code including the Fuel Gas
10 Piping requirements of Chapter 22 for single installations of com-
11 fort heating equipment only; the remaining multiple installation
12 requirements contained in Chapter 22 of Appendix B, Fuel Gas Piping
13 shall be enforced by the Director of Public Health. For such pur-
14 pose ((he)) they shall have the powers of a police officer."

15 SECTION 3. UNIFORM MECHANICAL CODE, PAGE 4, SECTION 202,
16 VIOLATIONS AND PENALTIES, is hereby amended to read as follows:
17 "It shall be unlawful for any person, firm, or corporation to erect
18 install, alter, repair, relocate, add to, replace, use, or maintain
19 heating, ventilating, cooling, or refrigeration equipment in the
20 jurisdiction, or cause the same to be done, contrary to or in vio-
21 lation of any of the provisions of this Code. Maintenance of equip-
22 ment which was unlawful at the time it was installed and which
23 would be unlawful under this Code if installed after the effective
24 date of this Code, shall constitute a continuing violation of this
25 Code.

26 Any person, firm or corporation violating any of the provisio:
27 of this Code shall be deemed guilty of a misdemeanor, and each such
28 person shall be deemed guilty of a separate offense for each and
29 every day or portion thereof during which any violation of any of
30 the provisions of this Code is committed, continued, or permitted,
31 and upon conviction of any such violation such person shall be
32

1 punishable by a fine of not more than (~~(\$500.00)~~) \$250.00, or by
2 imprisonment for not more than six months, or by both such fine
3 and imprisonment.

4 CIVIL PENALTY AND APPEAL. In addition to or as an alternate
5 to any other judicial or administrative remedy provided herein or
6 by law, any person, firm, corporation or organization violating any
7 of the provisions of this code, or by each act of commission or
8 omission procures, aids or abets such violation, shall incur a
9 cumulative civil penalty in the amount of three dollars per day,
10 per each violation, plus billable costs of the Building Division,
11 Department of Community and Environmental Development, from the
12 date set for compliance until such violation is corrected or such
13 notice of violation order is complied with. All civil penalties
14 and appeals will be enforced and collected in accordance with the
15 procedure specified in the Uniform Housing Code, 1973 Edition, as
16 amended and adopted by this Ordinance."

17 SECTION 4. UNIFORM MECHANICAL CODE, PAGE 4, SECTION 203,
18 BOARD OF APPEALS, is hereby amended to read as follows:
19 "In order to determine the suitability of alternate materials and
20 methods of construction and to provide for reasonable interpretatio
21 of the provisions of this Code, there shall be and is hereby create
22 a Building Code Advisory and Appeals Board, consisting of (~~(five)~~)
23 thirteen members who are qualified by experience and training to
24 pass upon matters pertaining to building construction. The (~~Build~~
25 ~~ing Official~~) Director of Building shall be an ex officio member
26 and shall act as Secretary of the Board. The Building Code Advisor
27 and Appeals Board shall be appointed by the (~~appointing-authority~~)
28 County Executive, confirmed by the County Council, (~~and shall hold~~
29 ~~office-at-his-pleasure~~) and shall serve for a two-year term or
30 until their successor is appointed and qualified. The Board shall
31 adopt reasonable rules and regulations for conducting its investi-
32 gations and shall render all decisions and findings in writing

1 to the Director of Building, with a duplicate copy to the appellant
2 and may recommend to the County Council such new legislation as is
3 consistent herewith."

4 SECTION 5. UNIFORM MECHANICAL CODE, PAGE 7, SECTION 303(b),
5 EXPIRATION, is hereby amended to read as follows: "Every permit
6 issued by the ((Building-Official)) Director of Building under the
7 provisions of this Code shall expire by limitation and become null
8 and void ((,if-the-building-or-work-authorized-by-such-permit-is
9 not-commenced-within-60-days-from-the-date-of-such-permit,-or-if
10 the-building-or-work-authorized-by-such-permit-is-suspended-or
11 abandoned-at-any-time-after-the-work-is-commenced-for-a-period-of
12 ±20-days-)) one year from date of issue. Before such work can be
13 recommenced a new permit shall be first obtained so to do within
14 fifteen days of the date that the permit becomes null and void,
15 and the fee therefore shall be ((one-half)) one-third the amount
16 required for a new permit for such work, provided ((no-changes
17 have-been-made-or-will-be-made-in-the-original-plans-and-speci-
18 fications-for-such-work;-and-provided,-further,-that-such-suspen-
19 sion-or-abandonment-has-not-exceeded-one-year-)) that the maximum
20 fee for a permit for a Group I or J Occupancy shall be \$20.00 and
21 for all other occupancies the maximum fee shall be \$50.00.
22 The minimum fee for renewal of any occupancy shall be \$15.00.
23 One renewal of permit shall be granted provided that there are no
24 changes in the original plans and specifications for such work.
25 Successive renewals beyond the first will require that:
26 (1) substantial work has been commenced; (2) there are no changes
27 in the original plans and specifications for such work; (3) any
28 changes since the issuance of the permit in Zoning Code, Building
29 Code or other relevant ordinances shall be reflected by amending
30 the plans, specifications and permit application to conform with
31 the updated regulations.
32

1 EXCEPTION: Permits issued for major commercial projects
2 (Occupancy Groups A through H inclusive), on which substantial
3 work is continuously performed and the necessary periodic in-
4 spections are made, shall be extended beyond the one-year
5 period without cost."

6 SECTION 6. UNIFORM MECHANICAL CODE, PAGES 8 AND 9, SECTION
7 304, PERMIT FEES, is hereby repealed, and the following is substi-
8 tuted: PERMIT FEES. Any person desiring a permit required by
9 this Code, shall at the time of filing an application therefore,
10 pay a fee as required by this Section.

11 A minimum fee of \$15.00 shall be charged for those permits
12 which are not issued in conjunction with a building permit.

13 EXCEPTION: Those gas piping permits issued by the Director
14 of Public Health.

15 All special services extended to the public which are not
16 herein unenumerated, and on which costs are incurred, shall be com-
17 pensated by a fee sufficient to cover costs incurred as determined
18 by the Director of Building.

1 Refund of permit fees may be made upon request by the per-
2 mittee and submission of his permit copy, but shall not include
3 that portion of the fee upon which a service or expense was in-
4 curring.

- 5 1. For the issuance of each permit \$ 3.00
- 6 2. Installation or relocation of each forced-air or
7 gravity-type furnace or burner, including ducts
8 and vents attached to such appliance:
- 9 (a) up to and including 100,000 B.t.u.'s output or
10 29 K.W.'s 6.00
- 11 (b) over 100,000 B.t.u.'s or 29 K.W.'s through
12 200,000 B.t.u.'s output or 58 K.W.'s 8.00
- 13 (c) each additional 10,000 B.t.u.'s output or
14 2.9 K.W.'s over 200,000 B.t.u.'s output or
15 58 K.W.'s through 500,000 B.t.u.'s output or
16 146 K.W.'s 1.00
- 17 (d) each additional 10,000 B.t.u.'s output or
18 2.9 K.W.'s over 500,000 B.t.u.'s or 146 K.W.'s 1.20
- 19 Note: The maximum fee for conversion burners and
20 make up air furnaces shall be 25.00
- 21 3. Installation or relocation of each floor furnace
22 including vent 5.00
- 23 4. Installation or relocation of each gas, oil or
24 electric suspended heater, recessed wall heater
25 or floor mounted space heater, wall furnace,
26 circulating heater or factory-built fireplace
27 stove 5.00
- 28 5. Installation, relocation or replacement of each
29 appliance vent installed and not included in an
30 appliance permit 4.00

- 1 6. Repair of, alteration of, or addition to each
2 heating appliance, refrigeration unit, comfort
3 cooling unit, absorption unit, or each comfort
4 heating, cooling, absorption, or evaporative
5 cooling system, including installation of con-
6 trols regulated by this Code \$ 5.00
- 7 7. Installation or relocation of each boiler or
8 compressor:
- 9 (a) to and including three horsepower, or each
10 absorption system to and including
11 100,000 B.t.u.'s 6.00
- 12 (b) over three horsepower to and including 15
13 horsepower, or each absorption system over
14 100,000 B.t.u.'s to and including 500,000
15 B.t.u.'s 9.00
- 16 (c) over 15 horsepower to and including 30 horse-
17 power, or each absorption system over
18 500,000 B.t.u.'s to and including 1,000,000
19 B.t.u.'s 14.00
- 20 (d) over 30 horsepower to and including 50 horse-
21 power, or for each absorption system over
22 1,000,000 B.t.u.'s to and including 1,750,000
23 B.t.u.'s 20.00
- 24 (e) over 50 horsepower, or each absorption system
25 over 1,750,000 B.t.u.'s 30.00
- 26 Note: See Footnote 1 and 3 for the above listed
27 installations.
- 28 8. Each air handling unit:
- 29 (a) to and including 10,000 cubic feet per minute,
30 including ducts attached thereto 10.00
- 31 (b) over 10,000 cubic feet per minute 10.00
32 plus \$1.00 per each additional 10,000 CFM.

1	9. Each evaporative cooler other than portable	
2	type	\$ 4.00
3	10. Each ventilation fann connected to:	
4	(a) a single duct (see footnote 2)	4.00
5	(b) multiple inlets	6.00
6	11. Each ventilation system which is not a portion of	
7	any heating or air conditioning system authorized	
8	by a permit (see footnote 2)	10.00
9	12. Installation of each hood which is served by	
10	mechanical exhaust, including the ducts for such	
11	hood (see footnote 2)	15.00
12	13. Installation of fuel storage tanks:	
13	(a) first tank	7.00
14	(b) each additional tank	3.00
15	14. Installation or relocation of each commercial or	
16	industrial type incinerator	20.00
17	15. Installation of gas piping:	
18	(a) one through four outlets	6.00
19	(b) additional outlets	each 2.00
20	16. Each appliance or piece of equipment or other	
21	work regulated by this Code but not classed in	
22	other categories, or for which no other fee is	
23	listed in this Code at the rate of	16.00
24	per hour, or a minimum of	5.00

25 FOOTNOTE 1: For fee purposes, the following conversions
26 shall be used:

- 27 (a) one kilowatt equals 3,413 B.t.u.'s;
- 28 (b) one horsepower (boiler) equals 33,000 B.t.u.'s
- 29 (c) one horsepower (heat pump) equals 12,000 B.t.u.'s
(heat pump includes compressor).

