

October 13, 1992
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Introduced by: Sullivan

Proposed No.: 92-576

ORDINANCE NO. 10608 | |

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4 AN ORDINANCE adopting Uniform Codes for King
5 County, in accordance with R.C.W. 19.27;
6 adopting supplemental amendments, additions
7 and deletions to the Code necessary for its
8 application in King County including
9 provisions for use of administrative rules in
10 accordance with K.C.C. Section 2.98;
11 amending Ordinance 2097, Section 1, as
12 amended, and K.C.C. 17.04.010; Ordinance
13 3647, Section 2, as amended, and K.C.C.
14 16.04.010; repealing and substituting
15 Ordinance 3647, Section 6, as amended, and
16 K.C.C. 16.04.050; and repealing Ordinance
17 8958 sections 1 through 6, as amended and
18 K.C.C. 16.86.010, .020, and .040 - .060;
19 repealing Ordinance 8959, Section 2 and
20 K.C.C. 16.86.030; and repealing Ordinance
21 8737, Sections 1 through 10 as amended, and
22 K.C.C. 17.10.010 through 17.10.090.

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25 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

26 SECTION 1. Ordinance 3647, Section 2, as amended and
27 K.C.C. 16.04.010 are each hereby amended to read as follows:

28 Adoption. The following volumes, as published by or
29 jointly with the International Conference of Building
30 Officials, together with amendments, additions and deletions
31 hereinafter adopted by reference, together with King County
32 modifications attached to Ordinance 10608 and referred to as
33 Attachment A, are adopted as the building codes of King County
34 and hereinafter referred to as "the code":

A. The Uniform Building Code, including Chapter 41
Uniform Building Security Code, ((1985)) 1991 Edition ((first
printing)), with Appendices, and the Uniform Building Code
Standards, ((1985)) 1991 Edition ((first printing)) as
amended in WAC 51-20 and 51-21 on November 8, 1991;

B. The Uniform Mechanical Code, ((1985)) 1991 Edition
((first printing)), with Appendices, as amended in WAC 51-
22 on November 8, 1991;

C. The Uniform Housing Code, ((1985)) 1991 Edition
((first printing));

1 D. The Uniform Code for the Abatement of Dangerous
2 Buildings, ((1985)) 1991 Edition ((~~first printing~~));

3 This code also may be further clarified and implemented
4 with administrative rules adopted in accordance with K.C.C.
5 2.98.

6 SECTION 2. Ordinance 2097, Section 1, as amended, and
7 K.C.C. 17.04.010 are each hereby amended to read as follows:

8 Adoption. The Uniform Fire Code ((1985)) 1991 Edition,
9 and the Uniform Fire Standards, ((1985)) 1991 Edition, as
10 published by the Western Fire Chiefs Association and the
11 International Conference of Building Officials, with
12 Appendices, as amended in WAC 51-24 and 51-25 on November 8,
13 1991, together with amendments, additions, and deletions listed
14 in the King County modifications to the ((1985)) 1991 Uniform
15 Fire Code are adopted as the Fire Code of King County, and
16 hereinafter referred to as "this code". Administrative rules
17 may be adopted in accordance with K.C.C. 2.98 to further
18 clarify and implement these code requirements.

19 NEW SECTION. SECTION 3. Ordinance 3647, Section 6, as
20 amended, and K.C.C. 16.04.050 are each hereby repealed and the
21 following is substituted:

22 Modifications Adopted. WAC 51-11, the Washington State
23 Energy Code, effective July 1, 1991, and WAC 51-13, the
24 Washington State Ventilation Code, effective July 1, 1991, as
25 amended November 8, 1991 and the King County modifications to
26 the 1991 editions of the Uniform Building Code, Uniform
27 Mechanical Code, Uniform Housing Code, and Uniform Code for the
28 Abatement of Dangerous Buildings are adopted as part of the
29 code.

1 SECTION 4. Ordinance 8958, Sections 1 through 6, and
2 K.C.C. 16.86.010, 16.86.020, and 16.86.040 through 16.86.060;
3 and Ordinance 8959, Section 3 and K.C.C. 16.86.030 are
4 repealed.

5 SECTION 5. Ordinance 8737, Sections 1 through 10, as
6 amended, and K.C.C. 17.10.010 through 17.10.090 are each
7 repealed.

8 INTRODUCED AND READ for the first time this 27th day
9 of July, 1992.

10 PASSED this 19th day of October, 1992.

11 KING COUNTY COUNCIL
12 KING COUNTY, WASHINGTON

13 Audrey Luyck
14 Chair

14 ATTEST:

15 Ronald A. Pedersen

16 Clerk of the Council

17 APPROVED this 29th day of October, 1992.

18 Jim Hill

19 King County Executive

SUBSTITUTE ORDINANCE 92-576.....ATTACHMENT "A"

KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
UNIFORM BUILDING CODE

10608

SECTION 104.(●), MOVED BUILDING AND TEMPORARY BUILDINGS, is hereby repealed and the following is substituted:

SECTION 104.(●) MOVED BUILDINGS AND TEMPORARY BUILDINGS. No person shall move within or into the unincorporated areas of King County, or cause to be moved, any building or structure without first obtaining, in addition to the building permit, a relocation investigation permit from the Manager, Building and Land Development Division. The purpose of this relocation investigation permit is to determine prior to relocation the deficiencies in the building. Before a structure is relocated to a proposed site, a building permit shall be obtained.

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

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

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

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

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

SECTION 201, CREATION OF ENFORCEMENT AGENCY, is hereby repealed and the following is substituted:

SECTION 201. CREATION OF ENFORCEMENT AGENCY. There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the director.

SECTION 202.(a) GENERAL, is hereby repealed and the following is substituted:

SECTION 202.(a) GENERAL. The director is hereby authorized and directed to enforce all the provisions of this code. For such purposes, he/she shall have the powers of a law enforcement officer.

The manager shall have the power to render interpretations of this code. The director may adopt and enforce rules and regulations supplemental to this code as he/she may deem necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

SECTION 202 (b), DEPUTIES, is hereby repealed and the following is substituted:

SECTION 202.(b) DEPUTIES. In accordance with prescribed procedures and with the approval of the appointing authority, the director may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The director may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

SECTION 202.(c), RIGHT OF ENTRY, is hereby repealed and the following is substituted:

SECTION 202.(c) RIGHT OF ENTRY. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

SECTION 202.(d) STOP ORDERS, is hereby repealed and the following is substituted:

SECTION 202.(d) STOP ORDERS AND CORRECTION NOTICE. Whenever any work is being done contrary to the provisions of the Code, the director, may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, or by posting such notice on the premises where the work is being done, and any and all such persons shall forthwith stop such work until authorized by the director to proceed with the work.

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

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

SECTION 204. BOARD OF APPEALS (a) GENERAL, is hereby repealed and the following is substituted:

SECTION 204.(a) GENERAL. In order to hear and decide appeals of orders, decisions or determinations made by the manager to the application of this code, there shall be and is hereby created a board of appeals consisting of thirteen members who are qualified by experience and training to pass upon matters pertaining to building construction. The Manager, Building and Land Development Division, shall be an ex-officio member and shall act as Secretary of the board. The Board of Appeals members shall be appointed by the County Executive, confirmed by the County Council, and shall serve for not more than two four-year terms or until their successor is appointed and qualified. The Board shall adopt reasonable rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the manager.

SECTION 205. VIOLATIONS, is hereby repealed and the following is substituted:

SECTION 205. VIOLATIONS. It shall be unlawful of any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, 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 provisions of this code.

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

SECTION 301.(a) PERMITS REQUIRED, is hereby repealed and the following is substituted:

SECTION 301.(a) PERMITS REQUIRED. Except as specified in Subsection (b) of this section, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Manager, Building and Land Development Division.

SECTION 301.(b) WORK EXEMPT FROM PERMIT, is hereby amended to add the following:

12. Re-roofing of existing buildings.
13. Single family residential working drawings submitted for approval prior to a building permit as a Residential Basic Plan.

APPLICATION FOR PERMIT is hereby amended to read:

APPLICATION FOR PERMIT OR APPROVAL

SECTION 302.(a) APPLICATION, is hereby repealed and the following is substituted:

SECTION 302.(a) RESIDENTIAL BUILDING PERMIT APPLICATION. To obtain a permit, the applicant shall first file an application thereof in writing on a form furnished by King County Building and Land Development Division for that purpose. Every such application for a permit shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by full size plans (minimum 18" x 24"; maximum 24" x 36"), diagrams, computations, and specifications and other data as required in Subsection (b) of this section; or an approved Residential Basics Plan; or other approved plans as promulgated by the manager in administrative rules and regulations pursuant to K.C.C. 2.98.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the owner, or the owner's authorized agent.
7. Give such other data and information as may be required by the manager.

8. Required septic designs shall be based on the maximum number of bedrooms.

SECTION 302.(b) PLANS AND SPECIFICATIONS, is hereby repealed and the following is substituted:

SECTION 302.(b) PLANS AND SPECIFICATIONS. Full size plans (minimum 18" x 24"; maximum 24" x 36"), engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit or for an approval of a Residential Basic Plan. When such plans are not prepared by an architect or engineer, the manager may require any applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The manager may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Submittal shall include construction inspection requirements as defined in Section 302(c). Schedules and detail books shall not be used as a substitute for full size plans.

EXCEPTION: The manager may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

SECTION 302. APPLICATION FOR PERMIT, is hereby amended to add the following subsection:

SECTION 302.(e) APPLICATION FOR RESIDENTIAL BASIC PLAN APPROVAL. Every Residential Basic Plan application shall contain:

1. At least two complete sets of full size construction plans showing all options (minimum 18" x 24"; maximum 24" x 36")
2. A completed cover sheet provided by Building and Land Development Division;
3. An application fee.
4. Other such data and information as may be required by the manager for the purpose of processing the Residential Basics Plan application.

