

2671 the need to open any windows, doors or other opening to the exterior. The inlet and
2672 discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge
2673 steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet
2674 long with one 90 degree bend.

2675 (b) Gravity vent openings in attics shall be as close to minimum code in number
2676 and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in
2677 length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each
2678 duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from
2679 the exterior through the duct into the attic.

2680 (c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to
2681 the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct
2682 lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet
2683 the provisions of ((Section 1218)) AK 109(c). Each duct shall be provided with a lined
2684 90 degree bend in the duct such that there is no direct line-of-sight through the duct from
2685 the venting cross-section to the room-opening cross-section. Duct lining shall be coated
2686 glass fiber duct liner at least 1" thick. In areas such as shower rooms which produce
2687 moisture, duct lining shall be made of non-absorbent material. Commercial kitchen
2688 exhaust systems and product conveying duct systems (Chapter 51) shall be exempt.

2689 (d) Domestic range exhaust ducts connecting the interior space to the outdoors
2690 shall contain a self-closing baffle plate across the exterior termination which allows
2691 proper ventilation. The duct shall be provided with a 90 degree bend.

2692 SECTION 250. K.C.C. 16.04.05096 is hereby recodified as a section in K.C.C.
2693 chapter 16.04.

2694 SECTION 251. K.C.C. 16.04.051 is hereby recodified as a section in K.C.C.
2695 chapter 16.04.

2696 SECTION 252. K.C.C. 16.04.055 is hereby recodified as a section in K.C.C.
2697 chapter 16.04.

2698 SECTION 253. K.C.C. 16.04.057, as amended by this ordinance, is hereby
2699 recodified as a section in K.C.C. chapter 16.04.

2700 SECTION 254. Ordinance 11923, Section 3, and K.C.C. 16.04.057 are each
2701 hereby amended to read as follows:

2702 **Conversion condominium warranty of repairs and escrow fund.**

2703 A. The repairs required to be made in K.C.C. 16.04.055, as recodified by this
2704 ordinance, shall be warranted by the declarant against defects due to workmanship or
2705 materials for a period of one year following the completion of such repairs.

2706 B. Prior to conveyance of any residential unit within a conversion condominium,
2707 the declarant shall establish and maintain an account with a bank or other financial
2708 institution of the declarant's choosing, containing a sum equal to ten percent of the actual
2709 cost of making repairs required in K.C.C. 16.04.055, as recodified by this ordinance.

2710 During the one year warranty period, funds contained in the account shall be used
2711 exclusively for paying the actual cost of making repairs required, or for otherwise
2712 satisfying claims made under the warranty. The declarant shall by private action, in
2713 writing, notify the owners' association of the location of the account and of any
2714 disbursements therefrom. Following expiration of the warranty period, any funds
2715 remaining in the account shall be disbursed to the declarant.

2716 C. Depletion of the funds contained in the account shall not relieve the declarant
2717 of his or her obligations under this section.

2718 D. The enforcement of the escrow and warranty provision shall be by private
2719 right of action and implementation and enforcement shall not be the responsibility of this
2720 department or of any county agency.

2721 SECTION 255. K.C.C. 16.04.060 is hereby recodified as a section in K.C.C.
2722 chapter 16.04.

2723 SECTION 256. K.C.C. 16.04.070 is hereby recodified as a section in K.C.C.
2724 chapter 16.04.

2725 SECTION 257. Ordinance 7633 Section 3, and K.C.C. 16.04.085 are each hereby
2726 repealed.

2727 SECTION 258. K.C.C. 16.04.090 is hereby recodified as a section in K.C.C.
2728 chapter 16.04.

2729 SECTION 259. K.C.C. 16.04.091 is hereby recodified as a section in K.C.C.
2730 chapter 16.04.

2731 SECTION 260. K.C.C. 16.04.092, as amended by this ordinance, is hereby
2732 recodified as a section in K.C.C. chapter 16.04.

2733 SECTION 261. Ordinance 12380, Section 3, and K.C.C. 16.04.092 are each
2734 hereby amended to read as follows:

2735 **Individual mobile homes - Standards.** All mobile homes shall comply with the
2736 following requirements:

2737 A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall
2738 have the appropriate insignia indicating such approval affixed to the unit, in accordance
2739 with ~~((the provisions of RCW))~~ chapter 43.22 RCW.

2740 B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval
2741 ~~((pursuant to))~~ in accordance with subsection A of this section are subject to the
2742 following provisions:

2743 1. Mobile homes currently located within King County may remain in their
2744 current location. However, prior to the relocation of such mobile home to another portion
2745 of King County, the owner shall provide evidence that the mobile home was located
2746 within King County before the January 21, 1980, effective date of Ordinance 4681. A
2747 "noninsignia" mobile home currently located outside of King County may be relocated to
2748 King County only when subject to forced relocation ~~((pursuant to RCW))~~ in accordance
2749 with chapter 59.21.105 RCW.

2750 2. Prior to installing a noninsignia mobile home, the mobile home shall be
2751 inspected and approved by the department of development and environmental services.
2752 The inspection shall review consistency with the following livability standards, but shall
2753 not be considered a warranty that the mobile home is safe or livable:

2754 a. ~~((F))~~the unit must have safe, operable heating facilities.

2755 b. ~~((F))~~the unit must be equipped with a water closet, lavatory, bathtub or
2756 shower, and kitchen sink; be provided with hot and cold running water; and all facilities
2757 shall be installed and maintained in a safe and sanitary condition.

2758 c. ~~((F))~~the structure must be weather-protected so as to provide shelter for the
2759 occupants against the elements and to exclude dampness.