30 FOOTNOTE 2: Exclude Group H and I Occupancies

31 FOOTNOTE 3: Permits for all commercial boiler and compressor
32 installations shall be obtained from the State of Washington
Department of Labor and Industries.

1 SECTION 7. UNIFORM MECHANICAL CODE, PAGE 12, SECTION 405,
2 CENTRAL HEATING PLANT OR HEATING PLANT, is hereby repealed, and the
3 following is substituted: CENTRAL HEATING PLANT OR HEATING PLANT
4 is comfort heating equipment or heat source within a building which
5 source employs flame or direct resistance electric energy to supply
6 heat through ducts or pipes serving areas other than the room in
7 which the plant is located.

8 SECTION 8. UNIFORM MECHANICAL CODE, PAGES 38 AND 39, SECTION
9 603(e), SCREEN, is hereby amended to read as follows: "Every com-
10 bustion air opening shall be covered with corrosion-resistant
11 screen of ((~~1~~/~~4~~)) one-half inch mesh except as noted in Section 603
12 (a) 2. EXCEPTION: fourth paragraph."

13 SECTION 9. UNIFORM MECHANICAL CODE, PAGE 43, SECTION 704,
14 LOCATION, SUBSECTION 5., is hereby amended to read as follows:
15 "In a Group A, B, C, D, F or G Occupancy, unless separated from
16 the rest of the building by not less than a One-hour Fire-resistive
17 Occupancy Separation.

18 EXCEPTIONS: 1. Boilers or central heating plants where the
19 largest piece of fuel equipment does not exceed 400,000 B.t.u.
20 per hour input.

21 2. Buildings not more than one story in height of Group F,
22 Division 2 Occupancies with an occupant load of less than 30.

23 3. Equipment installed on the roof of a building.

24 4. This requirement shall not apply to any central heating
25 plant having a heat source which does not employ flame or
26 direct resistance electric energy."

27 SECTION 10. UNIFORM MECHANICAL CODE, PAGE 56, SECTION 904,
28 LOCATION AND SUPPORT OF VENTING SYSTEMS OTHER THAN CHIMNEYS, is
29 hereby amended to read as follows: "A combustion products vent,
30 vent connector or exhaust duct shall not extend into or through
31 any air duct or plenum.

32

1 EXCEPTION: A venting system may pass through a combustion
2 air duct.

3 ~~((Partitions-of-vents-which-extend-through-occupied-spaces
4 shall-be-enclosed-to-avoid-personal-contact-with-or-damage-to-the
5 vent-))~~

6 The base of every vent which extends to the ground shall rest
7 on a solid masonry or concrete base not less than 2 inches in thi
8 ness. The base of every vent which does not extend to the ground
9 and is not self-supporting, shall rest on a firm metal or masonry
10 support.

11 Appliances shall not be vented into a fireplace or into a
12 chimney serving a fireplace.

13 All venting systems shall be adequately supported for the
14 weight and the design of the material used."

15 SECTION 11. UNIFORM MECHANICAL CODE, PAGES 76 AND 77,
16 SECTION 1004, INSTALLATION OF DUCTS, is hereby amended by adding
17 a new subsection (c) to read as follows: "FLEXIBLE DUCT CONNECTOR:
18 Flexible duct connectors between duct and air outlets may be used
19 in any occupancy if they conform to the following provisions:

- 20 1. They shall not exceed twelve (12) feet in length;
- 21 2. They shall not penetrate construction where fire dampers
22 are required;
- 23 3. They shall not pass through floors;
- 24 4. They shall not be used within 6 feet of the heating elemer
- 25 5. The temperature of the air to be conveyed through such cor
26 nectors shall not be more than 250° F.;
- 27 6. Connectors 8 inches and less in diameter shall conform to
28 the requirements for Class 2 air ducts;
- 29 7. Connectors exceeding 8 inches in diameter shall conform to
30 the requirements for Class I air ducts;

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

8. They shall be insulated in accordance with the requirements of Section 1005 of this Code.

9. Connectors shall be labeled by the manufacturer as to their compliance with U.M.C. Standard No. 10-1 and the class designations thereof."

1 SECTION 12. NEW SECTION. VENTILATION - NATURAL AND MECHAN-
2 ICAL. There is hereby added to the UNIFORM MECHANICAL CODE a NEW
3 CHAPTER 11B to read as follows:

4 CHAPTER 11B. VENTILATION - NATURAL AND MECHANICAL.

5 SECTION 1101B - SCOPE

6 SECTION 1102B - GENERAL

7 SECTION 1103B - METHODS OF PRODUCING VENTILATION

8 SECTION 1104B - VENTILATING OPENINGS DEFINED

9 SECTION 1105B - AREA OF VENTILATING OPENINGS

10 SECTION 1106B - VENTILATION REQUIREMENTS

11 SECTION 1107B - TABLE NO. 11B, MINIMUM MECHANICAL
12 VENTILATING REQUIREMENTS

13 SECTION 1108B - SOURCE OF AIR SUPPLY

14 SECTION 1109B - AIR INLETS AND OUTLETS

15 SECTION 1110B - POINT OF EXHAUST DISCHARGE

16 SECTION 1111B - TOILET ROOM SYSTEMS

17 SECTION 1112B - HEATING FOR MECHANICAL SYSTEMS

18 SECTION 1113B - INTERPRETATION OF REQUIREMENTS

19 SECTION 1101B - SCOPE. For the purpose of this Chapter,
20 ventilation is hereby defined as the providing and maintaining in
21 rooms or spaces, by natural or mechanical means, minimum air con-
22 ditions to protect the health of occupants thereof. (The comfort
23 of such occupants may require more ventilation than the minimum
24 health standards set forth in this Chapter.)

25 SECTION 1102B - GENERAL. Installation of all ventilating
26 systems provided for in this Code shall conform to the provisions
27 of this Chapter (except where State laws apply). Requirements,
28 as herein stated, shall apply to every room hereafter erected,
29 altered, or converted for the purposes enumerated or those purpos
30 not enumerated but similar to those enumerated.
31
32

1 SECTION 1103B - METHODS OF PRODUCING VENTILATION

2 Ventilation may be produced by:

3 (a) a natural ventilating system which depends on atmospheric
4 conditions and the operation of exterior windows, transoms and
5 other openings;

6 (b) a mechanical ventilating supply system which forces air
7 into a room or space by artificial means combined with the removal
8 of air through windows, skylights, doors, transoms, grilles, shaft
9 ducts or other openings;

10 (c) a mechanical ventilating exhaust system which removes air
11 from a room or space by artificial means combined with a supply of
12 air through windows, skylights, transoms, doors, grilles, ducts,
13 or other openings.

14 SECTION 1104B - VENTILATING OPENINGS DEFINED. Ventilating
15 openings in any room or space are hereby defined as apertures open
16 ing upon a public street or alley, court, public park, public
17 waterway, or onto a roof of a building or structure in which the
18 room or space is situated. They shall be doors, windows, skylight
19 transoms, or auxiliary openings which are provided for ventilating
20 purposes and which are equipped with adjustable louvres, dampers,
21 or other devices to deflect or diffuse the air currents.

22 SECTION 1105B - AREA OF VENTILATING OPENINGS. The area of
23 ventilating openings shall be computed as follows:

24 WINDOWS: The maximum area that can be opened.

25 SKYLIGHTS: The minimum area of opening to the outer air
26 through which air can flow.

27 TRANSOMS: The free area through the sashed opening.

28 AUXILIARY OPENINGS: The free area when louvres, dampers, or
29 other devices are in position to deflect or diffuse the air
30 currents.

1 SECTION 1106B - VENTILATION REQUIREMENTS. Natural ventilati
2 requirements shall be based on a percentage of the floor area of
3 the occupancy group in the building in which they are located.
4 Mechanical ventilation requirements shall be based on the purpose
5 for which rooms are used, regardless of type or occupancy of buil
6 ding in which they are located, and shall be as set forth in
7 Table No. 11B.

8 The mechanical ventilating requirements for rooms not speci-
9 fied in Table No. 11B but used for purposes similar to those enu-
10 merated shall be the same as those for room purposes of similar
11 character.

12 Where conditions of occupancy can be clearly demonstrated to
13 require less ventilation than specified in Table No. 11B, the
14 Director of Building may permit such lesser ventilation.

15 The method of producing ventilation and the quantities of
16 air to be supplied and exhausted by mechanical ventilation system
17 stated in Table No. 11B are minimum required to safeguard health.
18 The requirements for natural ventilation shall be based on the
19 following criteria:

<u>OCCUPANCY GROUP</u>	<u>MINIMUM AREA</u>
A, B, C, D, E, F & G	6.25%
H & I	5% (but in no case less than five square feet)

24 Natural ventilation may be completely replaced or supple-
25 mented in part by mechanical ventilation system.

26
27
28
29
30
31
32

1 SECTION 1107B - TABLE NO. 11B, MINIMUM MECHANICAL VENTILATING
 2 REQUIREMENTS:

3 TABLE NO. 11B

4 MINIMUM MECHANICAL VENTILATING REQUIREMENTS

5 CONDITIONS

REQUIREMENTS

6 Room Purpose Other Conditions Cubic feet of air per minute supplied or exhausted per sq. ft. of floor area of rooms.

8 Except as otherwise noted
 9 S indicates mechanical supply.
 E indicates mechanical exhaust.

10 Apartment units

S .5

11 Assembly rooms (except those used for worship only) and

Less concentrated
 Concentrated

S 1.0 and E 0.7
 S 2.0 and E 1.4

14 Exhibition rooms (except picture galleries and rooms for permanent Exhibits)

Less concentrated
 Concentrated

S 0.7
 S 1.5

17 Assembly rooms and Sunday Schools used for worship only, Chapels

Less concentrated
 Concentrated

S 0.7
 S 1.5

20 Bakeries, Food Baking Room

Stories below that nearest to grade
 Other stories

S 1.2 and E 1.2
 E .6

23 Ballrooms

S 2.0 and E 1.0

24 Bathrooms, Residential

E 1.0 or gravity exhaust of 1 sq. in. per sq. ft. of floor area.