SECTION 302.(f) EXPIRATION OF APPLICATION. Plans for which no permit is issued shall be deemed canceled by the permittee if:

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

PERMITS ISSUANCE is hereby amended to read:

PERMITS AND APPROVALS ISSUANCE

SECTION 303.(d) EXPIRATION, is hereby repealed and the following is substituted:

SECTION 303.(d) EXPIRATION OF PERMIT. Every permit issued by the Manager, Building and Land Development Division under the provisions of the Code shall expire by limitation and become null

and void one year from date of issue. Issued permits may be extended for one year periods subject to the following conditions:

1. An application for a permit extension together with the applicable fee is submitted to the Building and Land Development Division at least thirty (30), but no more than sixty (60), calendar days prior to the date the original permit becomes null and void. Once the permit extension application is submitted, work may continue past the expiration date of the original permit, provided that the extension application is not denied. If the extension application is denied, all work must stop until a valid permit is obtained.

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

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

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

5. The Building and Land Development Division may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

SECTION 303. EXPIRATION OF PERMIT AND APPROVAL, is hereby amended to add the following subsections:

SECTION 303.(f) EXPIRATION OF APPROVAL. 1. The Residential Basic Plan approval expires with the expiration of the uniform codes adopted by the Washington State Building Code Council under which it was reviewed or until such time as the plans require structural modification to comply with new laws or ordinances.

2. A one time only extension is granted to approved Residential Basic Plans until December 31, 1992 if sufficient information is provided to satisfy the manager that the approved plans will comply with existing code.

SECTION 303.(g) VALIDITY OF APPROVAL. The Residential Basic Plan remains valid until the adoption of a new edition of the Uniform Codes by the State Building Code Council or until such time as the plans require structural modification to comply with new laws or ordinances. Minor, site-specific revisions, as provided for in BALD's Administrative Rules, shall not invalidate the approval.

SECTION 304, FEES, is hereby repealed. (See Title 27 K.C.C.)

SECTION 305(b), INSPECTION RECORD CARD, is hereby repealed and the following is substituted:

SECTION 305.(b) INSPECTION RECORD CARD. Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in such a position as to allow the Building Inspector to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 occupancies, this card shall serve as the certificate of occupancy. The validated hard copy of

the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

SECTION 305.(e) REQUIRED INSPECTIONS, shall be amended to delete subsection (e)(2), Concrete slab or under-floor inspection, and subsection (e)(4), Lath or gypsum board inspection and to add the following:

SECTION 305.(e) ENERGY INSPECTION: An energy inspection shall be made as specified in Section 105 of Chapter 51-11 WAC, Washington State Energy Code, effective July 1, 1991.

SECTION 305.(g) REINSPECTION, is hereby repealed and the following is substituted:

SECTION 305.(g) REINSPECTION. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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

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

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

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

SECTION 308.(a) USE AND OCCUPANCY, is hereby repealed and the following is substituted:

SECTION 308.(a) USE AND OCCUPANCY. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Manager, Building and Land Development Division, has issued a Certificate of Occupancy or a Temporary Certificate of Occupancy thereof as provided herein.

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

SECTION 308.(c) CERTIFICATE ISSUED, is hereby repealed and the following is substituted:

SECTION 308.(c) CERTIFICATE OF OCCUPANCY. After final inspection, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and corrected, the Manager, Building and Land Development Division, shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.

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

SECTION 308.(d), TEMPORARY CERTIFICATE, is hereby repealed and the following is substituted:

SECTION 308.(d) TEMPORARY CERTIFICATE OF OCCUPANCY. The Manager, Building and Land Development Division may issue a Temporary Certificate of Occupancy authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

1. The Manager determines that construction is substantially completed in the area to be occupied and that essential health and safety items have been constructed or installed;
2. The applicant for the Temporary Certificate of Occupancy, on a form satisfactory to the Manager,
 - (i) Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and
 - (ii) Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and
3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the Manager, in an approved record as follows:
 - (i) The amount of the cash bond required to occupy a new structure prior to the issuance of the Temporary Certificate of Occupancy shall be determined by the Manager. The amount of the cash bond required to occupy a temporary structure for a specified period of time shall be an amount determined by the Manager to ensure removal of the structure. In either case, the cash bond will be refunded to the permittee upon completion of work or the satisfactory removal of the temporary structure.
 - (ii) In the event the construction work or removal of the temporary structure is not completed or material progress has not been made within twelve (12) months following the posting of the cash deposit, the amount remaining on deposit may be applied toward completion of applicable code requirements or for the removal of the temporary structure by the Manager. Any such action by the Manager shall first require (30) days written notice to the permittee.
 - (iii) The Temporary Certificate of Occupancy shall contain the same information as a Certificate of Occupancy along with a list of requirements that remain to be completed, special conditions of temporary occupancy, and dates of temporary occupancy approval and expiration. The Temporary Certificate of Occupancy shall be valid only so

long as determined by the Manager, and only so long as the occupants of the building or structure strictly abide by the conditions and limitations specified in the Temporary Certificate of Occupancy, and only so long as applicable permits are validly maintained or renewed.

SECTION 308.(e) POSTING, is hereby repealed and the following is substituted:

SECTION 308.(e) CERTIFICATE OF SHELL COMPLETION. After final inspection of a building or structure for which the permit was issued for only the building shell, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and have been corrected, the Manager, Building and Land Development Division, shall issue a Certificate of Shell Completion which shall contain the following:

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

SECTION 308.(f) REVOCATION, is hereby repealed and the following is substituted:

SECTION 308.(f) TEMPORARY CERTIFICATE OF SHELL COMPLETION. The Manager, Building and Land Development Division, may issue a Temporary Certificate of Shell Completion authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

1. The Manager determines that construction is substantially completed and that essential health and safety items have been constructed or installed;
2. The applicant for the Temporary Certificate of Shell Completion, on a form satisfactory to the Manager,
 - (i) Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and
 - (ii) Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and
3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the Manager, in an approved escrow. The amount of the cash bond required before issuance of the Temporary Certificate of Shell Completion shall be determined by the Manager.

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

SECTION 308, is hereby amended to add the following two new sections:

SECTION 308.(g) POSTING. The Certificate of Occupancy and/or the Certificate of Shell Completion shall be posted in a conspicuous place on the premises and shall not be removed except by the manager.

SECTION 308.(h) REVOCATION. The Manager, Building and Land Development Division may, in writing, suspend or revoke a Certificate of Occupancy and/or a Certificate of Shell Completion issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

CHAPTER 3, PERMITS AND INSPECTIONS, is hereby amended to add the following section:

SECTION 309.(a) COMMENCING WORK PRIOR TO OBTAINING THE REQUIRED PERMIT OR APPROVAL. If the applicant for a permit or approval required by this code desires to commence work before obtaining the required permit or approval, the Manager, Building and Land Development Division, may allow the applicant to proceed if: 1) the manager, and as applicable, the Director of Public Works, determines that the work would not endanger or harm the property; and if 2) the Manager determines that allowing the work to proceed would not violate the requirements of the State Environmental Policy Act; and if 3) the applicant first deposits cash or its equivalent with the manager, or in an irrevocable escrow approved by the manager, in an amount determined by the manager to be sufficient to restore the building and site, and to perform the corrective work described below.

(b). An applicant who commences work pursuant to Section 309(a) must, within the time specified by the manager, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the manager, and perform whatever additional correction work is deemed necessary by the manager.

(c). If an applicant fails to comply with the requirements of Section 309(b), the director may employ the code enforcement procedures set forth in King County Title 23 and may, in addition, obtain the funds on deposit and apply them towards removal of the unpermitted work, restoration of the building and site, and performance of whatever additional corrective work is deemed necessary by the director. In the event the applicant obtains the necessary permits or approvals or performs the corrective work to the satisfaction of the director, the funds or deposit shall be released to the applicant.

SECTION 405. DEFINITIONS, is hereby amended to add the following subsections:

SECTION 405. DIRECTOR is the director of King County Parks, Planning and Resources Department or his/her duly authorized representative.

SECTION 419. RESIDENTIAL BASIC PLAN is a complete set of working drawings for a single family residence including options which has been reviewed and approved prior to being submitted for a building permit. A Residential Basic Plan may be used to construct more than one residence from the same plan without subsequent structural review. Residential Basic Plan limitations shall be defined in Administrative Rules.

SECTION 419. RESIDENTIAL BASIC PLAN OPTION. An application for residential basic plan shall include all design options or variations which the applicant intends to offer as construction alternatives. Options may include such additions as garage bays and cantilevered "super baths" provided the largest square footage is represented on the Residential Basic Plan application and the structure is designed for the most conservative condition. Residential Basic Plan Option limitations shall be defined in Administrative Rules.

SECTION 513. PREMISES IDENTIFICATION, is hereby repealed and the following is substituted:

SECTION 513. PREMISES IDENTIFICATION. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property as specified in King County Code Title 16.

SECTION 1807.(a) SCOPE, is hereby repealed and the following is substituted:

SECTION 1807.(a) SCOPE. This section applies to all Group B, Division 2 office and Group R, Division 1 Occupancies each having floors used for human occupancy located more than 65 feet above the lowest level of fire department.

SECTION 1807.(j) EXITS, is hereby repealed and the following is substituted:

SECTION 1807.(j) EXITS. Exits shall comply with other requirements of this code and the following:

1. All stairway doors, including those opening to the roof, shall conform to Section 3304. This door may be locked from the stairway side for security purposes. If a lock is provided, it shall automatically unlock upon activation of any fire alarm or detection system.

2. A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each required stairway where other provisions of this code permit the doors to be locked.

3. All stairways shall extend to the roof.

4. All stairway doors identified in 1807(j)(1) above shall automatically unlock in the event of lost electrical power.

SECTION 2305.(d) SNOW LOADS. is hereby repealed and the following is substituted:

SECTION 2305.(d) SNOW LOADS. The "Snow Load Analysis for Washington" as revised in 1992 by the Structural Engineers Association of Washington shall be used in determining snow load by the following formula:

$$\text{Roof Snow Load} = \text{elevation in feet} \times \text{map M17 Isoline} \times .80 \text{ Snow Load Coefficient}$$

Minimum Snow Load shall be 25 pounds per square feet.