2760 d. ~~((A))~~all openable windows and doors must be in operable condition to
2761 provide for adequate natural ventilation and emergency exit.

2762 e. ~~((A))~~at least one operable smoke detector shall be installed within the unit.

2763 f. ~~((F))~~the unit shall be structurally sound with no apparent unsafe condition in
2764 floors, walls, ceilings and roofs.

2765 g. ~~((F))~~the unit must be well maintained, free of debris and infestation of
2766 insects, vermin or rodents.

2767 C. All mobile homes are subject to the following installation requirements:

2768 1. Support systems and stabilizing devices shall be designed and installed in
2769 accordance with the provisions of WAC 296-150B-200.

2770 2. Electrical connections shall be inspected and approved by the Washington
2771 State Department of Labor and Industries.

2772 3. Mobile homes supported on piers shall be fully skirted.

2773 4. Mobile homes located outside of a mobile home park shall be subject to the
2774 setback and lot coverage provisions of the zone in which located.

2775 D. Accessory Structures.

2776 1. Accessory structures shall be subject to the provisions of the ~~((Uniform))~~
2777 International Building Code or the International Residential Code, as applicable, as
2778 adopted in King County and a building permit shall be required before construction or
2779 installation.

2780 2. Separation between accessory structures and other structures shall be as set
2781 forth in K.C.C. 21A.14.170 or 21A.14.180. However, if the accessory structure is a
2782 carport constructed of combustible materials, the carport roof area shall not extend over

2783 or otherwise cover any bedroom windows and no other accessory structures other than
2784 decks, porches, stairs or ramps shall be permitted under the carport roof area.

2785 SECTION 262. K.C.C. 16.04.093, as amended by this ordinance, is hereby
2786 recodified as a section in K.C.C. chapter 16.04.

2787 SECTION 263. Ordinance 12380, Section 4, and K.C.C. 16.04.093 are each
2788 hereby amended to read as follows:

2789 **Individual mobile homes - Required permits and application content.**

2790 A. Installation of a mobile home shall require the approval of a mobile home
2791 permit by the department of development and environmental services pursuant to the
2792 permit process and procedures for type 1 permits outlined in K.C.C. 20.20. The permit
2793 shall expire one year after date of issuance. A permit may be renewed for a maximum of
2794 one year upon request of the applicant, provided such requests are made within fifteen
2795 days of the date of expiration of the original permit. Mobile homes shall not be
2796 permanently occupied for more than forty-five days prior to issuance of a certificate of
2797 occupancy by the department of development and environmental services.

2798 B. The following must be submitted with an application for a mobile home
2799 permit, except that when the mobile home is to be located in an approved mobile home
2800 park, subsection((s)) B. 1.d., 1.e., 1.h., 1.i.((5)) and 3 shall not apply:

2801 1. Two copies of a site plan drawn to scale, showing:

2802 a. ~~((N))~~north arrow and scale,

2803 b. ~~((L))~~location and dimensions of all property lines or leased areas, and
2804 easements,

2805 c. ~~((P))~~ proposed location of mobile home and/or accessory structure(s) on the
2806 site or space,

2807 d. ~~((D))~~ distances from the mobile home and accessory structure(s) to property
2808 lines,

2809 e. ~~((A))~~ approximate surface elevation at each corner of the site,

2810 f. ~~((L))~~ location of parking spaces,

2811 g. ~~((N))~~ name or number of street on which site or space is located,

2812 h. ~~((L))~~ location of septic tank and drainfield, if sewers are not available,

2813 i. ~~((L))~~ location of well or other water source, if public water supply is not
2814 available;

2815 2. A description of the mobile home, including:

2816 a. ~~((M))~~ model number,

2817 b. Washington State and/or H.U.D. ID number,

2818 c. ~~((N))~~ name of manufacturer and year of manufacture;

2819 3. Two copies of plans showing proposed foundation system, if more than one-
2820 fourth of the floor area of the mobile home, as measured from the bottom of the main
2821 frame members, will be more than three feet above the existing ground level, or when
2822 any supporting piers exceed sixty inches in height;

2823 4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy
2824 of same and Certified Manufactured Home Installers number.

2825 C. An accessory structure in excess of ~~((120))~~ 200 square feet of floor ~~((e#))~~ area
2826 including roof ~~((area))~~ overhang shall require the approval of a building permit by the
2827 department of development and environmental services pursuant to the permit process

2828 and procedures for type 1 permits outlined in K.C.C. chapter 20.20. An application for a
2829 building permit for an accessory structure shall include site plans drawn consistent with
2830 the provisions of subsection B.1. If an application for a building permit for an accessory
2831 structure is submitted together with an application for a mobile home permit and if the
2832 accessory structure is less than 600 square feet in area, the fee for the accessory structure
2833 shall be waived.

2834 SECTION 264. K.C.C. 16.04.094, as amended by this ordinance, is hereby
2835 recodified as a section in K.C.C. chapter 16.04.

2836 SECTION 265. Ordinance 12380, Section 5, and K.C.C. 16.04.094 are each
2837 hereby amended to read as follows:

2838 **Factory-built commercial structures and coaches - Standards.**

2839 A. Factory-built commercial structures and coaches shall be located, installed and
2840 used in the same manner as conventional commercial structures, except to the extent that
2841 construction standards are regulated by the Washington State Department of Labor and
2842 Industries or the U.S. Department of Housing and Urban Development.

2843 B. Factory-built commercial structures and commercial coaches shall be installed
2844 subject to the following:

2845 1. A building permit must be obtained for any factory-built commercial
2846 structure or commercial coach pursuant to the permit process and procedures for type 1
2847 permits outlined in K.C.C. 20.20.