26 Barber and Beauty Shops

S 1.2 and either mechanical or gravity exhaust.

27 Game and Amusement rooms

Having more than four tables or amusement devices

S 1.5 and E 1.5

Having four or less tables or amusement devices

S 1.5 or E 1.5

TABLE NO. 11B (continued)

MINIMUM MECHANICAL VENTILATING REQUIREMENTS

3	<u>CONDITIONS</u>		<u>REQUIREMENTS</u>
4	Room Purpose	Other Conditions	Cubic feet of air per minute supplied or exhausted per sq. ft. of floor area of rooms.
6			Except as otherwise noted S indicates mechanical supply. E indicates mechanical exhaust.
8	Boiler rooms		See Chapter 6, Section 607(f)
9	Bowling alleys	Disregard floor area from foul line to pit.	S 2.0 and E 2.0 in open spaces having no fixed seats plus S 2.0 and E 2.0 for each fixed seat.
12	Classrooms, Day Nurseries		S 1.3
13	Dining rooms public		S 1.5 and E 1.5
15	Dressing rooms		S 1.2 and E 1.2
16	Dwellings		S .5
17	Electric Transformer vaults		See Electrical Code
18	Parking Garage (enclosed) spaces for automobiles operated under own power, single floor or elevator type, capacity 5 or more cars.	Entrance story	E 3.0 in main entrance drive plus E .5 in car storage space.
19		Any story except entrance story	E .5 in car storage space.
24	Parking Garage (enclosed) spaces for automobiles operated under own power,	Any story below entrance story	E 2.0 in ramps and drives between ramps in first story below entrance story, which may be reduced .2 for each story below (minimum E .5) plus E.5 in car storage space.
27	ramp type capacity 5 or more cars.	Entrance story	E 3.0 in main entrance drive to ramp plus E .5 in car storage space.
29		Any story above entrance story	E 2.0 in ramps and drives between ramps in second story, which may be reduced .2 for each story above (Minimum E .5) plus E .5 in car storage space.

TABLE NO. 11 B (continued)

MINIMUM MECHANICAL VENTILATING REQUIREMENTS

3	<u>CONDITIONS</u>	<u>REQUIREMENTS</u>
4	Room Purpose	Cubic feet of air per minute supplied or exhausted per sq. ft. of floor area of rooms.
5	Other Conditions	Except as otherwise noted S indicates mechanical supply. E indicates mechanical exhaust.
8	Passages (enclosed) for vehicles using internal combustion engines	E 3.0 See note No. 1 at end of table.
11	Gymnasiums	S .8 or 10/person where seats are provided, whichever is greater.
12	Kitchens commercial	S 1.2 and Exhaust, see Chapter 11 U.M.C.
14	Kitchens, domestic	E 2.0, or gravity exhaust 1 sq. ft. per sq. ft. floor area but not smaller than 30 sq. in.
16	Laboratories Chemical	E .6 (see note No. 2 at end of table)
17	Laundries containing equipment which can be used by more than one family at one time.	E 1.0, or gravity exhaust.
21	Laundries, commercial	S 1.5 or E 1.5
23	Living rooms in other than dwellings	S .5
25	Loading spaces and appurtenant driveway areas in manufacturing and storage units, for vehicles using internal combustion engines	E .5 (see note No. 2 at end of table)
30	Locker rooms	E 1.2
31	Lunch counters and Rooms	E 2.0

TABLE NO. 11B (continued)

MINIMUM MECHANICAL VENTILATING REQUIREMENTS

CONDITIONS	REQUIREMENTS
Room Purpose	Other Conditions Cubic feet of air per minute supplied or exhausted per sq. ft. of floor area of rooms.
	Except as otherwise noted S indicates mechanical supply. E indicates mechanical exhaust.
Motion picture, television and radio studios	S 1.5 and E 1.5
Museums	S .6 and E .6
Offices	S 1.0 and E .8
Packing, shipping, and receiving rooms	S .6 or E .6
Retail Paint shops	S .6 or E .6
Reading, music, craft and art rooms	S 1.0 or E 1.0
Repair shops and hangars, combustion engines	CO exhaust system required for repair shops handling 6 or more engines S .5 or E .5 see Note No. 2 at end of table.
Sales rooms, retail	Basements S 1.5 or E 1.5
	Main floor S 1.0 or E 1.0
	Other stories S .6 or E .6
Sleeping rooms	S .5
Storage rooms, active storage	E .4
Inactive Storage	No Requirements
Toilet rooms, public	E 2.0, or gravity exhaust 1 sq. ft. per sq. ft. floor area but not smaller than 30 sq. in.
Waiting rooms in transportation facilities	S .6

1 TABLE NO. 11B (continued)

2 MINIMUM MECHANICAL VENTILATING REQUIREMENTS

3 Note No. 1. Passages (enclosed) for Vehicles Using Internal
4 Combustion Engines. If openings, each having an area not less than
5 twenty-five (25) percent of the cross-sectional area of the passage
6 are provided to atmosphere in both end walls of the passage -
7 Natural ventilation.

8 If openings having a combined area not less than fifty (50)
9 percent of the area of a side wall of the passage, uniformly dis-
10 tributed, are provided to atmosphere - Natural ventilation.

11 Note No. 2. Repair Shops and Factories. When the work in the
12 room is of such a character that dangerous or noxious dust or fumes
13 are given off, the requirements, as stated, shall be supplemented
14 by local or unit exhaust sufficient to remove such dust or fumes.

15 Note No. 3. Loading Spaces and Appurtenant Driveways. Load-
16 ing spaces and appurtenant driveways in manufacturing and storage
17 units having apertures opening directly to atmosphere, said aper-
18 tures having an area of not less than twenty (20) percent of the
19 floor area of the loading spaces and appurtenant driveways -
20 Natural ventilation.

21 If the apertures having an area of less than twenty (20) per
22 cent of the floor area of the loading spaces and appurtenant drive-
23 ways - E.5.

24 SECTION 1108B - SOURCE OF AIR SUPPLY. The air supply for all
25 buildings except those of Group I occupancies shall be taken dir-
26 ectly from out-of-doors, except that

27 (a) When air is supplied by a mechanical ventilating supply
28 system, a portion not to exceed two-thirds of the required air
29 supply may be recirculated, provided the system is equipped with
30 such devices for the control of temperature and dust content that
31 the physical properties of the air so supplied are substantially
32 the same as though all of the supply were taken from out-of-doors.

1 The quantity so re-circulated may be considered as exhaust from
2 the rooms from which it is withdrawn.

3 (b) When air is supplied by a mechanical ventilating supply
4 system which is not equipped with devices prescribed in paragraph
5 (a), a portion not to exceed two-thirds of the air supplied may be
6 recirculated during the time that the rooms are not occupied.
7 The intake and all equipment and ducts shall be so arranged that
8 all of the air supplied by the system can be taken from out-of-
9 doors, and that the air permitted to be recirculated as herein
10 described, can be discharged to the atmosphere when the rooms are
11 occupied.

12 (c) The intake drawing air from out-of-doors shall be at such
13 a point that the air supply will be uncontaminated and that the
14 opening will be unobstructed at all times. The intake opening
15 shall be at least fifteen feet from the discharge outlet of an
16 exhaust fan, and, unless adequate means is provided for the removal
17 of dust from the air, the bottom of the opening shall be at least
18 five feet above the surface of any abutting public way, gangway,
19 driveway, grade, or abutting roof. No intake opening shall be
20 placed in a horizontal position in any sidewalk, or in the pavement
21 of any street, alley, or driveway, or level with any other sur-
22 rounding grade nor so as to take air from the lower level of any
23 two level street or similar construction.

24 (d) No air exhausted from bath, toilet, urinal, lavatory,
25 kitchen, boiler room, or other room in which such air might be con-
26 taminated shall be re-circulated at any time.

27 (e) Air may be re-circulated from any room or space where the
28 ventilating system is provided with approved filters for the re-
29 moval of odors and fumes.

30
31
32

1 SECTION 1109B - AIR INLETS AND OUTLETS. The air inlets and
2 outlets in every system of ventilation shall be so located and con-
3 structed as to insure circulation of air throughout each room.

4 If a mechanical ventilating supply system only, is installed
5 for a room or if a greater quantity of air is supplied by a mech-
6 anical ventilating supply system than is removed by a mechanical
7 ventilating exhaust system for a room, adequate means shall be
8 provided for the natural exit of the excess air supplied. If a
9 mechanical ventilating exhaust system only, is installed for a room
10 or if a greater quantity of air is removed by a mechanical venti-
11 lating system for a room than it supplies, adequate means shall be
12 provided for the natural supply of the deficiency in the air
13 supplied.

14 SECTION 1110B - POINT OF EXHAUST DISCHARGE. The air removed
15 by every exhaust system shall be discharged out-of-doors at a
16 point where it will not cause a public nuisance, and from which it
17 cannot again be readily drawn in by a ventilating system, except-
18 ing that:

19 (a) air which is to be used for re-circulation may be dis-
20 charged to a supply system; and

21 (b) air which will not cause a nuisance may be discharged in-
22 to a boiler room in such quantity as is required to supply
23 the needs of combustion.