SECTION 2517.(g) WALL FRAMING. 3. BRACING, is hereby amended to add the following:

I. If lateral restraint panels as detailed in Figure 25-V1, dated 7/1/92, are used, installation shall be in a manner similar to Type A bracing in accordance with Table 25-V. If lateral restraint panels as detailed in 25-V2, dated 7/1/92, are used, installation shall be in a manner similar to Type E bracing in accordance with Table 25-V. For 16" and 24" restraint panels, the actual panel width shall be used to calculate the percentage of wall length to be sheathed.

(1) The maximum diaphragm dimension ratios from Table 25-I shall not apply.

(2) The alternative construction of headers and optional location of strap hold-downs described in figures 25-V3, 25-V4 and 25-V5 may be used in conjunction with the bracing method described in 25V-1 or 25V-2.

SECTION 2910. FOUNDATION CONSTRUCTION - SEISMIC ZONES NOS.3 AND 4, is hereby amended to add the following:

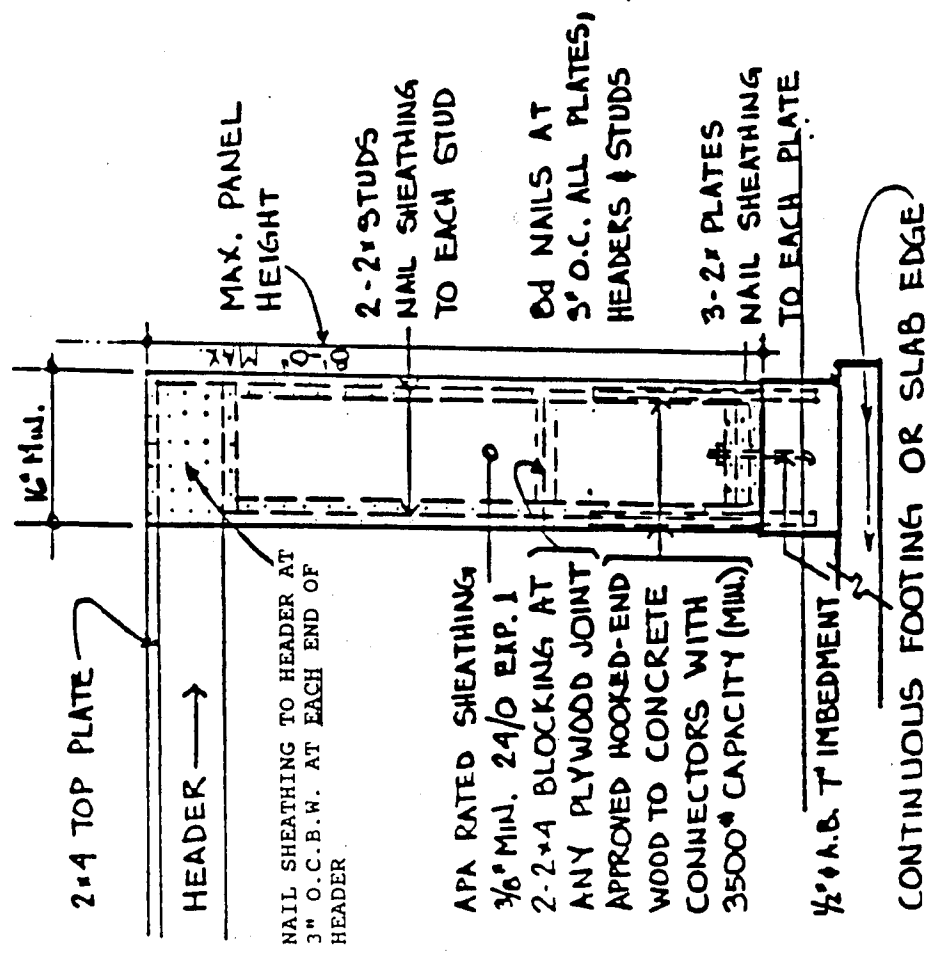
SECTION 2910.(f) OPTIONAL FOUNDATION TABLE. For Group R, Division 3 and Group M, Division 1 Occupancies only, Table 29-A-1 provides a prescriptive concrete foundation wall reinforcement method as an alternative to requiring a special design for every application.



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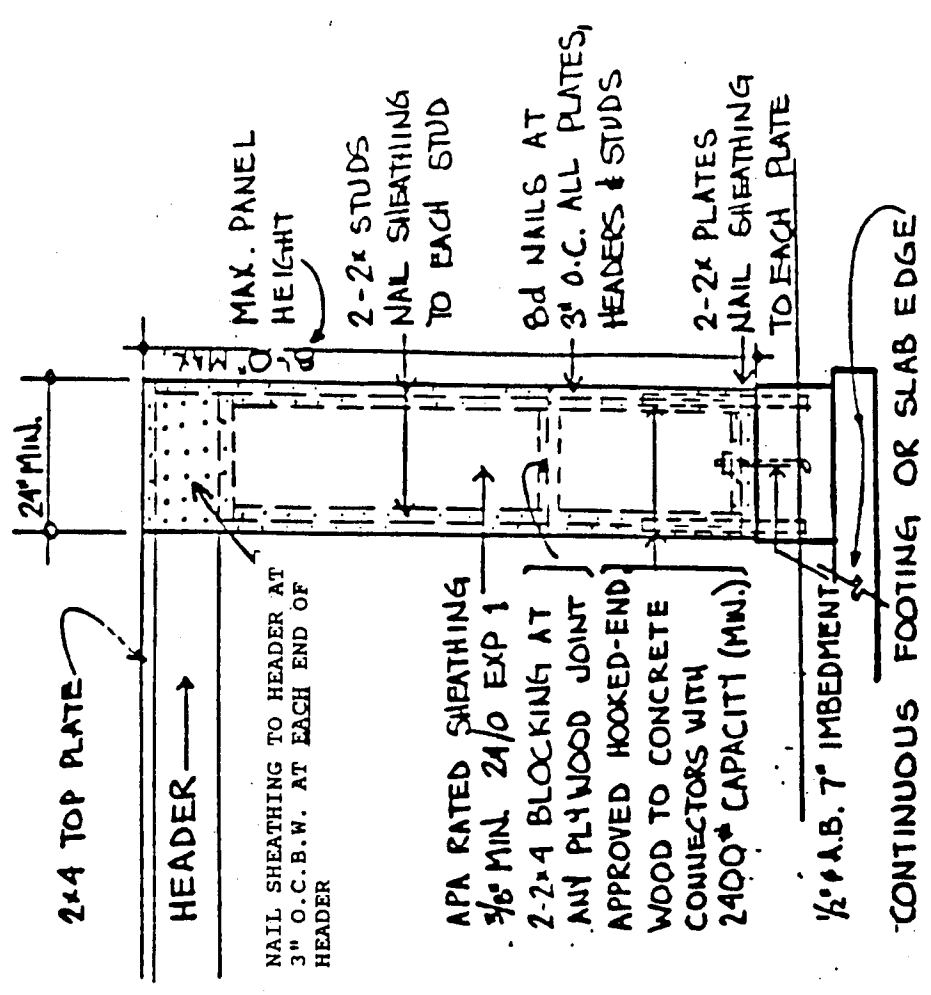
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Building & Land Development Division
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16 INCH LATERAL RESTRAINT PANEL

Figure 25-V1, 7-1-92

May be used in garage end walls as shown when anchored directly to the ground. If a floor intervenes between foundation and braced panel, the plywood shall overlap the rim joist and sill plate. Provide holdowns, bolts and plywood nailing as shown. If used above floor system pony wall, construction must incorporate detail 25-V6 or 25-V7.



24 INCH LATERAL RESTRAINT PANEL

Figure 25-V2, 7-1-92

May be used in garage end walls as shown when anchored directly to the ground. If a floor intervenes between foundation and braced panel, the plywood shall overlap the rim joist and sill plate. Provide holdowns, bolts and plywood nailing as shown. If used above floor system pony wall, construction must incorporate detail 25-V6 or 25-V7.