2848 2. The following criteria must be satisfied for the permanent installation of a
2849 factory-built commercial structure or commercial coach before a building permit can be
2850 issued:

2851 a. The appropriate insignia of the Washington State Department of Labor and
2852 Industries of the U.S. Department of Housing and Urban Development must be affixed to
2853 the unit. If the unit is lacking the appropriate insignia it must satisfy the structural,
2854 mechanical, electrical and plumbing requirements of the ((Uniform)) International
2855 Building, Mechanical and other applicable codes as adopted in King County for
2856 conventional commercial structures.

2857 b. The foundation, entry/exit stairs or ramps, and all accessory structures shall
2858 be designed and installed in accordance with the provisions of the ((Uniform))
2859 International Building Code as adopted in King County.

2860 c. Occupancy of the structure shall not be permitted before inspection and
2861 approval.

2862 3. The temporary installation of factory-built commercial structures and
2863 commercial coaches may be permitted for a period not to exceed one year. The support
2864 system recommended by the manufacturer, or designed by a professional structural
2865 engineer registered by the state, may be substituted for a foundation designed in
2866 accordance with the provisions of the ((Uniform)) International Building Code as adopted
2867 in King County, subject to the approval of the department of development and
2868 environmental services.

2869 SECTION 266. K.C.C. 16.04.098, as amended by this ordinance, is hereby
2870 recodified as a section in K.C.C. chapter 16.04.

2871 SECTION 267. Ordinance 7853, as amended, and K.C.C. 16.04.098 are each
2872 hereby amended to read as follows:

2873 **Inspection and enforcement.**

2874 A. Enforcement. The director is authorized to enforce the provisions of this
2875 chapter and any rules and regulations promulgated thereunder, pursuant to the
2876 enforcement and penalty provisions of K.C.C. Title 23 ~~((of the King County Code))~~.

2877 EXCEPTION: The director of the department of public health is authorized to
2878 enforce ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A
2879 ~~((WAC))~~ chapter 51-((30))50 WAC.

2880 B. General. All construction or work for which a permit is required shall be
2881 subject to inspection by the director.

2882 C. Authority. The director is authorized and directed to enforce this chapter. The
2883 director is authorized to promulgate, adopt, and issue those rules and regulations
2884 necessary to the effective and efficient administration of this chapter, such rules and
2885 regulations to be adopted and maintained in accordance with the provisions for the rules
2886 of county agencies, K.C.C. chapter 2.98.

2887 D. Plan Reviews and Inspections. All buildings constructed under the provisions
2888 of this chapter are subject to a final inspection for compliance with this chapter. The
2889 director has the authority to establish rules and procedures for accepting at his/her option
2890 an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or
2891 inspections.

2892 SECTION 268. Sections 269 through 278 of this ordinance, K.C.C. 16.04.05053,
2893 as amended by this ordinance, K.C.C. 16.70.035, as amended by this ordinance and
2894 K.C.C. 16.04.05071, as amended by this ordinance, should constitute a new chapter in
2895 K.C.C. Title 16.

2896 NEW SECTION. SECTION 269. There is hereby added to K.C.C. chapter 16.xx
2897 (created under section 268 of this ordinance) a new section to read as follows:

2898 **Adoption.** The International Residential Code for One- and Two-Family
2899 Dwellings, as amended in chapter 51-52 WAC, effective July 1, 2004, as published by or
2900 jointly with the International Code Council, Inc., together with appendices, amendments,
2901 additions, deletions and exceptions hereinafter adopted by reference, together with the
2902 Washington state building code and with King County modifications which shall be
2903 adopted and codified in this chapter are adopted as the King County International
2904 Residential Code for One- and Two-Family Dwellings code and hereinafter referred to as
2905 the International Residential Code, "IRC." Chapter 11 and Chapters 25 through 40 are
2906 not adopted.

2907 NEW SECTION. SECTION 270. There is hereby added to K.C.C. chapter 16.xx
2908 (created under section 268 of this ordinance) a new section to read as follows:

2909 **Administration.** Chapter 1 of the International Residential Code is not adopted
2910 and Chapter 1 of the International Building Code as amended in K.C.C. chapter 16.02 is
2911 substituted.

2912 NEW SECTION. SECTION 271. There is hereby added to K.C.C. chapter 16.xx
2913 (created under section 268 of this ordinance) a new section to read as follows:

2914 **Appendices not adopted.** Appendices A through F, I and J of the International
2915 Residential Code are not adopted.

2916 NEW SECTION. SECTION 272. There is hereby added to K.C.C. chapter 16.xx
2917 (created under section 268 of this ordinance) a new section to read as follows:

2918 **Building Planning – Design criteria - Climate and Geographical Design**
 2919 **Criteria for King County.** Table R301.2(1) of the International Residential Code is not
 2920 adopted and the following is substituted:

2921 **Table R301.2(1)**

2922 **CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR KING COUNTY**

Ground snow load	Wind speed (mph)	Seismic design category	Subject to damage from			Decay	Winter design temp.	Ice- shield required	Flood hazards	Air freezing index	Mean annual temp.
			Weathering	Frost line depth	Termite						
Varies ₁	85	D1 or D2 ₂	Moderate	12" < 1,000ft elev. ₃	Slight to Mod.	Slight to Mod.	25	No	Varies ₄	100 to 250	50

2923 1. The "Snow Load Analysis for Washington" Second Edition (1995), published
 2924 by the Structural Engineers Association of Washington, shall be used in determining
 2925 snow load except where the department determines by public rule that a different
 2926 standard is necessary to protect the public health and safety. The minimum roof snow
 2927 load shall be 25 pounds per square feet.