24 SECTION 1111B - TOILET ROOM SYSTEMS. Mechanical ventilating
25 exhaust system for bath, toilet, urinal, and similar rooms shall
26 be independent from those for rooms of other character, excepting
27 that:

28 (a) exhaust ducts from janitors' closets containing slop
29 sinks or similar fixtures may be connected to and made a part
30 of toilet room systems; and
31
32

1 (b) exhaust ducts from private bath, toilet, and urinal room
2 containing not more than five fixtures and from isolated pub
3 lic rooms of the same nature may be connected to and made a
4 part of the exhaust system for rooms of other character or
5 exhaust ducts from rooms other than bath, toilet, and urinal
6 rooms may be connected to and made part of the exhaust syste
7 for toilet rooms, provided:

8 (i) that the exhaust fan for the system is installed
9 for operation all of the time that the building is
10 occupied;

11 (ii) that the branch duct from each bath, toilet, or
12 urinal room or group of rooms, shall be run parallel
13 and adjacent to the duct from other rooms for a dis-
14 tance of not less than five feet, within which dis-
15 tance there are no exhaust openings in either duct
16 and the connection between the ducts made with an
17 easy curve having its outlet toward the exhaust fan;
18 and

19 (iii) that the total quantity of air exhausted from
20 private bath, toilet, and urinal rooms and from iso-
21 lated public rooms of same nature shall not exceed
22 ten percent of the capacity of the fan.

23 SECTION 1112B - HEATING FOR MECHANICAL SYSTEMS. If an in-
24 stallation is a mechanical ventilating exhaust system without a
25 mechanical ventilating supply system, or if it is a mechanical
26 ventilating supply system, either with or without a mechanical
27 ventilating exhaust system, equipment shall be installed so that
28 the supply shall be heated to such a temperature as will provide
29 minimum health conditions for the proposed use of the room.

30 The heating elements and all equipment and connections re-
31 quired therefor shall be based on maintaining a room temperature
32

1 of 70° F at a point three feet above the floor when the outside
2 temperature is ten degrees above zero Fahrenheit.

3 SECTION 1113B - INTERPRETATION OF REQUIREMENTS. In rooms
4 which are required to be provided with mechanical ventilating ex-
5 haust systems, the fresh air to replace the air exhausted from each
6 room shall be obtained from ventilating openings in that room, or
7 from a mechanical ventilating supply system installed for that
8 room or - it may be obtained from ventilating openings in uncon-
9 taminated rooms adjacent to the designated rooms through unobstruc-
10 ted openings at a velocity not to exceed 200 f.p.m. provided that
11 the quantity of air supplied to the adjacent room is not less than
12 that required for both the designated room and the adjacent room.

13 If an adjacent room requires a preponderance of mechanical
14 exhaust when the ventilating openings are not adequate for natural
15 ventilation, such rooms shall not be used as a source of supply to
16 the designated rooms.

17 In picture projection rooms, it may be obtained from openings
18 to uncontaminated rooms adjacent to the picture projection room,
19 which have ventilating openings or which are provided with a mech-
20 anical ventilating supply system of the capacity required for such
21 adjacent room.

1 SECTION 13. UNIFORM MECHANICAL CODE, PAGE 206, APPENDIX B,
2 SECTION 2102, EXCEPTIONS, is hereby amended by adding a new sub-
3 section 9, to read as follows: "9. Any boiler or unfired pressure
4 vessel subject to R.C.W. 70.79."

5 SECTION 14. UNIFORM MECHANICAL CODE, PAGE 224, APPENDIX B,
6 CHAPTER 22, the chapter title is hereby amended by adding the
7 following notation after the chapter title: "Pursuant to Section
8 201(a) whenever the words 'Building Official' appear in this chapt
9 they shall mean 'Director of Building' or 'Director of Public Heal

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 CHAPTER IV

2 UNIFORM HOUSING CODE, DELETIONS, ADDITIONS, CHANGES

3 SECTION 1. DELETIONS, ADDITIONS, CHANGES TO UNIFORM HOUSING
4 CODE. The following deletions, additions and changes in said code
5 are necessary for application in King County.

6 SECTION 2. UNIFORM HOUSING CODE, PAGE 11 , SECTION 202,
7 SUBSTANDARD BUILDINGS, is hereby amended to read as follows:

8 "All buildings or portions thereof which are determined to be sub-
9 standard as defined in this Code are hereby declared to be public
10 nuisances and shall be abated by repair, rehabilitation, demolition
11 or removal in accordance with the procedure specified in Section
12 1101 of this Code.

13 ENTERING PRIVATE PROPERTY FOR PURPOSES OF ABATEMENT.

14 The Director of Building, or his authorized deputies, or any other
15 person so authorized by the Director of Building, may enter upon
16 the premises of private property without permission of the legal
17 owner for the following purposes:

18 (a) To abate a public nuisance as defined in Section 401.

19 (b) To construct a temporary fence, enclosure or other device,
20 pending the outcome of an appeal filed pursuant to Chapter 12 and
21 Chapter 13 of this Code, for the protection of the public from a
22 building, structure, or excavation, located on private property,
23 which constitutes an immediate threat of harm."

24 SECTION 3. UNIFORM HOUSING CODE, PAGE 11, SECTION 203,
25 HOUSING ADVISORY AND APPEALS BOARD, is hereby amended to read as
26 follows: "~~HOUSING-ADVISORY-AND APPEALS BOARD.~~ In order to provide
27 for final interpretation of the provisions of this Code and to hear
28 appeals provided for hereunder, ~~((there-is-hereby-established-a~~
29 ~~Housing-Advisory-and-Appeals-Board-consisting-of-five-members-who~~
30 ~~are-not-employees-of-the-city. The-Building-Official-shall-be-an~~
31 ~~ex-officio-member-of-and-shall-act-as-Secretary-to-said-Board.~~
32 ~~The-Board-shall-be-appointed-by-the-(Mayor-or-City-Council)-and~~

shall-serve-at-(his-or-its)-pleasure-)) the King County Board of
1 Appeals as established by Article 7 of the King County Charter is
2 hereby designated to hear such appeals. The Board may adopt reason-
3 able rules and regulations for conducting its business and shall
4 render all decisions and findings in writing to the appellant with
5 a copy to the ((~~Building-Official~~)) Director of Building. Appeals
6 to the Board shall be processed in accordance with the provisions
7 contained in Section 1201 of this Code. Copies of all rules or
8 regulations adopted by the Board shall be delivered to the ((~~Build-~~
9 ~~ing-Official~~)) Director of Building who shall make them freely
10 accessible to the public."

11 SECTION 4. UNIFORM HOUSING CODE, PAGE 11, SECTION 204,
12 VIOLATIONS, is hereby amended to read as follows: "No person, firm
13 or corporation, whether as owner, lessee, sublessee, or occupant,
14 shall erect, construct, enlarge, alter, repair, move, improve, re-
15 move, demolish, equip, use, occupy, or maintain any building or
16 premises, or cause or permit the same to be done, contrary to or in
17 violation of any of the provisions of this Code or any order issued
18 by the ((~~Building-Official~~)) Director of Building hereunder.
19 Any person violating the provisions of this Section shall be guilty
20 of a misdemeanor for each day such violation continues.

21 CIVIL PENALTY. In addition to or as an alternate to any other
22 judicial or administrative remedy provided herein or by law, any
23 person, firm, corporation or organization violating any of the pro-
24 visions of this code, or by each act of commission or omission pro-
25 duces, aids or abets such violation, shall incur a cumulative civil
26 penalty in the amount of three dollars per day, per each violation,
27 plus billable costs of the Building Division, Department of
28 Community and Environmental Development, from the date set for com-
29 pliance until such violation is corrected or such notice of viola-
30 tion order is complied with. All civil penalties will be enforced
31 and collected in accordance with the procedures specified in
32 Chapter 16, Uniform Housing Code, as amended and adopted by this
ordinance."

1 SECTION 5. UNIFORM HOUSING CODE, PAGE 15, SECTION 503,
2 ROOM DIMENSIONS, SUBSECTION (a), CEILING HEIGHTS, first paragraph,
3 is hereby amended to read as follows: "Habitable rooms, storage
4 rooms and laundry rooms shall have a ceiling height of not less
5 than seven feet (~~6-inches~~). Hallways, corridors, bathrooms and
6 toilet rooms shall have a ceiling height of not less than seven
7 feet measured to the lowest projection from the ceiling."

8 SECTION 6. UNIFORM HOUSING CODE, PAGE 19, SECTION 701,
9 HEATING AND VENTILATION, SUBSECTION (a), HEATING, is hereby amended
10 to read as follows: "Every dwelling unit and guest room shall be
11 provided with heating facilities capable of maintaining a room tem-
12 perature of 70° F. at a point 3 feet above the floor in all habit-
13 able rooms when the outside temperature is 10° F. Such facilities
14 shall be installed and maintained in a safe condition and in accord-
15 ance with Chapter 37 of the Uniform Building Code, Mechanical Code,
16 and all other applicable laws. No unvented fuel-burning heater
17 shall be permitted. All heating devices or appliances shall be of
18 an approved type."

19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 7. UNIFORM HOUSING CODE, PAGE 25, SECTION 1101,
2 GENERAL, is hereby amended to read as follows:

3 "(a) COMMENCEMENT OF PROCEEDINGS. Whenever the ((Building
4 Official)) Director of Building has inspected or caused to be
5 inspected any building and has found and determined that such
6 building is a substandard building, he shall commence proceedings
7 to cause the repair, rehabilitation, vacation, or demolition of
8 the building.

9 (b) NOTICE AND ORDER. The ((Building-Official)) Director of
10 Building shall issue a notice and order directed to the record
11 owner of the building. The notice and order shall contain:

12 1. The street address and legal description sufficient for
13 identification of the premises upon which the building is located

14 2. A statement that the ((Building-Official)) Director of
15 Building has found the building to be substandard with a brief and
16 concise description of the conditions found to render the building
17 dangerous under the provisions of Section 202 of this Code.

18 3. A statement of the action required to be taken as deter-
19 mined by the ((Building-Official)) Director of Building.

20 (i) If the ((Building-Official)) Director of Building
21 has determined that the building or structure must be
22 repaired, the order shall require that all required
23 permits be secured therefor and the work physically
24 commenced within such time (not to exceed 60 days from
25 the date of order) and completed within such time as
26 the ((Building-Official)) Director of Building shall
27 determine is reasonable under all of the circumstances.