LATERAL RESTRAINT PANEL DETAILS

DRAWN BY: TS. CHECKED BY: WWW, 3/8/91

7-1-92

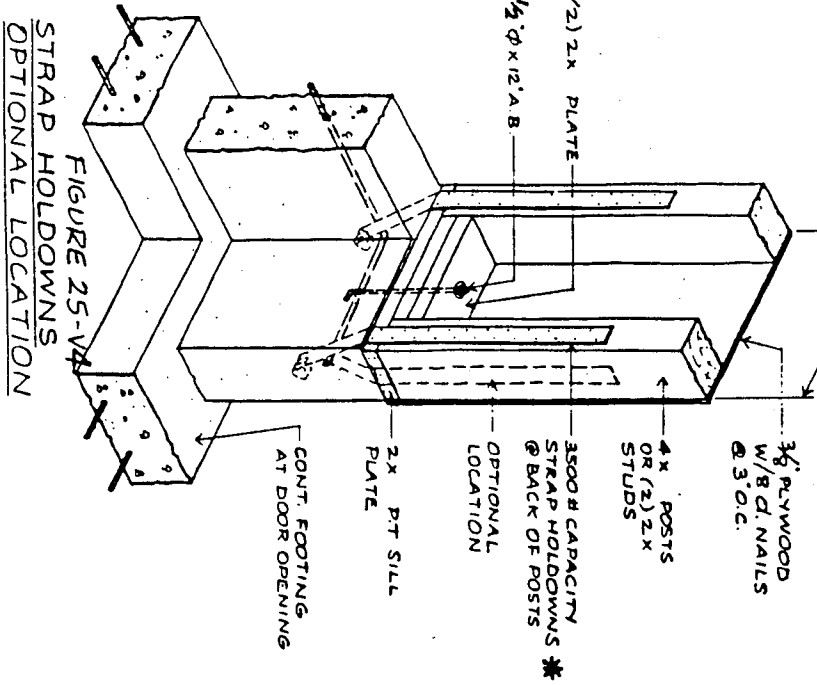


FIGURE 25-V3
 HEADER SPLICE

7-1-92

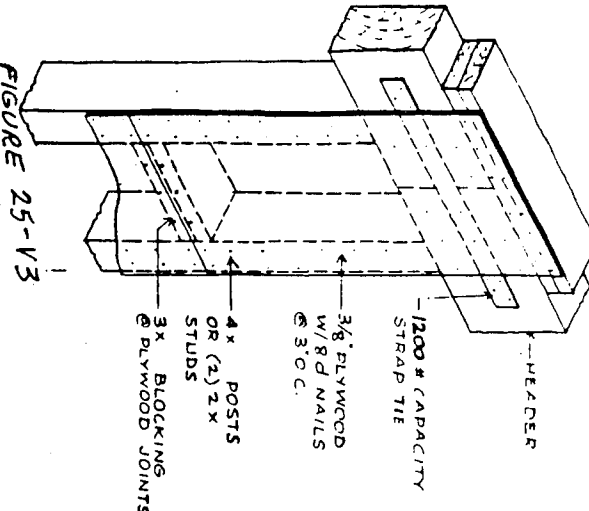
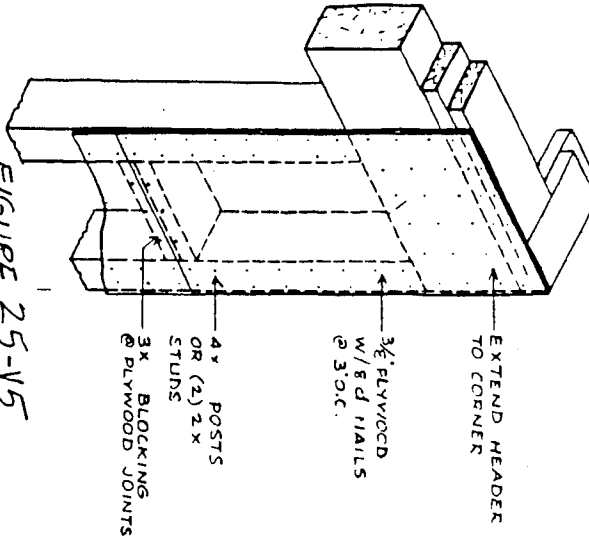
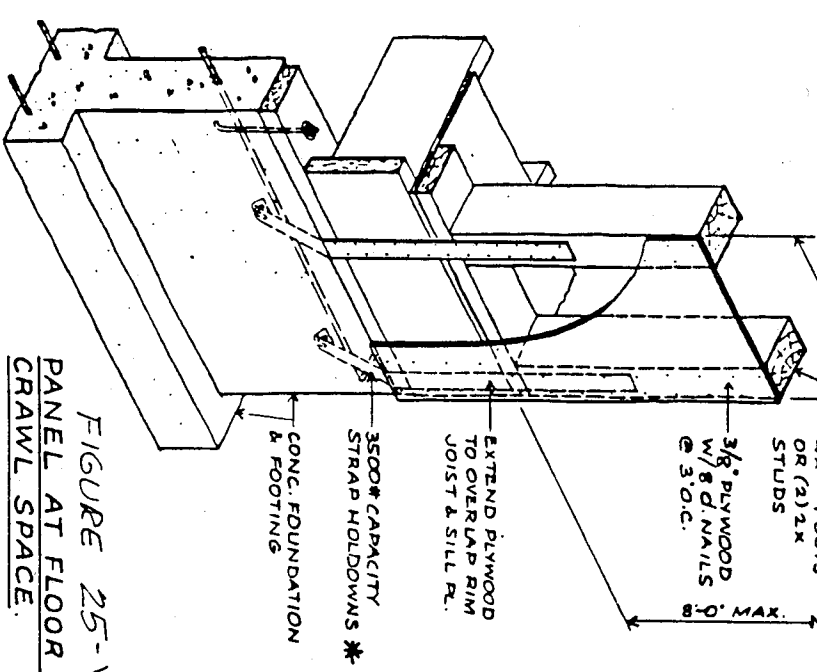


FIGURE 25-V5
 HEADER AT CORNER

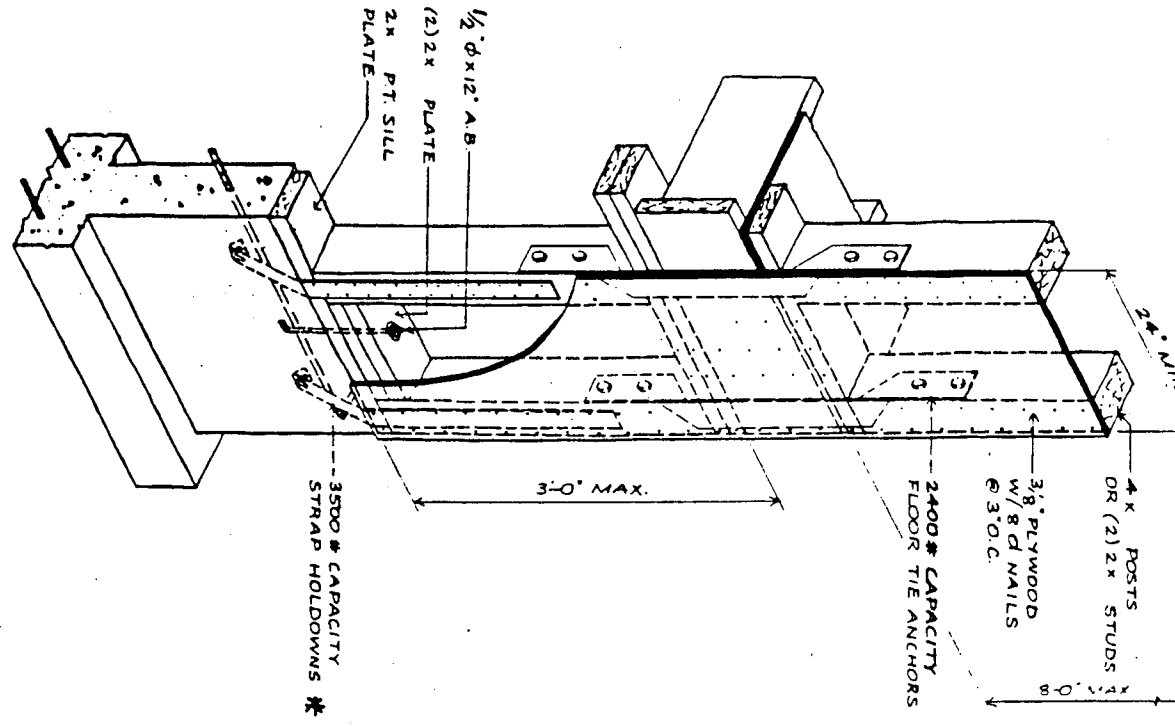
7-1-92



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* NOTES:

1. ALL STRAP HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION, INCLUDING CORNER INSTALLATION. TWO HOLDOWNS CAN BE USED AT EACH CORNER TO MEET THE REQUIRED LOAD.
2. ALTERNATE TYPES OF APPROVED HOLDOWNS CAN BE USED IN PLACE OF STRAP HOLDOWNS. SUBMIT DETAILS FOR APPROVAL.
3. STRAP HOLDOWNS REQUIRE 8 INCH THICK CONCRETE STEM WALLS.

CHAPTER 29, EXCAVATIONS, FOUNDATIONS AND RETAINING WALLS, is hereby amended to add the following table:

Table No. 29.A-1 - Foundation wall reinforcement requirements for Group R, Division 3 and Group M, Division 1 Occupancies only (also reference minimum foundation requirements in Table No. 29-A).

Material type	Wall Height ^{8,2}	Min. Wall Thickness	Sill ⁷ Plate Anchorage	Required Reinforcing ³	
				Vertical	Horizontal
Hollow unit masonry supported at top by floor system & at bottom by slab ¹	4' or less	8"	1/2" x 10" A.B. at 6' o.c. ⁵	#4 at 4' o.c. ⁴	#4 bond beam at top, 2-#4 at footing
	Over 4'	Not allowed unless special design is submitted and approved.			
Concrete (under wood cripple wall & supported at bottom by slab) ⁹	3' or less	6"	1/2" x 10" A.B. at 6' o.c.	See Note 4 Below	#4 at top and 2-#4 at footing
	4' or less	8"	1/2" x 10" A.B. at 6' o.c.	See Note 4 Below	#4 at top and 2-#4 at footing
	Over 4'	Not allowed unless special design is submitted and approved.			
Concrete supported at top by floor system & at bottom by slab ¹	4' or less	6"	1/2" x 10" A.B. at 6' o.c. ⁵	See Note 4 Below	#4 at top and 2-#4 at footing
	5' or less	8"	1/2" x 10" A.B. at 6' o.c. ⁵	See Note 4 Below	#4 at top and 2-#4 at footing
	9' or less	8"	1/2" x 10" A.B. at 4' o.c. ⁵	#4 at 16" o.c. ^{4,6}	#4 at 16" o.c. and 2-#4 at footing
	Over 9'	Not allowed unless special design is submitted and approved.			

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

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

³ This table is not intended to prevent temperature and shrinkage cracks.

⁴ Vertical reinforcement shall comply with Section 2614(d)(5).

⁵ Solid block first two joist spaces adjacent to anchor bolts where floor joists are parallel to the wall.

⁶ Vertical steel shall be placed within the inside half of the wall and not closer than 3/4" clear from the inside face of the wall.

⁷ There shall be a minimum of two (2) anchor bolts per foundation (sill) plate with one bolt located within twelve (12) inches of each end of each foundation (sill) plate. Foundation plates and sills shall be the kind of wood specified in Section 2516 (c)3.