2928 2. Seismic design category shall be D1 for areas of unincorporated King County
 2929 to the east of the Snoqualmie River as it traverses from the King County—Snohomish
 2930 County line to the city limits of Snoqualmie, east of the town of Snoqualmie, east of the
 2931 Snoqualmie Parkway and the Echo Lake-Snoqualmie Cut-off SE as they run from the
 2932 city limits of the town of Snoqualmie to State Highway 18 and to the south or east of
 2933 State Highway 18. All other portions of unincorporated King County shall be seismic
 2934 design category D2.

2935 3. The frost line depth shall be considered to be 12 inches for sites up to an
2936 elevation of 1000 feet above sea level. For sites over 1,000 feet above sea level a specific
2937 site analysis may be required.

2938 4. Flood hazard within King County varies. See the flood hazard code provisions
2939 of K.C.C. chapter 21A.24.

2940 NEW SECTION. SECTION 273. There is hereby added to K.C.C. chapter 16.xx
2941 (created under section 268 of this ordinance) a new section to read as follows:

2942 **Building Planning – Design criteria - Disaster repair standards.** Section R301
2943 of the International Residential Code is supplemented with the following:

2944 **Disaster repair standards (IRC R301.10).** Repairs for buildings damaged by
2945 disasters shall comply with Sections 3411.2 through 3411.7 of the International Building
2946 Code as amended by K.C.C. chapter 16.06.

2947 NEW SECTION. SECTION 274. There is hereby added to K.C.C. chapter 16.xx
2948 (created under section 268 of this ordinance) a new section to read as follows:

2949 **Garages and carports – Flood hazard areas.** Section R309.5 of the
2950 International Residential Code is not adopted and the following is substituted:

2951 **Flood hazard areas (IRC R309.5).** Garage floors in buildings located in flood
2952 hazard areas shall comply with the flood hazard standards in K.C.C. 21A.24.

2953 NEW SECTION. SECTION 275. There is hereby added to K.C.C. chapter 16.xx
2954 (created under section 268 of this ordinance) a new section to read as follows:

2955 **Building planning – Flood-resistant construction.** Section R323 of the
2956 International Residential Code is not adopted and the following is substituted:

2957 **Building planning – Flood-resistant construction (IRC R323).** Flood-resistant
2958 construction will comply with the flood hazard standards in K.C.C. 21A.24.

2959 NEW SECTION. SECTION 276. There is hereby added to K.C.C. chapter 16.xx
2960 (created under section 268 of this ordinance) a new section to read as follows:

2961 **Building planning – Automatic fire sprinklers.** Chapter 3 of the International
2962 Residential Code is supplemented with the following:

2963 **Automatic fire sprinklers (IRC R324).** Automatic fire sprinklers shall be
2964 provided as required by Section 903.2.10.4 of the International Fire Code.

2965 NEW SECTION. SECTION 277. There is hereby added to K.C.C. chapter 16.xx
2966 (created under section 268 of this ordinance) a new section to read as follows:

2967 **Foundation walls - Concrete foundation walls.** Section R404.1.2 of the
2968 International Residential Code is not adopted and the following is substituted:

2969 **Concrete foundation walls (IRC R404.1.2).** Concrete foundation walls shall be
2970 constructed in accordance with Tables R 404.1.1(1) through (4) and shall also comply
2971 with section R404.2. In seismic design categories D1 and D2, concrete foundation walls
2972 shall comply with section R404.1.4. Concrete foundation walls may comply with Table
2973 1805.5(5) of the International Building Code as amended by K.C.C. chapter 16.04 as an
2974 alternative to requiring a special design for every application.

2975 NEW SECTION. SECTION 278. There is hereby added to K.C.C. chapter 16.xx
2976 (created under section 268 of this ordinance) a new section to read as follows:

2977 **Under floor space – Flood resistance.** Section R408.6 of the International
2978 Residential Code is not adopted and the following is substituted:

2979 **Flood resistance (IRC R408.6).** Under floor spaces of buildings located in areas
2980 prone to flooding shall comply with the flood hazard standards in K.C.C. 21A.24.

2981 SECTION 279. K.C.C. 16.04.05053, as amended by this ordinance is hereby
2982 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this
2983 ordinance).

2984 SECTION 280. Ordinance 12560, Section 57, as amended, and K.C.C.
2985 16.04.05053 are each hereby amended to read as follows:

2986 **Appendix (~~Chapter 4, Division I~~) G – Swimming pools, Spas and Hot Tubs**

2987 **– Barrier requirements - Outdoor swimming pool.** Section (~~(421.1)~~) AG105.2 of
2988 Appendix (~~Chapter 4, Division I,~~) G of the (~~Uniform Building~~) International
2989 Residential Code is not adopted and the following is substituted:

2990 **Outdoor swimming pool (~~(UBC 421.1)~~) (IRC AG105.2).** An outdoor
2991 swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa
2992 shall be provided with a barrier that shall (~~be installed, inspected and approved prior to~~
2993 ~~plastering or filling with water. The barrier shall~~) comply with the following:

2994 1. The top of the barrier shall be at least 60 inches (~~((1.524 m))~~) (1,524 mm)
2995 above grade measured on the side of the barrier which faces away from the swimming
2996 pool. The maximum vertical clearance between grade and the bottom of the barrier shall
2997 be 2 inches (~~((.051 m))~~) (51 mm) measured on the side of the barrier which faces away
2998 from the swimming pool. (~~The maximum vertical clearance at the bottom of the barrier~~
2999 ~~may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete~~
3000 ~~deck, or when the barrier is mounted on the top of the aboveground pool structure. When~~
3001 ~~barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the~~