28 (ii) If the ((Building-Official)) Director of Building
29 has determined that the building or structure must be
30 vacated, the order shall require that the building or
31 structure shall be vacated within a certain time from
32 the date of the order as determined by the ((Building
Official)) Director of Building to be reasonable.

1 (iii) If the ((~~Building-Official~~)) Director of Building
2 has determined that the building or structure must be
3 demolished, the order shall require that the building
4 be vacated within such time as the ((~~Building-Official~~))
5 Director of Building shall determine reasonable (not to
6 exceed 60 days from the date of the order); that all re-
7 quired permits be secured therefor within 60 days from
8 the date of the order, and that the demolition be com-
9 pleted within such time as the ((~~Building-Official~~))
10 Director of Building shall determine is reasonable.

11 (iv) If the Director of Building has determined to assess
12 a civil penalty, the order shall require that the penalt
13 shall be paid within a time certain from the date of the
14 order as determined by the Director of Building to be
15 reasonable.

16 4. Statements advising that if any required repair or demo-
17 lition work (without vacation also being required) is not commence
18 within the time specified, the ((~~Building-Official~~)) Director of
19 Building (i) will order the building vacated and posted to prevent
20 further occupancy until the work is completed, ((and)) (ii) may
21 proceed to cause the work to be done and charge the costs thereof
22 against the property or its owner and (iii) will charge the amount
23 of any unpaid civil penalty as a lien against the property and as
24 a joint and separate personal obligation of any person in violatic

25 5. Statements advising (i) that any person having any record
26 title or legal interest in the building may appeal from the notice
27 and order or any action of the ((~~Building-Official~~)) Director of
28 Building to the ((~~Housing-Advisory-and-Appeals-Board~~)) Board of
29 Appeals, providing the appeal is made in writing as provided in
30
31
32

1 this Code, and filed with the (~~Building-Official~~) Director of
2 Building within (~~three~~) fifteen days from the date of service
3 of such notice and order; and (ii) that failure to appeal will
4 constitute a waiver of all right to an administrative hearing and
5 determination of the matter."

6 SECTION 8. UNIFORM HOUSING CODE, PAGE 27, SECTION 1103(a),
7 STANDARDS TO BE FOLLOWED. The following standards shall be follow
8 by the (~~Building-Official~~) Director of Building (and by the
9 (~~Housing-Advisory-and~~) Appeals Board if an appeal is taken) in
10 ordering the repair, vacation or demolition of any substandard
11 building or structure:

12 1. If any building declared a substandard building under thi
13 ordinance shall either be repaired in accordance with the
14 current Building Code or shall be demolished at the option
15 of the building owner.

16 2. If the building or structure is in such condition as to
17 make it immediately dangerous to the life, limb, property or
18 safety of the public or of the occupants, it shall be ordered
19 to be vacated."
20
21
22
23
24
25
26
27
28
29
30
31
32

1 SECTION 9. UNIFORM HOUSING CODE, PAGE 28, SECTION 1201(a),
2 FORM OF APPEAL, is hereby amended to read as follows: "Any person
3 entitled to service under Section 1101(c) may appeal from any no-
4 tice and order or any action of the ((~~Building-Official~~)) Director
5 of Building under this Code by filing at the office of the ((~~Build-~~
6 ~~ing~~)) Director of Building within ((~~thirty~~)) fifteen days from the
7 date of the service of such order, a written appeal containing:

8 1. A heading in the words: "Before the Board of Appeals of
9 the ((~~City~~)) County of King."

10 2. A caption reading: "Appeal of, " giving the
11 names of all appellants participating in the appeal.

12 3. A brief statement setting forth the legal interest of
13 each of the appellants in the building or the land involved in the
14 notice and order.

15 4. A brief statement in ordinary and concise language of
16 that specific order or action protested, together with any material
17 facts claimed to support the contentions of the appellant.

18 5. A brief statement in ordinary and concise language of the
19 relief sought, and the reasons why it is claimed the protested
20 order or action should be reversed, modified or otherwise set
21 aside.

22 6. The signatures of all parties named as appellants, and
23 their official mailing addresses.

24 7. The verification (by declaration under penalty of perjury
25 of at least one appellant as to the truth of the matters stated in
26 the appeal."

1 SECTION 10. UNIFORM HOUSING CODE, PAGE 29, SECTION 1203,
2 SCOPE OF HEARING ON APPEAL, is hereby amended to read as follows:
3 "Only those matters or issues specifically raised by the appellant
4 shall be considered in the hearing of the appeal and such other
5 matters as the Board deems pertinent."

6 SECTION 11. UNIFORM HOUSING CODE, PAGE 30, SECTION 1301,
7 PROCEDURES FOR CONDUCT OF HEARING APPEALS, is hereby amended to
8 read as follows: "(a) HEARING EXAMINERS. The Board may appoint
9 one or more hearing examiners or designate one or more of its mem-
10 bers to serve as hearing examiners to conduct the hearings.
11 The examiner hearing the case shall exercise all powers relating
12 to the conduct of hearings until it is submitted by him to the
13 Board for decision.

14 (b) RECORD. A permanent record of the entire proceedings
15 shall be made (~~by-tape-recording,~~) by any (~~either~~) means of
16 recording as determined to be appropriate by the Board.

17 (c) REPORTING. (~~The-proceedings-at-the-hearing-shall-also-b~~
18 ~~reported-by-a-phonographic-reporter-if-requested-by-any-party-there~~
19 ~~to.)) A transcript of the proceedings shall be made available to
20 all parties upon request and upon payment of the fee prescribed
21 therefor. Such fees may be established by the Board and collected
22 by the Building Division for deposit in the general fund, but shall
23 in no event be greater than the cost involved.~~

24 (d) CONTINUANCES. The Board may grant continuances for good
25 cause shown; however, when a hearing examiner has been assigned to
26 such hearing, no continuances may be granted except by him for good
27 cause shown so long as the matter remains before him.

28 (e) OATHS-CERTIFICATION. In any proceedings under this
29 Chapter, the Board, any board member, or the hearing examiner has
30 the power to administer oaths and affirmations and to certify to
31 official acts.
32

1 (f) REASONABLE DISPATCH. The Board and its representatives
2 shall proceed with reasonable dispatch to conclude any matter be-
3 fore it. Due regard shall be shown for the convenience and nec-
4 essity of any parties or their representatives.

5 SECTION 12. UNIFORM HOUSING CODE, PAGES 34 AND 35, SECTION
6 1401, COMPLIANCE, is hereby amended to read as follows;

7 "(a) GENERAL. After any order of the (~~Building-Official~~)
8 Director of Building or the (~~Housing-Advisory-and~~) Appeals Board
9 made pursuant to this Code shall have become final, no person to
10 whom any such order is directed shall fail, neglect, or refuse to
11 obey any such order. Any such person who fails to comply with any
12 such order is guilty of a misdemeanor.

13 (b) FAILURE TO OBEY ORDER. If, after any order of the
14 (~~Building-Official~~) Director of Building or (~~Housing-Advisory~~
15 and) Appeals Board made pursuant to this code has become final,
16 the person to whom such order is directed shall fail, neglect or
17 refuse to obey such order, the (~~Building-Official~~) Director of
18 Building may (i) cause such person to be prosecuted under Subsectio
19 (a) of this Section or (ii) institute any appropriate action to
20 abate such building as a public nuisance.

21 (c) FAILURE TO COMMENCE WORK. Whenever the required repair
22 or demolition is not commenced within 30 days after any final no-
23 tice and order issued under this Code becomes effective:

24 1. The (~~Building-Official~~) Director of Building shall
25 cause the building described in such notice and order to
26 be vacated by posting at each entrance thereto a notice
27 reading:

"SUBSTANDARD BUILDING

DO NOT OCCUPY

It is a misdemeanor to occupy this building or to remove or deface this notice.

((~~Building-Official~~))

Director of Building

((~~City-of-----~~))

County of King"

2. No person shall occupy any building which has been posted as specified in this Subsection. No person shall remove or deface any such notice so posted until the repairs, demolition, or removal order by the ((~~Building Official~~)) Director of Building have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Uniform Building Code.

3. The ((~~Building-Official~~)) Director of Building may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building substandard as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished; or, to be demolished, and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this Code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot shall be paid over to the person or persons lawfully entitled thereto.

1 (d) FAILURE TO VACATE. If a person has been ordered to vacate
2 a building, structure, or premises, pursuant to Section 1103 of
3 this code, and that person has failed, neglected, or refused to
4 vacate said building, structure, or premises and since such orders
5 to vacate may not be stayed pending appeal, the Director of Build-
6 ing may (i) cause such person to be prosecuted under Subsection (a)
7 of this Section or (ii) institute any appropriate action to enforce
8 such order to vacate."

9 SECTION 13. UNIFORM HOUSING CODE, PAGE 36, CHAPTER 15,
10 PERFORMANCE OF WORK OF REPAIR OR DEMOLITION, is hereby repealed,
11 and the following is substituted: CHAPTER 15, PERFORMANCE OF WORK
12 OF REPAIR OR DEMOLITION.

13 SECTION 1501 (a) PROCEDURE. Whenever the Director of Building
14 shall cause repair, vacation, abatement or demolition to be done
15 pursuant to this Code, the Director of Building at his discretion
16 shall have the work accomplished under his direction by private
17 contract or by County personnel. Plans and specifications for the
18 work may be prepared by the Director of Building, or he may employ
19 such architectural and engineering assistance on a contract basis
20 as he may deem reasonably necessary. The Director of Building
21 shall follow standard public works contractual procedures for all
22 work accomplished by private contract.

23 (b) COSTS. The cost of such work shall be paid from amounts
24 appropriated for abatement purposes and shall be made a lien
25 against the property involved and a personal obligation of the
26 property owner.

27 SECTION 14. UNIFORM HOUSING CODE, PAGES 37, 38 AND 39,
28 CHAPTER 16, RECOVERY OF COST OR REPAIR OR DEMOLITION, is hereby
29 repealed, and the following is substituted: CHAPTER 16, RECOVERY
30 OF COST OF REPAIR OR DEMOLITION.