⁸ Wall height is measured as the vertical distance from the top of the footing to the top of the concrete wall.

⁹ If the slab is eliminated, a special design is required regardless of the backfill height.

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

SECTION 3801.(c) DEFINITIONS, is hereby amended to add the following:

AUTOMATIC SPRINKLER SYSTEM is an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the current requirements of the National Fire Protection Association standards and/or the manager of the building and land development division or his designee.

SECTION 3802. AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.(b) ALL OCCUPANCIES EXCEPT GROUP R DIVISION 3 (as stated below) AND GROUP M, shall be amended to add the following:

SECTION 3802.(b) 5. An automatic sprinkler system shall be installed in Group R, Division 3 occupancies:

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

(2) Without approved fire department access as defined in the road standards of King County Ordinance 8104.

6. In all other occupancies requiring 2,000 gallons per minute or more fire flow, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. Area separation walls, as noted in Section 505(f) of the Uniform Building Code, shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

SECTION 3802.(c) GROUP A OCCUPANCIES, shall be amended to add the following:

SECTION 3802.(c) GROUP A OCCUPANCIES. 8. Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 505(f) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

SECTION 3802.(h) GROUP R, DIVISION 1 OCCUPANCIES, is hereby repealed and the following is substituted:

SECTION 3802.(h) GROUP R, DIVISION 1 OCCUPANCIES. An automatic fire sprinkler system shall be installed in Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units, in congregate residences three or more floor levels and having an occupant load of 50 or more and in hotels having three or more floor levels or containing ten or more guest rooms. Residential or quick-response standard sprinkler heads shall be used in accordance with their approved listing in the dwelling unit and guest room portions of the building. Area separation walls as noted in Section 505(f) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

SECTION 3802, AUTOMATIC FIRE-EXTINGUISHING SYSTEMS is hereby amended to add the following sections:

SECTION 3802.(i) ADDITIONAL REQUIREMENTS.

(1) The Fire Marshal or his/her designee retains the authority under section 10.501(b) of the Uniform Fire Code to impose additional conditions, including but not limited to increased setbacks, use of fire retardant materials or standpipes where determined necessary to mitigate identified fire protection impacts.

(2) All buildings or structures whose county assessed value has increased by more than 50% within a five year period due to the

added value of additions, alterations and repairs, must meet the provisions of this section. When the first permit application is submitted to add to, alter or repair an existing building, the county assessed value of the building at the time the complete application is submitted shall be considered the base county assessed value for the following five year period.

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

(4) All condominiums shall have the following wording in the recorded Declaration of Covenants and a copy of the document shall be provided to the Manager, Building and Land Development Division or his designee:

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

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

APPENDIX CHAPTER 1, LIFE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS, is hereby repealed.

APPENDIX CHAPTER 12, DIVISION 1, REQUIREMENTS FOR GROUP R, DIVISION 3 OCCUPANCIES, is hereby repealed.

APPENDIX CHAPTER 32, REROOFING, is hereby repealed.

APPENDIX CHAPTER 35, SOUND TRANSMISSION CONTROL, is hereby amended to add the following:

SECTION 3511. PURPOSE. The purpose of these sections is to safeguard life, health, property and public welfare by establishing minimum requirements regulating the design, construction, and/or setting on site of buildings for human occupancy in the vicinity of Sea-Tac International Airport as identified on the maps referenced in the April 24, 1985 Federal Register, Volume 50, No. 79. These sections are not intended to abridge any safety or health requirements required under any other applicable codes or ordinances.

SECTION 3512. SCOPE. The provisions of this chapter shall apply to buildings or structures constructed or placed in use for human occupancy on sites within 12 the vicinity of Seattle-Tacoma International Airport which have been included within or enclosed by the Port of Seattle Noise Remedy Program boundaries;

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

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

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

SECTION 3513. APPLICATION TO EXISTING BUILDINGS. Additions may be made to existing buildings or structures without making the entire building structure comply with all the requirements of this chapter

for new construction. Additions shall be made to comply in the areas being added to the extent that it is deemed practical and effective by the Manager, Building and Land Development Division in meeting the intent of this chapter.

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

SECTION 3516. DETAILS. The plans and specifications shall show in sufficient detail all pertinent data and features of the building, equipment and systems, as herein governed, including, but not limited to: exterior envelope component materials; STC rating of applicable component assemblies; R-values of applicable insulation materials; size and type of apparatus and equipment; equipment and system controls and other pertinent data to indicate conformance with the requirements herein.

SECTION 3519. FEES. The Manager, Building and Land Development Division, is authorized to collect fees for administration, plan checking and inspection. This fee shall be known as the Sea-Tac Noise Fee. Until the "Sea-Tac Noise Fee" is specified within the adopted fee ordinances, the fee shall be calculated as the sum of the fees for special plan review and supplemental inspection.

SECTION 3520. DEFINITIONS.

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

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

SECTION 3521. DESIGN REQUIREMENTS. The criteria of these sections establish the minimum requirements for acoustic design of the exterior envelope of buildings and for HVAC systems and its parts. These requirements shall apply to all buildings for human occupancy within the Sea-Tac Noise Program Areas.

SECTION 3522. SEA-TAC NOISE PROGRAM AREA. Noise determined construction requirements detailed in this chapter shall be applied to new construction and additions of all structures, except for not normally inhabited portions of warehouses, storage buildings and similar structures as determined by the manager, within the designated program areas of the Port of Seattle's Noise Remedy Program. The applicable program areas are the Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific Construction requirements for these two areas are:

(a) Neighborhood Reinforcement Area:

- 1) Bedrooms must comply with Section 3551 which is designed to achieve a Noise reduction of 35 db.
- 2) All other living and working areas must comply with Section 3541 which is designed to achieve a noise reduction level of 30 dB.

(b) Cost-Share Insulations Area:

- 1) Bedrooms must comply with Section 3541 which is designed to achieve a noise reduction of 30 dB.

- 2) All other living and working areas must comply with Section 3531 which is designed to achieve a noise reduction level of 25 dB.

SECTION 3524. AIR LEAKAGE FOR ALL BUILDINGS. (a) The requirements of this section shall apply to the design of the exterior envelope of all buildings in the Sea-Tac Noise Program Area designed for human occupancy. The requirements of this section are not applicable to the separation of interior spaces from each other.

(b) The following limitations shall be sealed, caulked, gasketed, or weatherstripped to limit or eliminate are leakage:

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

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

BUILDING REQUIREMENTS FOR A NOISE LEVEL REDUCTION OF 25 dB

SECTION 3531. COMPLIANCE. Compliance with Section 3533 through Section 3539 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25 decibels.

SECTION 3533. EXTERIOR WALLS. (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-30; or

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

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

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs.
2. Continuous composition board, plywood or gypsum board sheathing at least 1/2 inch thick shall cover the exterior side of the wall studs.
3. Sheathing panels shall be covered on the exterior with overlapping building paper.
4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulations shall be glass fiber or mineral wood.

SECTION 3534. EXTERIOR WINDOWS. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating at least STC-28; or

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

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

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

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

SECTION 3535. EXTERIOR DOORS. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-26; or

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

(c) Exterior sliding doors shall be weatherstripped with an efficient airtight gasket system with performance as specified in Section 3534(c). The glass in the sliding doors shall be at least 3/16" thick.

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

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Section 3534(e).

SECTION 3536. ROOFS. (a) Combined roof and ceiling construction other than as described in this section and Section 3537 shall have a laboratory sound transmission class rating of at least STC-39; or

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

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

(d) Skylights shall conform to the window standard of Section 3534.

SECTION 3537. CEILINGS. (a) Gypsum board for plaster ceilings at least 1/2 inch thick shall be provided where required by Section 3536(b), above. Ceilings shall be substantially airtight with a minimum of penetrations.

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

SECTION 3539. VENTILATION. (a) Ventilation systems shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with a 90 degree bend.

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

(c) Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 5 feet in length shall be fully lined and shall also meet the provisions of Section 3524(c). Each duct shall be provided with a bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct line at least 1 inch thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 11 U.M.C.) shall be exempt.

(d) Fireplaces shall be provided with well fitted dampers.

BUILDING REQUIREMENTS FOR A NOISE LEVEL REDUCTION OF 30dB

SECTION 3541. COMPLIANCE. Compliance with Section 3543 through Section 3549 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 30 decibels.

SECTION 3543. EXTERIOR WALLS. (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-35; or

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

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

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding, the interior gypsum board or plaster must be fastened resiliently to the studs.
2. Continuous composition board, plywood, or gypsum board sheathing at least 3/4" thick shall cover the exterior side of the wall studs.
3. Sheathing panels shall be covered on the exterior with overlapping building paper.
4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

SECTION 3544. EXTERIOR WINDOWS. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

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

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

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

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

SECTION 3545. EXTERIOR DOORS. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of a least STC-33; or

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

(c) The glass of double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding frame shall be provided with an efficiently airtight weather-stripping material as specified in Section 3544(c).

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

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 3544(e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape.

Section 3546. ROOFS. (a) Combined roof and ceiling construction other than described in this section and Section 3547 shall have a laboratory sound transmission class rating of at least STC-44; or

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

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

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

SECTION 3547. CEILINGS. (a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where required by Section 3546(b) above. Ceilings shall be substantially airtight with a minimum of penetrations.

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

SECTION 3548. FLOORS. The floor of the lowest occupied rooms shall be slab on fill, below grade, or over a fully enclosed basement or crawl space. All door and window openings in the fully enclosed basement shall be tightly fitted.

SECTION 3549. VENTILATION. (a) A ventilation system shall be installed that would provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend.

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

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also be the provisions of Section 3524(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 11 U.M.C.) shall be exempt.

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

BUILDING REQUIREMENTS FOR A NOISE LEVEL REDUCTION OF 35 dB

SECTION 3551. COMPLIANCE. Compliance with Section 3553 through Section 3559 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 35 decibels.