3002 ~~horizontal members shall be placed on the pool side of the barrier. Any decorative design~~
3003 ~~work on the side away from the swimming pool, such as protrusions, indentations or~~
3004 ~~cutouts, which render the barrier easily climbable, is prohibited))~~ Where the top of the
3005 pool structure is above grade, such as an above-ground pool, the barrier may be at ground
3006 level, such as the pool structure, or mounted on top of the pool structure. Where the
3007 barrier is mounted on top of the pool structure, the maximum vertical clearance between
3008 the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

3009 2. Openings in the barrier shall not allow passage of a ~~((1-3/4))~~ 4-inch-diameter
3010 ~~(((.044 m)))~~ (102 mm) sphere.

3011 ~~((EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches~~
3012 ~~(1.143 m) or more, the opening size may be increased such that the passage of a 4-inch-~~
3013 ~~diameter (.102 m) sphere is not allowed.~~

3014 ~~2. For fencing))~~ 3. Solid barriers which do not have openings, such as a masonry
3015 or stone wall, shall not contain indentations or protrusions except for normal construction
3016 tolerances and tooled masonry joints.

3017 4. Where the barrier is composed of vertical and horizontal members~~((, the~~
3018 ~~spacing between vertical members may be increased up to 4 inches (.102 m) when))~~ and
3019 the distance between the tops of horizontal members is less than 45 inches~~((1.143 m) or~~
3020 ~~more))~~ (1,143 mm), the horizontal members shall be located on the swimming pool side
3021 of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in
3022 width. Where there are decorative cutouts within vertical members, spacing within the
3023 cutouts shall not exceed 1.75 inches (44 mm) in width.

3024 ~~((3-Chain))~~ 5. Where the barrier is composed of horizontal and vertical
3025 members and the distance between the tops of the horizontal members is 45 inches (1,143
3026 mm) or more, spacing between vertical members shall not exceed 4 inches (101 mm).
3027 Where there are decorative cutouts within vertical members, spacing within the cutouts
3028 shall not exceed 1.75 inches (44 mm) in width.

3029 6. Maximum mesh size for chain link fences ((used as the barrier)) shall ((not))
3030 be ((less than 11 gage)) a 2.25 inch (57 mm) square unless the fence is provided with
3031 slats fastened at the top or the bottom which reduce the openings to not more than 1.75
3032 inches (44 mm).

3033 ~~((4-))~~ 7. Where the barrier is composed of diagonal members, such as a lattice
3034 fence, the maximum opening formed by the diagonal members shall not be more than
3035 1.75 inches (44 mm).

3036 8. Access gates shall comply with the requirements of Section AG105.2, Items 1
3037 through ((3)) 7, and shall be equipped to accommodate a locking device. Pedestrian
3038 access gates shall open outward away from the pool and shall be self-closing and have a
3039 self-latching device. Gates other than pedestrian access gates shall have a self-latching
3040 device. Where the release mechanism of the self-latching device is located less than 54
3041 inches ((1.372 m)) (1,372 mm) from the bottom of the gate, the release mechanism and
3042 openings shall comply with the following:

3043 ~~((1))~~ 8.1. ((†))The release mechanism shall be located on the pool side of the
3044 barrier at least 3 inches ((.076 m)) (76 mm) below the top of the gate, and

3045 ~~((2))~~ 8.2. ((†))The gate and barrier shall have no opening greater than 1/2 inch
3046 ((.013 m)) (12.7 mm) within 18 inches ((.457 m)) (457 mm) of the release mechanism.

3047 ~~((Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates~~
3048 ~~shall be equipped with lockable hardware or padlocks and shall remain locked at all times~~
3049 ~~when not in use.))~~

3050 ~~((~~(5.)~~) 9. Where a wall of a building serves as part of the barrier ~~((and contains~~~~
3051 ~~door openings between the building and the outdoor swimming pool, which provide~~
3052 ~~direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4~~
3053 ~~of Section 421.1 shall be provided.~~

3054 ~~**EXCEPTIONS:** When approved by the building official,))~~ one of the following
3055 ~~((may be used))~~ conditions shall be met:

3056 ~~((1. Self closing and self latching devices installed on all doors with direct access~~
3057 ~~to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above~~
3058 ~~the floor.~~

3059 ~~2. An alarm installed on))~~ 9.1. The pool shall be equipped with a powered safety
3060 cover in compliance with ASTM F1346; or

3061 9.2. ((a))All doors with direct access to the pool through that wall shall be
3062 equipped with an alarm which produces an audible warning when the door and its screen,
3063 if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds
3064 immediately after the door ~~((and its screen, if present, are))~~ is opened~~((;))~~ and be capable
3065 of ~~((providing a sound pressure level of not less than 85 dBA when measured indoors at~~
3066 10 feet (3.048 m)) being heard throughout the house during normal house-hold activities.

3067 The alarm shall automatically reset under all conditions. The alarm system shall be
3068 equipped with a manual means, such as a touchpad or switch, to temporarily deactivate
3069 the alarm for a single opening. Such deactivation shall last ~~((no longer))~~ not more than

3070 15 seconds. The deactivation switch or switches shall be located at least 54 inches
3071 ~~((1.372 m))~~ (1,372 mm) above the threshold of the door~~((-))~~; or

3072 ~~((3-))~~ 9.3. Other means of protection ~~((may))~~, such as self-closing doors with
3073 self-latching devices, which are approved by the building official, shall be acceptable so
3074 long as the degree of protection afforded is not less than ~~((that))~~ the protection afforded
3075 by ~~((any of the devices))~~ item 9.1 or 9.2 described above.