1 SECTION 1601. LIEN AUTHORIZED. King County has a lien for
2 any civil penalty imposed or the cost of any work of repair, vaca-
3 tion, abatement or demolition, done pursuant to this code, or both
4 against the real property on which the civil penalty was imposed
5 or the above works were performed.

6 SECTION 1602. PERSONAL OBLIGATION AUTHORIZED. The civil
7 penalty and the charge for the cost of repair, vacation, abatement
8 or demolition are also joint and separate personal obligations of
9 any person in violation. The prosecuting attorney on behalf of
10 King County may collect the civil penalty and the charge by use of
11 all appropriate legal remedies.

12 SECTION 1603. NOTICE LIEN MAY BE CLAIMED. The notice and
13 order of the Director of Building pursuant to Chapter 11 of this
14 Code shall give notice to the owner that a lien for the civil
15 penalty or the cost of repair, vacation, abatement or demolition,
16 or both, may be claimed by King County.

17 SECTION 1604. PRIORITY. The lien shall be subordinate to
18 all existing special assessment liens previously imposed upon the
19 same property, and shall be paramount to all other liens except
20 for State and County taxes with which it shall be upon a parity.

21 SECTION 1605. CLAIM OF LIEN-GENERAL. The Director of Build-
22 ing shall cause a claim for lien to be filed for record in the
23 office of the County Auditor within 90 days from the date of com-
24 pletion of the work or repair, vacation, abatement or demolition
25 performed pursuant to this code.

26 (a) CONTENTS. The claim of lien shall contain the following:

27 (1) The authority for undertaking the work.

28 (ii) A brief description of the work done, including the
29 time the work is commenced and completed and the name
30 of the persons or organizations performing the work.

31

32

1 (iii) A description of the property to be charged with the
2 lien.

3 (iv) The name of the owner, or reputed owner if known,
4 and if not known that fact shall be alleged.

5 (v) The amount for which the lien is claimed.

6 (b) VERIFICATION. The Director of Building, or his authorized
7 representative, shall sign and verify the claim by oath to the
8 effect that the affiant believes the claim is just.

9 (c) AMENDMENT. The claim of lien may be amended in case of
10 action brought to foreclose same, by order of the court, as plead-
11 ings may be, insofar as the interests of third parties shall not
12 be affected by amendment.

13 SECTION 1606. RECORDING. The Director of Records and
14 Elections shall record the claims and notices mentioned in this
15 chapter in a book to be kept by him for that purpose, which record
16 must be indexed as deeds and other conveyances are required by law
17 to be indexed.

18 SECTION 1607. DURATION OF LIEN-LIMITATION OF ACTION.
19 No lien created by this Code binds the property subject to the
20 lien for a period longer than three years after the claim has
21 been filed unless an action is commenced in the proper court with-
22 in that time to enforce the lien.

23 SECTION 1608. FORECLOSURE - PARTIES. The lien provided by
24 this ordinance may be foreclosed and enforced by a civil action
25 in a court having jurisdiction.

26 (a) JOINDER. All persons who have legally filed claims of
27 liens against the same property prior to commencement of the
28 action shall be joined as parties, either plaintiff or defendant.

29 (b) ACTIONS PROHIBITED. No person shall begin an action to
30 foreclose a lien upon any property while a prior action begun to
31 foreclose another lien on the same property is pending, but if
32

1 not made a party plaintiff or defendant to such prior action,
2 he may apply to the court to be joined as a party thereto, and
3 his lien may be foreclosed in such action.

4 (c) ACTIONS SAVED. Dismissal of an action to foreclose a
5 lien at the instance of a plaintiff shall not prejudice another
6 party to the suit who claims a lien.

7 SECTION 1609. COSTS OF ENFORCEMENT ACTION. In addition to
8 costs and disbursements provided for by statute, the prevailing
9 party in a foreclosure action or collection action under this
10 ordinance may, in the court's discretion, be allowed interest and
11 a reasonable attorney's fee. The Prosecuting Attorney shall seek
12 such costs, interest, and reasonable attorney's fees on behalf of
13 King County when the County is the prevailing party.

14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CHAPTER V

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS,
DELETIONS, ADDITIONS, CHANGES

SECTION 1. DELETIONS, ADDITIONS, CHANGES TO UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS. The following deletions, additions and changes in said code are necessary for application in King County.

SECTION 2. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, PAGE 7, SECTION 102, PURPOSE AND SCOPE, is hereby amended to read as follows: "(a) PURPOSE. It is the purpose of the provisions 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 Uniform Building Code, 1973 Edition, or Uniform Housing Code, 1973 Edition, or otherwise available at law, whereby buildings, ~~((e*))~~ 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.

(b) SCOPE. The provisions of this Code shall apply to all dangerous buildings or nuisances, as herein defined, which are not in existence or which may hereafter be constructed in this city."

SECTION 3. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, PAGE 8, SECTION 201, ENFORCEMENT, is hereby amended to read as follows: "(a) ADMINISTRATION. The ~~((Building-Official))~~ Director of Building is hereby authorized to enforce the provisions of this Code.

(b) INSPECTIONS. The ~~((City))~~ County Health Officer, the Fire Marshal and the ~~((Building-Official))~~ Director of Building are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Code.

(c) RIGHT OF ENTRY. 1. Whenever necessary to make an inspection to enforce any of the provisions of this Code, or whenever the ~~((Building-Official))~~ Director of Building or his authorized representative has reasonable cause to believe that there exists

1 in any building or upon any premises, any condition which makes
2 such building or premises dangerous as defined in Section 302 and
3 303 of this Code, the ((~~Building-Official~~)) Director of Building
4 or his authorized representative may enter such building or
5 premises at all reasonable times to inspect the same or perform
6 any duty imposed upon the ((~~Building-Official~~)) Director of Building
7 ing by this Code; provided that (i) if such building or premises
8 be occupied, he shall first present proper credentials and demand
9 entry; and (ii) if such building or premises be unoccupied, he
10 shall first make a reasonable effort to locate the owner or other
11 persons having charge or control of the building or premises and
12 demand entry. If such entry is refused, the ((~~Building-Official~~))
13 Director of Building or his authorized representative shall have
14 recourse to every remedy provided by law to secure entry.

15 2. "Authorized representative" shall include the officers
16 named in Section 201(b) and their authorized inspection
17 personnel.

18 3. No owner or occupant or any other person having charge,
19 care or control of any building or premises shall fail or
20 neglect, after proper demand is made as herein provided,
21 to promptly permit entry therein by the ((~~Building-Official~~))
22 Director of Building or his authorized representative for
23 the purpose of inspection and examination pursuant to this
24 Code. Any person violating this Subsection shall be guilty
25 as a misdemeanor."

26 SECTION 4. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
27 BUILDINGS, PAGE 8, SECTION 202, ABATEMENT OF DANGEROUS BUILDINGS,
28 is hereby amended to read as follows: All buildings, premises,
29 or portions thereof which are determined after inspection by the
30 ((~~Building-Official~~)) Director of Building to be dangerous as
31 defined in this Code are hereby declared to be public nuisances
32

1 and shall be abated by repair, rehabilitation, demolition, or
2 removal in accordance with the procedure specified in Section 401
3 of this Code.

4 ENTERING PRIVATE PROPERTY FOR PURPOSES OF ABATEMENT.

5 The Director of Building, or his authorized deputies, or any other
6 person so authorized by the Director of Building, may enter upon
7 the premises of private property without permission of the legal
8 owner for the following purposes: (a) to abate a public nuisance
9 as defined in Section 303; and (b) to construct a temporary fence,
10 enclosure or other device, pending the outcome of an appeal filed
11 pursuant to Chapter 5 and Chapter 6 of this Code, for the protec-
12 tion of the public from a building, structure, or excavation,
13 located on private property, which constitutes an immediate threat
14 of harm."

15 SECTION 5. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
16 BUILDINGS, PAGES 8 AND 9, SECTION 203, VIOLATIONS, is hereby
17 amended as follows: "No person, firm, or corporation, whether as
18 owner, lessee, sublessee, or occupant, shall erect, construct,
19 enlarge, alter, repair, move, improve, remove, demolish, equip,
20 use, occupy, or maintain any building or premises, or cause or
21 permit the same to be done, contrary to or in violation of any of
22 the provisions of this Code or any order issued by the ((Building
23 Official)) Director of Building hereunder. Any person violating
24 the provisions of this Section shall be guilty of a misdemeanor
25 for each day such violation continues.

26 CIVIL PENALTY. In addition to or as an alternate to any
27 other judicial or administrative remedy provided herein or by law,
28 any person, firm, corporation or organization violating any of the
29 provisions of this code, or by each act or commission of omission
30 procures, aids or abets such violation, shall incur a cumulative
31 civil penalty in the amount of three dollars per day, per each
32

1 violation, plus billable costs of the Building Division, Department
2 of Community and Environmental Development, from the date set for
3 compliance until such violation is corrected or such notice of
4 violation or order is complied with. All civil penalties will be
5 enforced and collected in accordance with the procedures specific
6 in Chapter 16, Uniform Housing Code, 1973 Edition, as amended and
7 and adopted by this ordinance."

8 SECTION 6. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
9 BUILDINGS, PAGE 9, SECTION 205, BOARD OF APPEALS, is hereby
10 amended as follows: "In order to provide for final interpretatio
11 of the provisions of this Code and to hear appeals provided for
12 hereunder, (~~there is hereby established a Board of Appeals con-~~
13 sisting of five members who are not employees of the city.
14 The Building Official shall be an ex-officio member of and shall
15 act as Secretary to said Board. The Board shall be appointed by
16 the (~~Mayor or City Council~~) and shall serve at (~~his or its~~) plea-
17 sure)) the King County Board of Appeals as established by Article
18 of the King County Charter is hereby designated to hear such
19 appeals. The Board may adopt reasonable rules and regulations fo
20 conducting its business and shall render all decisions and findin
21 in writing to the appellant with a copy to the (~~Building Official~~
22 Director of Building. Appeals to the Board shall be processed in
23 accordance with the provisions contained in Section 501 of this
24 Code. Copies of all rules or regulations adopted by the Board
25 shall be delivered to the (~~Building Official~~) Director of Build
26 ing who shall make them freely accessible to the public."