SECTION 3553. EXTERIOR WALLS. (a) Exterior walls, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-40; or

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

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

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or siding, the interior gypsum board or plaster must be fastened resiliently to the studs or double thickness must be used.
2. Continuous composition board, plywood, or gypsum board sheathing at least 1" thick shall cover the exterior side of the wall studs.
3. Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper.
4. Insulation material at least R-19 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

SECTION 3554. EXTERIOR WINDOWS. (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-38; or

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

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

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

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

SECTION 3555. EXTERIOR DOORS. (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC 33; or

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

(c) The glass or double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight weather-stripping material specified in Section 3554(c).

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

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 3554(e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket of glazing tape.

SECTION 3556. ROOFS. (a) Combined roof and ceiling construction other than as described in this section and Section 3557 shall have a laboratory sound transmission class rating of at least STC-49; or

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

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

SECTION 3557. CEILING. (a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required by Section 3556, above. Ceiling shall be substantially airtight with a minimum of penetrations. The ceiling panels shall be mounted or resilient clips of channels.

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

SECTION 3558. FLOORS. The floor of the lowest occupied rooms shall be slab on fill or below grade.

SECTION 3559. VENTILATION. (a) A ventilation system shall be installed that will provide the minimum air circulation and fresh

air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other opening to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet long with one 90 degree bend.

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

APPENDIX CHAPTER 38, BASEMENT PIPE INLETS, is hereby repealed.

APPENDIX CHAPTER 51, ELEVATORS, DUMBWAITERS, ESCALATORS AND MOVING WALKS, is hereby repealed.

APPENDIX CHAPTER 53, ENERGY CONSERVATION IN NEW BUILDING CONSTRUCTION, is hereby repealed. Refer to the WAC 51-11, the Washington State Energy Code, effective July 1, 1991, and WAC 51-13, the Washington State Ventilation Code, effective July 1, 1991.

APPENDIX CHAPTER 57, REGULATIONS GOVERNING FALLOUT SHELTERS, is hereby repealed.

APPENDIX CHAPTER 70, EXCAVATION AND GRADING, is hereby repealed. Refer to K.C.C. 16.82, Grading.

October 5, 1992

KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
THE UNIFORM MECHANICAL CODE

SECTION 201.(a), GENERAL, is hereby repealed and the following substituted:

SECTION 201.(a) GENERAL. The director is hereby authorized and directed to enforce all the provisions of this code, except the fuel gas piping requirements contained in Chapter 22 of Appendix B. Fuel-gas piping shall be enforced by the Director of Public Health. For such purposes of this code, both officials shall have the powers of a law enforcement officer with right to entry and serving of notice and orders.

NOTE: Asbestos materials as they appear within the provisions of the U.M.C. Appendix chapters are hereby repealed.

SECTION 201.(b) DEPUTIES. In accordance with prescribed procedures and with the approval of the appointing authority, the director may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The director may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

SECTION 201(c), RIGHT OF ENTRY, is hereby repealed and the following is substituted:

SECTION 201.(c) RIGHT OF ENTRY. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

SECTION 201.(d) STOP ORDERS, is hereby repealed and the following is substituted:

SECTION 201.(d) STOP ORDER AND CORRECTION NOTICES. Whenever any work is being done contrary to the provisions of this Code, the director may order the work stopped by notice in writing to be served on any person engaged in the doing or causing such work to be done, or by posting such notice on the premises where the work is being done, and any and all such persons shall forthwith stop such work until authorized by the director to proceed with the work.

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

SECTION 203, BOARD OF APPEALS. (a) GENERAL, is hereby repealed and the following is substituted:

SECTION 203. (a) GENERAL. In order to hear and decide appeals of orders, decisions or determinations made by the manager relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of thirteen members who are qualified by experience and training to pass upon matters pertaining to building construction. The Manager, Building and Land Development Division, shall be an ex-officio member and shall act as Secretary of the Board. The Board of Appeals members shall be appointed by the County Executive, and confirmed by the County Council, and shall serve for a four-year term or until their successors are appointed and qualified. The Board shall adopt

rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the manager.

SECTION 204, VIOLATIONS, is hereby repealed and the following is substituted:

SECTION 204. VIOLATIONS. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, 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.

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

SECTION 302, APPLICATION FOR PERMIT, is hereby amended to add the following section:

SECTION 302.(d) EXPIRATION OF APPLICATION. Plans for which a permit is not issued shall be deemed canceled by the permittee if:

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

SECTION 303.(d) EXPIRATION, is hereby repealed and the following is substituted:

SECTION 303.(d) EXPIRATION. Every permit issued by the Manager, Building and Land Development Division, under the provisions of this Code shall expire by limitations and become null and void one year from date of issue. A new permit is required for subsequent one year periods provided that the approved plans are first resubmitted for review and amended to reflect all changes in the zoning code, this code and other applicable laws, since the initial issuance of the permit, which affect the design and construction of those positions of the mechanical system which have not been completed; are subject to the following conditions:

1. If construction of the mechanical system has not substantially commenced, as determined by the Manager, and the building or structure is no longer authorized by the zoning code or other applicable law, then the permit shall not be renewed.
2. Unless the plans and all related information required by the Building and Land Development Division are submitted to the Building and Land Development Division, at least 30 days before expiration of the one year period, the permit will not be renewed and the applicant must apply for a new permit.
3. The Building and Land Development Division may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

SECTION 304, FEES, is hereby repealed. (See K.C.C. Title 27).

SECTION 406 is hereby amended and the following is added:

SECTION 406. DIRECTOR, is the Director of King County Parks, Planning and Resource Department or his/her duly authorized representative.

October 9, 1992

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

N O T I C E

DO NOT ENTER

These premises have been found to be unsafe.
 This notice is to remain on the premises until
 the violations have been corrected.

For further information: By: _____

Officer

Telephone: 296- _____ Date: _____

W A R N I N G ! The removal, mutilation, destruction or
 concealment of this notice is a misdemeanor.

SECTION 404.(b) COMPLIANCE. Whenever such notice is posted, the director shall include a notification thereof in the notice and order issued by him under Title 23 of the King County Code, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building or any premises which has been so posted, except that entry may be made to repair, abate, demolish or remove such nuisance or building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, abatement, demolition, or removal has been completed and, if required, a Certificate of Occupancy issued pursuant to the provisions of the Uniform Building Code. Any person violating this subsection shall be guilty of a misdemeanor.

CHAPTER 5. APPEAL, is hereby repealed and is substituted with the appeal provisions as specified in Title 23 of the King County Code.

CHAPTER 6. PROCEDURE FOR CONDUCT OF HEARING APPEALS, is hereby repealed and is substituted with the procedures as specified in Title 23 of the King County Code.

CHAPTER 7. ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS, is hereby repealed and substituted with the enforcement provisions as specified in Title 23 of the King County Code.

CHAPTER 8. PERFORMANCE OF WORK OF REPAIR OR DEMOLITION, is hereby repealed and substituted with the performance procedures as specified in Title 23 of the King County Code.

CHAPTER 9. RECOVERY OF COST OF REPAIR OR DEMOLITION, is hereby repealed and substituted with the provisions as specified in Title 23 of the King County Code.

October 9, 1992

**KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
UNIFORM CODE FOR THE ABATEMENT OF
DANGEROUS BUILDINGS**

SECTION 102, PURPOSE AND SCOPE, is hereby repealed and the following is substituted:

SECTION 102.(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, 1991 Edition, or Uniform Housing Code, 1991 Edition, or other solution or remedy available at law, whereby buildings, structures or nuisances which endangers 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.

SECTION 102.(b) SCOPE. The provisions of this Code shall apply to all dangerous buildings or nuisances, as herein defined which are now in existence or which may hereafter be constructed in this county.

SECTION 201.(a) ADMINISTRATION, is hereby repealed and the following is substituted:

SECTION 201.(a) ADMINISTRATION. The director is authorized to enforce the provisions of this Code pursuant to the provisions of K.C.C. Title 23.

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

SECTION 202. ABATEMENT OF DANGEROUS BUILDINGS, is hereby repealed and the following is substituted:

SECTION 202. ABATEMENT OF DANGEROUS BUILDINGS. All buildings, premises or portions thereof which are determined by the Director, King County Parks, Planning and Resource Department to be dangerous as defined in this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Title 23 of the King County Code.

SECTION 203. VIOLATIONS, is hereby repealed and the following is substituted:

SECTION 203. VIOLATIONS. No person, firm, or corporation, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Director, King County Parks, Planning and Resource Department hereunder. This section shall be enforced pursuant to the provisions of Title 23 of the King County Code.

SECTION 205. BOARD OF APPEALS,(a) GENERAL, is hereby repealed.

CHAPTER 3, DEFINITIONS. SECTION 301. GENERAL, Two new subsections are hereby added to section 301 as follows:

SECTION 301. DIRECTOR. The director of King County Parks, Planning and Resource Department or his/her duly authorized representative.

SECTION 301. NUISANCES. For the purpose of this Code, nuisances shall be defined as provided by Title 23 of the King County Code.

SECTION 401. GENERAL, is hereby repealed and the following is substituted:

SECTION 401. GENERAL. Whenever the director has inspected, caused to be inspected or otherwise has reasonable grounds to believe that any building or premise is in a dangerous condition, he shall commence proceedings to cause the repair, vacation, or demolition of the buildings or premises and issue a notice and order as provided by Title 23 of the King County Code.

SECTION 402. RECORDATION OF NOTICE AND ORDER, is hereby repealed and substituted with the provisions of Title 23 of the King County Code.

SECTION 403, REPAIR, VACATION AND DEMOLITION, is hereby repealed and the following substituted:

SECTION 403. REPAIR, VACATION AND DEMOLITION. The following standards shall be followed by the director (and the Hearing Examiner if an appeal is taken) in ordering the repair, vacation, abatement, or demolition of any dangerous, structure or nuisance:

1. A building declared a dangerous building under this code shall either be repaired in accordance with the current building code or shall be demolished at the option of the building owner.