3076 ~~((6.))~~ 10. Where an aboveground pool structure is used as a barrier or where the
3077 barrier is mounted on top of the pool structure, and the means of access is a ladder or
3078 steps, then:

3079 ~~((1-the))~~ 10.1. ~~((t))~~The ladder or steps shall be capable of being secured,
3080 locked or removed to prevent access ;or

3081 ~~((2-the))~~ 10.2. The ladder or steps shall be surrounded by a barrier which
3082 meets the requirements section AG105.2, of Items 1 through ~~((5))~~9. When the ladder or
3083 steps are secured, locked or removed, any opening created shall ~~((be protected by a~~
3084 ~~barrier complying with Items 1 through 5))~~ not allow the passage of a 4-inch diameter
3085 (102 mm) sphere.

3086 ~~((EXCEPTIONS: When approved by the building official, one of the following~~
3087 ~~may be used:~~

3088 ~~1. The pool may be equipped with a power or manual safety cover which~~
3089 ~~complies with standards set forth in American Society for Testing and Materials (ASTM)~~
3090 ~~F1346-1991; or~~

3091 ~~2. Other means of protection may be acceptable so long as the degree of~~
3092 ~~protection afforded is not less than that afforded by any of the means described in this~~
3093 ~~section.))~~

3094 SECTION 281. K.C.C. 16.70.035, as amended by this ordinance is hereby
3095 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this
3096 ordinance).

3097 SECTION 282. Ordinance 11797, Section 1, and K.C.C. 16.70.035 are each
3098 hereby amended to read as follows:

3099 **Appendix G – Swimming pools, Spas and Hot Tubs – Barrier requirements -**
3100 **Prefabricated pools.** Appendix G of the International Residential Code is supplemented
3101 with the following:

3102 **Prefabricated pools (IRC AG105.6).**

3103 A. For an above ground, prefabricated pool greater than two feet in depth, the
3104 owner or possessor of real property ((as described in K.C.C. 16.70.020)) shall:

3105 1. ((Erect a solid structure or fence which meets the requirements of K.C.C.
3106 16.70.020)) Comply with the barrier requirements of AG 105.2; ((or))

3107 2. ((Erect a fence or barrier of substantial construction on top of the pool structure
3108 in such a manner as to render the total height of such fence, including the pool wall, at least
3109 five feet; or

3110 3.)) Equip the pool with a power or manual safety cover which complies with
3111 standards set forth in American Society for Testing and Materials (ASTM) F1346 - 1991;
3112 or

3113 ((4)) 3. Use other means of protection, as approved by the building official, if such
3114 means are not less protective than that afforded by any of the means listed in this section.

3115 SECTION 283. K.C.C. 16.04.05071, as amended by this ordinance is hereby
3116 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this
3117 ordinance).

3118 SECTION 284. Ordinance 12560, Section 74, as amended, and K.C.C.
3119 16.04.05071 are each hereby amended to read as follows:

3120 **Appendix ((Chapter 12 Division H,)) K - Sound ((F))transmission ((Control))**
3121 **- Sea-Tac noise program area ((UBC 1217)).** Appendix K of the International
3122 Residential Code is supplemented with the following:

3123 **Appendix K Sound transmission - Sea-Tac noise program area. (IRC**
3124 **AK101.1).** ~~((Noise determined construction requirements detailed in this chapter shall be~~
3125 ~~applied to new construction and additions of all structures, except for not normally~~
3126 ~~inhabited portions of warehouses, storage buildings and similar structures as determined~~
3127 ~~by the director,)) All buildings or structures constructed or placed in use for human~~
3128 ~~occupancy on sites within the ((designated program areas of the)) vicinity of Seattle-~~
3129 ~~Tacoma International Airport which have been included within or enclosed by the Port of~~
3130 ~~Seattle's Noise Remedy Program boundaries shall comply with the provisions in the~~
3131 ~~International Building Code Appendix K. ((The applicable program areas are the~~
3132 ~~Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific~~
3133 ~~Construction requirements for these two areas are:~~

3134 (a) ~~Neighborhood Reinforcement Area:~~

3135 1) ~~Bedrooms must comply with Section 1234 which is designed to achieve a~~
3136 ~~noise reduction of 35 db.~~

3137 2) ~~All other living and working areas must comply with Section 1226 which is~~
3138 ~~designed to achieve a noise reduction level of 30 dB.~~

3139 (b) ~~Cost Share Insulations Area:~~

3140 1) ~~Bedrooms must comply with Section 1226 which is designed to achieve a~~
3141 ~~noise reduction of 30 dB.~~

3142 2) ~~All other living and working areas must comply with Section 1219 which is~~
3143 ~~designed to achieve a noise reduction level of 25 dB.)~~

3144 SECTION 285. Ordinance 14238, Section 18, and K.C.C. 16.06.010 are each
3145 hereby amended to read as follows:

3146 **Disaster damage - purpose ((~~UBC 3419~~)).** Chapter 34 Existing Structures of
3147 the International Building Code is supplemented with the following:

3148 **Purpose (IBC 3411.1).** The purpose of K.C.C. 16.06.020 through 16.06.080 is to
3149 provide a defined level of repair for buildings and structures damaged by a disaster
3150 resulting in a declared emergency as defined in K.C.C. 16.20.080. ((~~The provisions of~~)
3151 K.C.C. 16.06.020 through 16.06.080 are not intended to modify requirements that would
3152 otherwise apply under the Washington state energy code, chapter 19.27A RCW or
3153 provisions in buildings for aged and handicapped persons, chapter 70.92 RCW.