1 SECTION 7. NEW SECTION. UNIFORM CODE FOR THE ABATEMENT OF
2 DANGEROUS BUILDINGS, PAGE 12, DEFINITIONS, a new section is hereby
3 added to read as follows:

4 SECTION 303. NUISANCES. For the purpose of this Code,
5 nuisances shall be defined as follows: (1) Any public nuisance
6 known at common law or in equity jurisprudence.

7 (2) Any attractive nuisance which may prove detrimental to
8 children whether in a building, on the premises of a building, or
9 upon an unoccupied lot. This includes any abandoned wells, shafts
10 man-made pools, basements, or excavations; abandoned refrigerators
11 and motor vehicles; or any structurally unsound fences or structures
12 or any lumber, trash, fences, debris, or vegetation which may prove
13 a hazard for inquisitive minors.

14 (3) Whatever is dangerous to human life or is detrimental to
15 health, as determined by the health officer.

16 (4) Overcrowding a room with occupants.

17 (5) Insufficient ventilation or illumination.

18 (6) Inadequate or unsanitary sewage or plumbing facilities.

19 (7) Uncleanliness, as determined by the health officer.

20 (8) Whatever renders air, food, or drink unwholesome or
21 detrimental to the health of human beings, as determined by the
22 health officer.

23 SECTION 8. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
24 BUILDINGS, PAGES 13 AND 14, SECTION 401, GENERAL, is hereby amended
25 to read as follows: "(a) COMMENCEMENT OF PROCEEDINGS. Whenever
26 the ((~~Building-Official~~)) Director of Building has inspected or
27 caused to be inspected any building or premise and has found and
28 determined that such building or premise is in a dangerous ((~~build-~~
29 ~~ing~~)) condition, he shall commence proceedings to cause the repair,
30 vacation, or demolition of the building or premise.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

(b) NOTICE AND ORDER. The ((~~Building-Official~~)) Director of Building shall issue a notice and order directed to the record owner of the building or premise. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building or nuisance is located.

2. A statement that the ((~~Building-Official~~)) Director of Building has found the building or premises to be dangerous with a brief and concise description of the conditions found to render the building or premises dangerous under the provisions of Sections 302 and 303 of this Code.

3. A statement of the action required to be taken as determined by the ((~~Building-Official~~)) Director of Building.

(i) If the ((~~Building-Official~~)) Director of Building has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the ((~~Building-Official~~)) Director of Building shall determine is reasonable under all of the circumstances

(ii) If the ((~~Building-Official~~)) Director of Building has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the ((~~Building Official~~)) Director of Building to be reasonable.

1 (iii) If the ((~~Building-Official~~)) Director of Building
2 has determined that the building or structure must be
3 demolished, the order shall require that the building
4 be vacated within such time as the ((~~Building-Official~~)
5 Director of Building shall determine is reasonable
6 (not to exceed 60 days from the date of the order);
7 that all required permits be secured therefor within
8 60 days from the date of the order, and that the
9 demolition be completed within such time as the
10 ((~~Building-Official~~)) Director of Building shall deter-
11 mine is reasonable.

12 (iv) If the Director of Building has determined that a
13 nuisance on the premises must be removed or abated,
14 the order shall require that the nuisance shall be re-
15 moved or abated within a time certain from the date of
16 the order as determined by the Director of Building to
17 be reasonable.

18 (v) If the Director of Building has determined to
19 assess a civil penalty, the order shall require that
20 the civil penalty shall be paid within a time certain
21 from the date of the order as determined by the
22 Director of Building to be reasonable.

23 4. Statements advising that if any required repair or
24 demolition work (without vacation also being required) is not
25 commenced within the time specified, the ((~~Building-Official~~)
26 Director of Building (i) will order the building vacated and
27 posted to prevent further occupancy until the work is com-
28 pleted, ((and)) (ii) may proceed to cause the work to be done
29 and charge the costs thereof against the property or its
30 owner and (iii) will charge the amount of any unpaid civil
31 penalty as a lien against the property and as a joint and
32 separate personal obligation of any person in violation.

1 5. Statements advising (i) that any person having any
2 record title or legal interest in the building may appeal
3 from the notice and order or any action of the ((~~Building~~
4 ~~Official~~)) Director of Building to the Board of Appeals,
5 provided the appeal is made in writing as provided in this
6 Code, and filed with the ((~~Building-Official~~)) Director of
7 Building within ((~~30-days~~)) fifteen days from the date of
8 service of such notice and order; and (ii) that failure to
9 appeal will constitute a waiver of all right to an admini-
10 strative hearing and determination of the matter.

11 (c) SERVICE OF NOTICE AND ORDER. The notice and order, and
12 any amended or supplemental notice and order, shall be served upon
13 the record owner, and posted on the property; and one copy thereof
14 shall be served on each of the following if known to the ((~~Builda-~~
15 ~~ing Official~~)) Director of Building or disclosed from official
16 records: the holder of any mortgage or deed of trust or other lien
17 or encumbrance of record; the owner or holder of any lease of re-
18 cord; and the holder of any other estate or legal interest of re-
19 cord in or to the building or the land on which it is located, or
20 the land itself. The failure of the ((~~Building-Official~~))
21 Director of Building to serve any person required herein to be
22 served shall not invalidate any proceedings hereunder as to any
23 other person duly served or relieve any such person from any duty
24 or obligation imposed on him by the provisions of this Section.

25 (d) METHOD OF SERVICE. Service of the notice and order shall
26 be made upon all persons entitled thereto either personally or by
27 mailing a copy of such notice and order by certified mail, postage
28 prepaid, return receipt requested, to each such person at his
29 address as it appears on the last equalized assessment roll of the
30 county or as known to the ((~~Building-Official~~)) Director of Build-
31 ing. If no address of any such person so appears or is known to
32

1 the (~~Building-Official~~) Director of Building, then a copy of the
2 notice and order shall be so mailed, addressed to such person, at
3 the address of the building involved in the proceedings. The fail-
4 ure of any such person to receive such notice shall not affect the
5 validity of any proceedings taken under this Section. Service by
6 certified mail in the manner herein provided shall be effective on
7 the date of mailing.

8 (e) PROOF OF SERVICE. Proof of service of the notice and
9 order shall be certified to at the time of service by a written
10 declaration under penalty of perjury executed by the person effect
11 ing service, declaring the time, date, and manner in which service
12 was made. The declaration, together with any receipt card returne
13 in acknowledgement of receipt by certified mail shall be affixed
14 to the copy of the notice and order retained by the (~~Building~~
15 ~~Official~~) Director of Building."

16 SECTION 9. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
17 BUILDINGS, PAGES 14 and 15, SECTION 402, RECORDATION OF NOTICE
18 AND ORDER, is hereby amended to read as follows: "If compliance is
19 not had with the order within the time specified therein, and no
20 appeal has been properly and timely filed, the (~~Building-Official~~
21 ~~Director of Building~~ shall file in the office of the County
22 Recorder a certificate describing the property and certifying
23 (i) that the building is a dangerous building (~~and~~) or (ii) that
24 a nuisance exists on the premises and (iii) that the owner has bee
25 notified. Whenever the corrections ordered shall thereafter have
26 been completed or the building demolished so that it no longer
27 exists as a dangerous building on the property described in the
28 certificate, the (~~Building-Official~~) Director of Building shall
29 file a new certificate with the County Recorder certifying that
30 the building has been demolished or all required corrections have
31 been made so that the building or the nuisance on the premises is
32 no longer dangerous, whichever is appropriate."

1 SECTION 10. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
2 BUILDINGS, PAGE 15, SECTION 403, REPAIR, VACATION AND DEMOLITION,
3 is hereby amended to read as follows: "(a) STANDARDS TO BE
4 FOLLOWED. The following standards shall be followed by the
5 ((~~Building-Official~~)) Director of Building (and by the Board of
6 Appeals if an appeal is taken) in ordering the repair, vacation,
7 abatement, or demolition of any dangerous building ((~~e~~)), struc-
8 ture or nuisance:

9 1. Any building declared a dangerous building under this
10 ordinance shall either be repaired in accordance with the cur-
11 rent building code or shall be demolished at the option of the
12 building owner.

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

17 3. If the nuisance located on the premises is in such
18 condition as to make it immediately dangerous to life, limb,
19 property or safety of the public or its occupants, it shall
20 be ordered to be removed, abated or vacated."

21 SECTION 11. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
22 BUILDINGS, PAGE 15, SECTION 404, NOTICE TO VACATE, is hereby
23 amended to read as follows: "(a) POSTING. Every notice to vacate
24 or abate a nuisance shall, in addition to being served as provided
25 in Section 401(c), be posted at or upon each exit of the building
26 or upon the premises where the nuisance exists, and shall be in
27 substantially the following form:

28
29
30
31
32

1 "SUBSTANDARD BUILDING

2 DO NOT OCCUPY

3 It is a misdemeanor to occupy this build-
4 ing or to remove or deface this notice.

5 ((~~Building-Official~~))

6 Director of Building

7 ((~~City-of-.....~~))

8 County of King"

9 (b) COMPLIANCE. Whenever such notice is posted, the ((~~Build-
10 ing-Official~~)) Director of Building shall include a notification
11 thereof in the notice and order issued by him under Subsection (b)
12 of Section 401, reciting the emergency and specifying the condition
13 which necessitate the posting. No person shall remain in or enter
14 any building or upon any premises which has been so posted, except
15 that entry may be made to repair, abate, demolish or remove such
16 nuisance or building under permit. No person shall remove or de-
17 face any such notice after it is posted until the required repairs,
18 abatement, demolition, or removal have been completed and, if re-
19 quired, a Certificate of Occupancy issued pursuant to the provision
20 of the Uniform Building Code. Any person violating this Subsection
21 shall be guilty of a misdemeanor."