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

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

SECTION 404. NOTICE TO VACATE, is hereby repealed and the following is substituted:

SECTION 404.(a) POSTING. In addition to being served as provided in Title 23 of the King County Code, a notice to vacate or abate as nuisance may be posted at or upon each exit of the building or upon the premises where the exits exist in substantially the following form:

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

N O T I C E

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

For Further Information: By: _____
Inspector
Telephone: _____ Date: _____

W A R N I N G ! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.

SECTION 1104.(b) COMPLIANCE. Whenever such notice is posted, the director shall include a notification thereof in the notice and order issued by him under Title 23 of the King County Code, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a Certificate of Occupancy is issued pursuant to the provisions of the Building Code. Any person violating this subsection shall be guilty of a misdemeanor.

CHAPTER 12. APPEAL, is hereby repealed and is substituted with the appeals procedures as specified in Title 23 of the King County Code.

CHAPTER 13. PROCEDURES FOR CONDUCT OF HEARING APPEALS, is hereby repealed and is substituted with the procedures as specified in Title 23 of the King County Code.

SECTION 1401. COMPLIANCE, is hereby repealed and is substituted with the compliance procedures as specified in Title 23 of the King County Code.

CHAPTER 15. PERFORMANCE OR WORK OF REPAIR OR DEMOLITION, is hereby repealed and is substituted with the procedures as specified in Title 23 of the King County Code.

CHAPTER 16. RECOVERY OF COST OR REPAIR OR DEMOLITION, is hereby repealed and is substituted with the procedures as specified in Title 23 of the King County Code.

October 9, 1992

**KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
UNIFORM HOUSING CODE**

SECTION 201.(a) AUTHORITY, is hereby repealed and the following is substituted:

SECTION 201.(a) AUTHORITY. The director is hereby authorized and directed to enforce all of the provisions of this code. For such purposes, he/she shall have the powers of a law enforcement officer.

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

SECTION 201.(b) RIGHT OF ENTRY, is hereby repealed and the following is substituted:

SECTION 201.(b) RIGHT OF ENTRY. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

SECTION 202. SUBSTANDARD BUILDINGS, is hereby repealed and the following is substituted:

SECTION 202. SUBSTANDARD BUILDINGS. All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in Title 23 of the King County Code.

SECTION 203. HOUSING ADVISORY AND APPEALS BOARDS, is hereby repealed.

SECTION 204. VIOLATIONS, is hereby repealed and the following is substituted:

SECTION 204. VIOLATIONS. No person, firm or corporation whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of the Code or any order issued by the Director, King County Parks, Planning and Resource Department hereunder. This section shall be enforced in accordance with the procedures specified in Title 23 of the King County Code.

CHAPTER 4, DEFINITIONS, is hereby amended to add the follow:

SECTION 401. DIRECTOR. The director of King County Parks, Planning and Resource Department or his/her duly authorized representative.

SECTION 504.(c) VENTILATION, is hereby amended to add the following exception to the end of this section.

EXCEPTION: In cases of conflict between the ventilation requirements of this section and the ventilation requirements of WAC 51-13, Washington State Ventilation and Indoor Air Quality Code, effective July 1, 1991, the provisions of WAC 51-13 Washington State Ventilation and Indoor Air Quality Code effective July 1, 1991 shall govern.

SECTION 505.(g) INSTALLATION AND MAINTENANCE, is hereby repealed and the following is substituted:

SECTION 505.(g) INSTALLATION AND MAINTENANCE. All sanitary facilities shall be installed and maintained in a safe and sanitary

condition and in accordance with all applicable laws.

SECTION 701, HEATING AND VENTILATION, SUBSECTION (a) HEATING, is hereby repealed and the following is substituted:

SECTION 701.(a) HEATING. Every dwelling unit, guest room and congregate residence shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms when the outside temperature is as set forth in WAC 51-11, the Washington State Energy Code (first edition), effective July 1, 1991. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapter 37 of the Uniform Building Code, the Mechanical Code, and all other applicable laws. Unvented fuel-burning heaters shall not be permitted. All heating devices or appliances shall be of an approved type.

SECTION 1101. GENERAL, is hereby repealed and the following is substituted:

SECTION 1101. GENERAL. When the director has inspected or caused to be inspected any building and has found and determined that such building is a substandard building, he may commence proceedings pursuant to the procedures specified in Title 23 of the King County Code.

SECTION 1102. RECORDATION OF NOTICE AND ORDER, is hereby repealed and is substituted by the procedures as specified in Title 23 of the King County Code.

SECTION 1103. REPAIR, VACATION AND DEMOLITION, is hereby repealed and the following is substituted:

SECTION 1103. REPAIR, VACATION AND DEMOLITION. The following standards shall be followed by the Director, King County Parks, Planning and Resource Department (and by the Hearing Examiner if an appeal is taken) in ordering the repair, vacation or demolition of any substandard building structure:

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

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

SECTION 1104. NOTICE TO VACATE, is hereby repealed and the following is substituted:

SECTION 1104.(a) POSTING. In addition to being served as provided in Title 23 of the King County Code, a notice to vacate may be posted at or upon each existing exit of the building, and shall be in substantially the following form:

a subdivision or short subdivision applied for and/or recorded prior to February 1, 1989, shall include a copy of the subdivision or short subdivision along with the building permit application to the applicable fire district for review. After the applicable fire district has reviewed such a subdivision or short subdivision at least once, the applicable fire district may determine whether subsequent residential building permit applications within the same subdivision or short subdivision are required to obtain fire district receipts.

(e) It shall be the responsibility of the fire district to notify the manager of any comments within seven days of the receipt of an applied for permit as listed in 2.305(a).

SECTION 2.306. DEVIATIONS/APPEALS. The Fire Marshal or his designee shall have the authority to consider deviations from the standards established pursuant to sections 10.306, 10.514, and 14.104(h) of this code.

(a) If the Fire Marshal finds that the deviation would not unreasonably reduce fire protection to the area or structures served, and determines that the deviation should be approved, the Fire Marshal shall notify the fire chief of the applicable fire district of the deviation request. The Fire Marshal may approve the deviation if the fire chief of the applicable fire district either concurs in writing with the Fire Marshal or does not respond in writing within seven working days after notification of the deviation request. The fire chief's lack of response shall be taken as an indication that the fire chief concurs with the Fire Marshal's finding.

(b) If the Fire Marshal finds that the deviation would not unreasonably reduce fire protection to the area or structures served and determines that the deviation should be approved, but the fire chief of the applicable fire district disagrees in writing within seven working days, the deviation shall not be approved by the Fire Marshal or his/her designee. The proposed deviation may be submitted by the applicant to the King County Fire Appeals Board for final resolution.

SECTION 9.106. DEFINITIONS AND ABBREVIATIONS, is hereby amended to add the following subsection:

SECTION 9.106. DIRECTOR shall mean the Director, Parks, Planning and Resource or his/her duly appointed representative.

SECTION 9.108. DEFINITIONS AND ABBREVIATIONS, is hereby amended to add the following subsections:

SECTION 9.108. FIRE DETECTION SYSTEM shall mean a heat and/or smoke detection system monitored by a central and/or remote station conforming to the current requirements of the National Fire Protection Association standards and/or the Fire Marshal or his designee.

SECTION 9.108. FIRE SPRINKLER SYSTEM shall mean an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the current requirements of the National Fire Protection Association standards and/or the Fire Marshal or his designee.

SECTION 9.114. DEFINITIONS AND ABBREVIATIONS, is hereby amended to add the following subsection:

SECTION 9.114. LIFE SAFETY/RESCUE ACCESS shall mean an unobstructed access to all floor levels and each roof level of a building on not less than twenty percent of the building perimeter by utilizing a thirty-five foot ladder. An alternate method would be at least one stairway enclosure with exit doorways from each floor level and with a door opening onto each roof level which conforms to the

requirements of the Uniform Building Code.

SECTION 9.115. MANAGER shall mean the Manager, Building and Land Development Division or his/her duly authorized representative.

ARTICLE 10, DIVISION 3, FIRE DEPARTMENT ACCESS TO BUILDINGS, is hereby amended to add the following section:

SECTION 10.306. LIFE SAFETY/RESCUE ACCESS. (a) All occupancies shall be required to provide approved life/safety rescue access except for the following:

1. Group M occupancies.
2. Roof access need not be provided to roof levels having slope greater than 4 in 12.

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

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

ARTICLE 10, DIVISION 5, INSTALLATION AND MAINTENANCE OF FIRE-PROTECTION, LIFE-SAFETY SYSTEMS AND APPLIANCES, is hereby amended to add the following section:

SECTION 10.514. FIRE SPRINKLER SYSTEMS shall be installed:

(a) In all Group R, Division 3 occupancies exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.

(b) In all R-3 occupancies without approved fire department access as defined in Article 10, Division 2, of the Uniform Fire Code.

(c) In all Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units and hotels having three or more floor levels or containing ten or more guest rooms. Quick response standard sprinkler heads shall be used in accordance with their approved listing in the dwelling unit and guest room portions of the buildings. Area separation walls as noted in Section 505(f) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

(d) In Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 505(f) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

(e) In all other occupancies requiring 2,000 gallons per minute or more fire flow, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. Area separation walls, as noted in Section 505(f) of the Uniform Building Code, shall not be considered to separate a building to enable deletion of the required fire sprinkler system.

EXCEPTIONS:

(f) Group M occupancies are excepted from the requirements of this section.

ADDITIONAL CONDITIONS:

(g) The Fire Marshal or his/her designee retains the authority under section 10.501(a) of the Uniform Fire Code to impose additional conditions, including but not limited to increased setbacks, use of fire retardant materials or standpipes where determined necessary to mitigate identified fire protection impacts.