3154 SECTION 286. Ordinance 14238, Section 19, and K.C.C. 16.06.020 are each
3155 hereby amended to read as follows:

3156 **Disaster damage - critical structures ((~~UBC 3420~~)).** Chapter 34 Existing
3157 Structures of the International Building Code is supplemented with the following:

3158 **Critical structures (IBC 3411.2).** For the purpose of the ~~((UBC))~~ International
3159 Building Code, a "critical structure" means a structure that may require a higher level of
3160 repair after a disaster because of its construction, use, height in stories, occupant load or
3161 location and is one or more of the following:

3162 1. A masonry structure constructed without structural reinforcement or reinforced
3163 only with joint reinforcement;

3164 2. A structure ~~((with either a Group A, E or I occupancy classification, as defined~~
3165 ~~by the UBC 303.1.1, 305.1 or 308.1, and an occupant load over three hundred))~~ classified
3166 as Category III or IV for importance factor as defined by Table 1604.5 IBC;

3167 3. A structure that is four or more stories in height;

3168 4. A structure ~~((that has been identified as an essential facility occupancy~~
3169 ~~category in UBC Table 16 K))~~ with a Group LC occupancy, as defined by WAC 51-50-
3170 0313, having more than ten clients, or having more than five clients total having an
3171 evacuation capability classified as II or III, as defined by WAC 51-50-0419;

3172 5. A structure that contains a Group H occupancy, as defined in ~~((UBC 307.1~~
3173 ~~with the exception of Division 4 (repair garages) occupancy))~~ IBC 307; or

3174 6. A structure that is located in a seismic or landslide hazard area, as designated
3175 in the King County Sensitive Areas Map Folio.

3176 SECTION 287. Ordinance 14238, Section 20, and K.C.C. 16.06.030 are each
3177 hereby amended to read as follows:

3178 **Disaster damage - structural repairs ((UBC 3421)).** Chapter 34 Existing
3179 Structures of the International Building Code is supplemented with the following:

3180 **Structural repairs (IBC 3411.3).** Required structural repair levels shall be based
3181 on the ratio of the estimated cost of repairs required to restore the structural members to
3182 their pre-event condition to the estimated replacement cost of the structure.

3183 ~~((1. Required structural repair level for a damage ratio of ten percent or less
3184 (UBC 3421.1). When the damage ratio is ten percent or less, structures, except critical
3185 structures, as defined in K.C.C. 16.06.020, must be restore, as a minimum, to their pre-
3186 event condition.~~

3187 ~~**EXCEPTIONS:** 1. Replacement of structural masonry shall always be provided
3188 with reinforcement. 2. Structural masonry repairs shall be based on the recommendation
3189 of the engineer of record.~~

3190 ~~2. Required structural repair level for a damage ratio greater than ten percent but
3191 no more than fifty percent (UBC 3421.2).~~

3192 ~~2.1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have
3193 the damaged structural members, including all critical ties and connections associated
3194 with the damaged structural members, all structural members supported by the damaged
3195 member, and all structural members supporting the damaged members repaired, replaced
3196 or strengthened to bring them into compliance with the connection requirements and
3197 seventy five percent of the force levels of the Uniform Building Code.~~

3198 ~~**EXCEPTION:** For structures with rigid diaphragms where the above required
3199 repair and strengthening increases the rigidity of the resisting members, the entire lateral-
3200 force resisting system of the structure shall be investigated. When, in the opinion of the
3201 building official, an unsafe or adverse condition has been created as a result of the
3202 increase in rigidity, the condition shall be corrected.~~

3203 2.2 ~~When the structure is not a critical structure, as defined in K.C.C. 16.06.020,~~
3204 ~~conventional stud framed structures, which contain detached one or two family~~
3205 ~~dwellings, or detached occupancies classified as Group R, Division 3 or Group U,~~
3206 ~~Division 1 or accessory sheds or one story buildings not greater than two thousand square~~
3207 ~~feet, which are accessory to Group R, Division 3 occupancies, may alternatively comply~~
3208 ~~with K.C.C. 16.06.050, with the approval of the building official.~~

3209 **EXCEPTIONS:** ~~1. Structures containing occupancies classified as Group R,~~
3210 ~~Division 3 which are located in a seismic or landslide hazard area, as designated on the~~
3211 ~~King County sensitive area folio maps. 2. Structures with foundation or ground failures.~~
3212 ~~3. Required structural repair level for a damage ratio greater than fifty percent~~
3213 ~~(UBC 3421.3). When the damage ratio is greater than fifty percent, all structures shall~~
3214 ~~have the entire structure strengthened to comply with the force levels and connection~~
3215 ~~requirements of the UBC.~~

3216 ~~4. Required structural repair level for critical structures (UBC 3421.4). When the~~
3217 ~~damage ratio for critical structures, except for structures identified as essential facilities,~~
3218 ~~as defined in UBC Table 16 K, is ten percent or less, the critical structures may be~~
3219 ~~restored to the pre-event condition, except as noted in this section. When the damage~~
3220 ~~ratio for critical structures is greater than ten percent but no greater than thirty percent,~~
3221 ~~and for essential facilities when the damage ratio is greater than five percent but no~~
3222 ~~greater than thirty percent, structures shall have the damaged structural members,~~
3223 ~~including all critical ties and connections associated with the damaged structural~~
3224 ~~members, all structural members supported by the damaged member, and all structural~~
3225 ~~members supporting the damaged members repaired, replaced or strengthened to bring~~

3226 them into compliance with the connection requirements and seventy five percent of the
3227 force levels of the UBC. When the damage ratio for critical structures and essential
3228 facilities is greater than thirty percent, the entire structure shall be strengthened to comply
3229 with the force levels and connection requirements of the UBC.