22 SECTION 12. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
23 BUILDINGS, PAGE 16, SECTION 501(a), FORM OF APPEAL, is hereby
24 amended to read as follows: "Any person entitled to service under
25 Section 401(c) may appeal from any notice and order or any action
26 of the ((~~Building-Official~~)) Director of Building under this Code
27 by filing at the office of the ((~~Building-Official~~)) Director of
28 Building within ((39)) fifteen days from the date of the service
29 of such order, a written appeal containing:

30 1. A heading in the words: "Before the Board of Appeals of
31 the ((~~City~~)) County of King."

1 2. A caption reading: "Appeal of
2 giving the names of all appellants participating in the appeal.

3 3. A brief statement setting forth the legal interest of ea
4 of the appellants in the building or the land involved in the not.
5 and order.

6 4. A brief statement in ordinary and concise language of the
7 specific order or action protested, together with any material
8 facts claimed to support the contentions of the appellant.

9 5. A brief statement in ordinary and concise language of the
10 relief sought, and the reasons why it is claimed the protested
11 order or action should be reversed, modified, or otherwise set asi

12 6. The signatures of all parties named as appellants, and
13 their official mailing addresses.

14 7. The verification (by declaration under penalty of perjury
15 of at least one appellant as to the truth of the matters stated in
16 the appeal.

17 SECTION 13. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
18 BUILDINGS, PAGE 17, SECTION 503, SCOPE OF HEARING ON APPEAL, is
19 hereby amended to read as follows: "Only such matters or issues
20 specifically raised by the appellant shall be considered in the
21 hearing of the appeal and such other matters as the Board deems
22 pertinent."

23 SECTION 14. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
24 BUILDINGS, PAGE 18, SECTION 601(b) RECORD, is hereby amended to
25 read as follows: "A permanent record of the entire proceedings
26 shall be made (~~((by-tape-recording-or))~~) by any (~~(either)~~) means of
27 permanent recording determined to be appropriate by the Board."
28
29
30
31
32

1 SECTION 15. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
2 BUILDINGS, PAGE 18, SECTION 601(c), REPORTING, is hereby amended.
3 to read as follows: "~~((The proceedings at the hearing shall also~~
4 ~~be reported by a phonographic reporter if requested by any party~~
5 ~~therein.))~~ A transcript of the proceedings shall be made available
6 to all parties upon request and upon payment of the fee prescribed
7 therefor. Such fees may be established by the Board and collected
8 by the Building Division for deposit in the general fund, but shall
9 in no event be greater than the cost involved.

10 SECTION 16. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
11 BUILDINGS, PAGES 22 AND 23, SECTION 701, COMPLIANCE, is hereby
12 amended to read as follows: "(a) GENERAL. After any order of the
13 (~~Building-Official~~) Director of Building or the Board of Appeals
14 made pursuant to this Code shall have become final, no person to
15 whom any such order is directed shall fail, neglect, or refuse to
16 obey any such order. Any such person who fails to comply with any
17 such order is guilty of a misdemeanor.

18 (b) FAILURE TO OBEY ORDER. If, after any order of the
19 (~~Building-Official~~) Director of Building or Board of Appeals
20 made pursuant to this Code has become final, the person to whom
21 such order is directed shall fail, neglect or refuse to obey such
22 order, the (~~Building-Official~~) Director of Building may (i) cause
23 such person to be prosecuted under Subsection (a) of this Section
24 or (ii) institute any appropriate action to abate such building
25 or premises as a public nuisance.

26 (c) FAILURE TO COMMENCE WORK. Whenever the required repair
27 or demolition is not commenced within 30 days after any final
28 notice and order issued under this Code becomes effective:

29 1. The (~~Building-Official~~) Director of Building shall
30 cause the building or premises described in such notice and
31 order to be vacated or abated by posting on the premises
32

1 or at each entrance to such building ((~~sherets~~)) a notice
2 reading in substantially the following form:

3 "DANGEROUS BUILDING

4 DO NOT OCCUPY

5 It is a misdemeanor to occupy this build-
6 ing or to remove or deface this notice.

7 ((~~Building-Official~~))

8 Director of Building

9 ((~~City-of-*****~~))

10 County of King"

11 2. No person shall occupy any building which has been
12 posted as specified in this Subsection. No person shall re-
13 move or deface any such notice so posted until the repairs,
14 demolition, or removal ordered by the ((~~Building-Official~~))
15 Director of Building have been completed and a Certificate of
16 Occupancy issued pursuant to the provisions of the Uniform
17 Building Code.

18 3. The ((~~Building-Official~~)) Director of Building may,
19 in addition to any other remedy herein provided, cause the
20 building to be repaired to the extent necessary to correct
21 the conditions which render the building dangerous as set
22 forth in the notice and order; or, if the notice and order
23 required demolition, to cause the building to be sold and
24 demolished or demolished and the materials, rubble and debris
25 therefrom removed and the lot cleaned. Any such repair or
26 demolition work shall be accomplished and the cost thereof
27 paid and recovered in the manner hereinafter provided in
28 this Code. Any surplus realized from the sale of any such
29 building, or from the demolition thereof, over and above
30 the cost of demolition and of cleaning the lot, shall be
31 paid over to the person or persons lawfully entitled thereto
32

1 (d) FAILURE TO VACATE. If a person has been ordered to vacate
2 a building, structure, or premises, pursuant to Section 403 of this
3 code, and that person has failed, neglected, or refused to vacate
4 said building, structure or premises and since such orders to vacat
5 may not be stayed pending appeal, the Director of Building may
6 (i) cause such person to be prosecuted under Subsection (a) of this
7 Section or (ii) institute any appropriate action to enforce such
8 order to vacate."

9 SECTION 17. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
10 BUILDINGS, PAGE 24, CHAPTER 8, PERFORMANCE OF WORK OF REPAIR OR
11 DEMOLITION, (SECTIONS 801 AND 802), are hereby repealed, and the
12 following is substituted: SECTION 801 (a) PROCEDURE. Whenever the
13 Director of Building shall cause repair, vacation, abatement or
14 demolition to be done pursuant to this Code, the Director of Build-
15 ing at his discretion shall have the work accomplished under his
16 direction by private contract or by County personnel. Plans and
17 specifications for the work may be prepared by the Director of
18 Building, or he may employ such architectural and engineering assis-
19 tance on a contract basis as he may deem reasonably necessary.
20 The Director of Building shall follow standard public works con-
21 tractural procedures for all work accomplished by private contract.

22 (b) COSTS. The cost of such work shall be paid from amounts
23 appropriated for abatement purposes and shall be made a lien
24 against the property involved and a personal obligation of the
25 property owner.

1 SECTION 18. UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS
2 BUILDINGS, PAGES 25, 26 AND 27, CHAPTER 9, RECOVERY OF COST OF
3 REPAIR OR DEMOLITION, (SECTIONS 901 THROUGH 912) is hereby repeale
4 and is substituted by CHAPTER 16, UNIFORM HOUSING CODE, RECOVERY C
5 COST OF REPAIR OR DEMOLITION, as amended and adopted by this ordi-
6 nance, and changing the following section numbers of the UNIFORM
7 CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS to read as follows:

- 8 (a) Section 1601, LIEN AUTHORIZED, to read Section 901;
- 9 (b) Section 1602, PERSONAL OBLIGATION AUTHORIZED, to read
10 Section 902;
- 11 (c) Section 1603, NOTICE LIEN MAY BE CLAIMED, to read Section
12 903;
- 13 (d) Section 1604, PRIORITY, to read Section 904;
- 14 (e) Section 1605, CLAIM OF LIEN-GENERAL, to read Section 905;
- 15 (f) Section 1606, RECORDING, to read Section 906;
- 16 (g) Section 1607, DURATION OF LIEN-LIMITATION OF ACTION,
17 to read Section 907;
- 18 (h) Section 1608, FORECLOSURE - PARTIES, to read Section 908;
- 19 (i) Section 1609, COSTS OF ENFORCEMENT ACTION, to read Sectio
20 909.

21
22
23
24
25
26
27
28
29
30
31
32

CHAPTER VI

REPEAL

SECTION 1. Ordinances 0379, 1017, 1529 and 1668, and King
County Code Chapters 16.04, 16.08, 16.12, 16.16, 16.20, 16.24,
16.28 are hereby repealed.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

CHAPTER VII

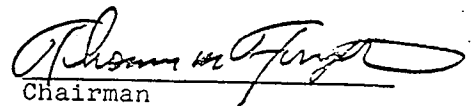
SEVERABILITY CLAUSE

1
2
3 SECTION 1. SEVERABILITY CLAUSE. If any section, subsection,
4 paragraph, sentence, clause or phrase of this ordinance is for any
5 reason held to be invalid or unconstitutional such invalidity or
6 unconstitutionality shall not affect the validity or constitution-
7 ality of the remaining portions of this ordinance, it being herein
8 expressly declared that this ordinance and each section, subsection,
9 paragraph, sentence, clause and phrase thereof would have been
10 adopted irrespective of the fact that any one or more other section
11 subsections, paragraphs, sentences, clauses or phrases be declared
12 invalid or unconstitutional.

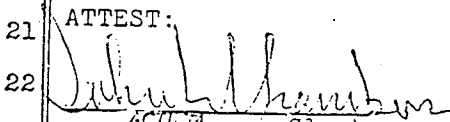
13 INTRODUCED AND READ for the firsttime this 6th day of
14 May, 1974.

15 PASSED this 29th day of July, 1974.

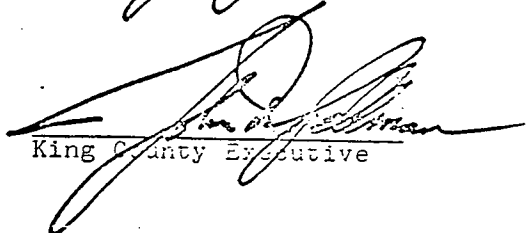
17 KING COUNTY COUNCIL
18 KING COUNTY, WASHINGTON

19 
20 Chairman

21 THOMAS M. FORSYTHE

21 ATTEST:
22 
23 ~~ACTING~~ -Clerk
King County Council

24 APPROVED this 30th day of July, 1974.

26 
28 King County Executive