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

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

(j) All condominiums shall have the following wording in the recorded Declaration of Covenants and a copy of the document shall be provided to the Manager, Building and Land Development Division or his designee:

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

2. Prior to any alteration, amendment, modification or change thereof, the owners or their agents will submit such alteration, amendment, modification or change to the manager of the building and land development division or his designee for his/her approval and agrees to comply with all applicable sprinkler requirements.

SECTION 14.104. REQUIRED INSTALLATIONS, is hereby amended to add the following subsection:

SECTION 14.104(h) FIRE DETECTION SYSTEM. (a) All occupancies exceeding 3,000 square feet gross floor area shall be required to provide an approved automatic fire detection system. Area separation walls as noted in Section 505(f) of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required fire detection system except in the following:

1. Group M or R, Division 3, occupancies.

2. Occupancies protected throughout by an approved/monitored automatic sprinkler system can delete heat detectors from the system.

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

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

10608

DIVISION III, APPENDIX III-A, Fire-Flow Requirements For Buildings, is hereby repealed and substituted with K.C.C. 17.08.

DIVISION III, Appendix III-B, Fire Hydrant Location and Distribution, is hereby repealed and substituted with K.C.C. 17.08.

DIVISION III, Appendix III-D, Basement Pipe Inlets, is hereby repealed.

~~DIVISION VI, APPENDIX VI-C, Medal Citation Program, is hereby repealed.~~ (This line was deleted 10/19/92 by Council amendment.)

October 9, 1992

**KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
UNIFORM FIRE CODE**

SECTION 2.101, AUTHORITY FOR ENFORCEMENT, is hereby repealed and the following is substituted:

SECTION 2.101. The King County Fire Marshal is authorized to administer this code. The director is authorized to enforce this code and all ordinances of the jurisdiction pertaining to but not limited to:

- (a) The prevention of fires.
- (b) The storage, use and handling of hazardous materials.
- (c) The installation and maintenance of automatic, manual and other private fire alarm systems and fire-extinguishing equipment.
- (d) The maintenance and regulation of fire escapes.
- (e) The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction.
- (f) The maintenance of exits.
- (g) The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

SECTION 2.102, RULES AND REGULATIONS, is hereby repealed and the following is substituted:

SECTION 2.102. RULES AND REGULATIONS. The Fire Marshal, with the approval of the administrator, is authorized to make and enforce such rules and regulations, pursuant to the provisions of King County Code 2.98, for the prevention and control of fires and fire hazards as may be necessary from time to time to carry out the intent of this code, including but not limited to:

- A. Procedures to assure that building permits for structures shall conform to the requirements of this code.
- B. Procedures to assure that applicable standards of this code shall be reviewed as part of the subdivision, short subdivision, planned unit development, rezone, conditional use and unclassified use and commercial building permit processes.
- C. Procedures to assure that standards published by the National Fire Protection Association including a standard known as NFPA 13R shall be applied to all R1 occupancies.

SECTION 2.103, FIRE PREVENTION BUREAU, is hereby repealed and the following substituted:

DUTIES OF FIRE MARSHAL'S OFFICE AND FIRE DISTRICTS

(a) The Fire Marshal's Office within the King County Building and Land Development Division shall be operated under the Direction of the Fire Marshal, and shall have responsibility for investigation, administration and inspection functions to promote compliance of the fire prevention provisions of this Code.

(b) The Chiefs of the King County Fire Districts and/or Fire Departments shall have responsibility for fire suppression or extinguishing provisions of this Code within their respective jurisdictions.

(c) The Fire Marshal's Office may, by written contract, delegate to the chiefs of the fire districts and/or fire departments authority for inspections of the fire prevention provisions of this Code within their respective jurisdictions.

(d) The Fire Marshal's Office may, at the request of fire districts and/or fire departments, assume an advisory status in matters of operations, function, expenditure, tactics, personnel and equipment or any other function performed by the fire districts of fire departments.

SECTION 2.107. RIGHT OF ENTRY, is hereby repealed and the following is substituted:

SECTION 2.107. RIGHT OF ENTRY. The right of entry shall be in accordance with the procedures specified in Title 23 of the King County Code.

ARTICLE 2, DIVISION 1, ORGANIZATION AND AUTHORITY, is hereby amended to add the following section:

SECTION 2.111. PENALTIES. When installation of a fire protection system, which requires approval of the Fire Marshal, is started or proceeded with prior to obtaining said approval, the ordinary fees specified in K.C.C. Title 27 shall be doubled. The payment of such double fee shall not relieve any persons from fully complying with the requirement of this code in the execution of the work nor from any other penalties prescribed herein.

SECTION 2.207. SERVICE OF ORDERS AND NOTICES, is hereby repealed and the following is substituted:

SECTION 2.207. SERVICE OF ORDER AND NOTICES. This Code shall be enforced pursuant to the provisions of Title 23 of the King County Code.

SECTION 2.303. BOARD OF APPEALS, is hereby repealed and the following is substituted:

SECTION 2.303. BOARD OF APPEALS. In order to hear and decide the suitability of alternate materials and methods of construction, there shall be and is hereby created a Fire Prevention Appeal Board, consisting of nine members who are qualified by experience and training in fire protection to pass upon pertinent matters. The Fire Marshal shall be an ex officio member and shall act as Secretary of the Board. The Fire Appeals Board shall be appointed by the County Executive, confirmed by the Council, and shall serve for not more than two four year terms or until their successor is appointed and qualified. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and finding which shall be advisory unless otherwise specified in this Code. The Board may also recommend to the Council new legislation regarding the subject matter of this Code.

ARTICLE 2, DIVISION 3, SPECIAL PROCEDURES, is hereby amended to add the following sections:

SECTION 2.305. NOTICE TO FIRE DISTRICTS. (a) Prior to submitting an application for a building permit, a preliminary subdivision or short subdivision approval, final subdivision or short subdivision, planned unit development, rezone, conditional use and unclassified use permits to the Building and Land Development Division, the applicant shall submit a copy of his application to the King County Fire Protection District providing fire protection services to the proposed development.

(b) It shall be the responsibility of the fire district to issue a receipt to the applicant the same day it receives a copy of a permit application as listed in 2.305(a). The receipt shall constitute proof to the manager of the notification.

(c) The applicant shall include the fire district receipt with the permit application to Building and Land Development Division.

(d) The applicant of a building permit located on property within

**KING COUNTY MODIFICATIONS
TO THE 1991 EDITION
UNIFORM BUILDING SECURITY CODE**

SECTION 4102. SCOPE, is hereby repealed and the following is substituted:

SECTION 4102. SCOPE. (a) The provisions of this code shall apply to openings into all new and existing, rented or leased, dwelling units within apartment houses of Group R, Division 1 Occupancies and Group R, Division 3 Occupancies and to openings between attached garages and dwelling units. Except for vehicular access, door openings in enclosed attached garages shall be in accordance with the provisions of this chapter.

(b) All nonconforming Group R, Division 3 occupancies and Group R, Division 1 occupancies shall be brought into compliance by May 25, 1991. Upon the conversion from an owner occupied dwelling to a rented or leased dwelling, the provisions shall take effect immediately.

(c) The provisions of this code shall be applied to non-conforming structures as defined in 4102(a) during the course of applying for the appropriate permits and complying with development requirements through construction inspection prior to the issuance of a final certificate of occupancy.

(d) The provisions of this code shall be applied to non-conforming structures as defined in 4102(b) through subsequent building permit applications and a public information campaign.

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

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

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

4. Openings where the smaller dimension is 6 inches or less, provided that the closest edge of such openings is at least 36 inches from the locking device of the door or window assembly.

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

SECTION 4105. ENTRY VISION, is hereby repealed and the following is substituted:

SECTION 4105. ENTRY VISION. Every exit door from a leased or rented dwelling unit shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 3305(h) of the Uniform Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. View ports installed in accordance with this section in existing 20 minute and 45 minute rated fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its listing. Exit doors from a dwelling unit which have windows or are otherwise transparent and offer at least a 180 degree view of the area immediately outside the door shall be exempt from the requirements of this section.

SECTION 4106.(b) STRIKE PLATE INSTALLATION, is hereby repealed and the following is substituted:

SECTION 4106.(b) STRIKE PLATE INSTALLATION. In wood frame construction any open space between trimmers and wood door jambs shall be solid shimmed by a single piece extending not less than 6 inches above and below the strike plate.

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

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

SECTION 4106.(d) LOCKING HARDWARE, is hereby amended to add the following:

SECTION 4106.(d) LOCKING HARDWARE. Manually operated edge- or surface-mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall be constructed so that the dead bolt lock shall be opened from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

SECTION 4107. SLIDING DOORS, is hereby repealed and the following is substituted:

SECTION 4107. SLIDING DOORS. Every exterior sliding door from a dwelling unit shall be equipped from the interior with a patio door bar lock or patio pin type locking device. Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard No. 41-1, Part II.

SECTION 4108. WINDOWS, is hereby repealed and the following is substituted:

SECTION 4108. WINDOWS. All window assemblies which open and which are regulated by this code shall comply with U.B.C. Standard No. 41-2 and shall be equipped with latching devices which operate from the interior, unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by this chapter shall be protected by approved metals bars, screens or grilles. See also Uniform Building Code Section 1204.

SECTION 4109. ALTERNATIVE MATERIALS OR METHODS, is hereby repealed and the following is substituted:

SECTION 4109. ALTERNATIVE MATERIALS OR METHODS. The provisions of this code are not intended to prevent the use of any material, device, hardware or method not specifically prescribed in this chapter. The Manager, Building and Land Development Division may approve a substitution of an alternative security device if the device is equally capable of resisting illegal entry and the installation of the device does not conflict with the requirements of this code or the requirements of other ordinances regulating safe exits.

SECTION 41.1002. DEFINITIONS, is amended to add the following subsections:

DWELLING UNIT as used in the Uniform Building Security Code is defined pursuant to KCC 21.04.315.

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

STRIKE is hereby repealed and the following substituted:

STRIKE or STRIKE PLATE is a metal plate secured to the door jamb which serves to receive and hold a projected bolt.

October 9, 1992