3230 **EXCEPTION:** The top two floors of a four or more story structure may meet a
3231 lesser criteria than having those levels strengthened to comply with the force levels and
3232 connection requirements of the UBC, provided that the criteria is not less than that which
3233 those floors would be subject to if they were in a two-story structure, based on the
3234 damage they incurred.

3235 5. Exception to the required structural repair level for Group H occupancies
3236 (UBC 3421.5). When the structure owner can demonstrate that Group H occupancies are
3237 of a minor or accessory nature, the building official may designate the structure as other
3238 than a critical structure for structural repair design criteria purposes.

3239 6. Disaster damage repair evaluations required (UBC 3421.6). For all structures
3240 listed in subsections 1, 2 and 3 of this section, UBC 3421.1, UBC 3421.2 and UBC 3421.,
3241 proposed repair or alteration of structures shall include an evaluation of the effects of
3242 such work to the building in its entirety. This evaluation shall include, but not be limited
3243 to, an investigation of the effects of any induced eccentricity and changes in the
3244 foundation and in story stiffness, as a result of the proposed improvements. When, in the
3245 opinion of the building official, an unsafe or adverse condition has been created as a
3246 result of such effects, the condition shall be corrected.

3247 7. Disaster damage repair alternatives (UBC 3421.7). The building official may
3248 approve an alternative design criteria if the owner's engineer or architect can demonstrate,

3249 ~~to the satisfaction of the building official, that the structure, after repair or alteration, will~~
3250 ~~provide that level of safety as required by the intent of the UBC.~~

3251 ~~8. Appeals (UBC 3421.8), Decisions of the building official relating to the~~
3252 ~~required structural repair level may be appealed to the Building Code Advisory Board in~~
3253 ~~accordance with K.C.C. 16.04.05004.)~~

3254 NEW SECTION. SECTION 288. There is hereby added to K.C.C. chapter 16.06
3255 a new section to read as follows:

3256 **Disaster damage - Structural repairs - Required structural repair level for a**
3257 **damage ratio of ten percent or less.** Chapter 34 Existing Structures of the International
3258 Building Code is supplemented with the following:

3259 **Required structural repair level for a damage ratio of ten percent or less.**
3260 **(IBC 3411.3.1).** When the damage ratio is ten percent or less, structures, except critical
3261 structures, as defined in K.C.C. 16.06.020, must be restored, as a minimum, to their pre-
3262 event condition.

3263 **EXCEPTIONS:**

3264 1. Replacement of structural masonry shall always be provided with
3265 reinforcement.

3266 2. Structural masonry repairs shall be based on the recommendation of the
3267 engineer of record.

3268 NEW SECTION. SECTION 289. There is hereby added to K.C.C. chapter 16.06
3269 a new section to read as follows:

3270 **Disaster damage - Structural repairs - Required structural repair level for a**
3271 **damage ratio greater than ten percent but no more than fifty percent.** Chapter 34

3272 Existing Structures of the International Building Code is supplemented with the
3273 following:

3274 **Required structural repair level for a damage ratio greater than ten percent**
3275 **but no more than fifty percent (IBC 3411.3.2).**

3276 1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have
3277 the damaged structural members, including all critical ties and connections associated
3278 with the damaged structural members, all structural members supported by the damaged
3279 member, and all structural members supporting the damaged members repaired, replaced
3280 or strengthened to bring them into compliance with the connection requirements and
3281 eighty percent of the force levels of the International Building Code.

3282 **EXCEPTION:** For structures with rigid diaphragms where the above-required
3283 repair and strengthening increases the rigidity of the resisting members, the entire lateral-
3284 force-resisting system of the structure shall be investigated. When, in the opinion of the
3285 building official, an unsafe or adverse condition has been created as a result of the
3286 increase in rigidity, the condition shall be corrected.

3287 2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020,
3288 conventional stud framed structures, which contain detached one or two family
3289 dwellings, or detached occupancies classified as Group R, Division 3 or Group U, or
3290 accessory sheds or one story buildings not greater than two thousand square feet, which
3291 are accessory to detached one or two family dwellings, or are accessory to Group R,
3292 Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the
3293 approval of the building official.

3294 **EXCEPTIONS:**

3295 2.1. Structures which are located in a seismic or landslide hazard area, as
3296 designated on the King County sensitive area folio maps.

3297 2.2. Structures with foundation or ground failures.

3298 NEW SECTION. SECTION 290. There is hereby added to K.C.C. chapter 16.06
3299 a new section to read as follows:

3300 **Disaster damage - Structural repairs - Required structural repair level for a**
3301 **damage ratio greater than fifty percent.** Chapter 34 Existing Structures of the
3302 International Building Code is supplemented with the following:

3303 **Required structural repair level for a damage ratio greater than fifty**
3304 **percent. (IBC 3411.3.3).** When the damage ratio is greater than fifty percent, all
3305 structures shall have the entire structure strengthened to comply with the force levels and
3306 connection requirements of the International Building Code.

3307 NEW SECTION. SECTION 291. There is hereby added to K.C.C. chapter 16.06
3308 a new section to read as follows:

3309 **Disaster damage - Structural repairs - Required structural repair level for**
3310 **critical structures.** Chapter 34 Existing Structures of the International Building Code is
3311 supplemented with the following:

3312 **Required structural repair level for critical structures. (IBC 3411.3.4).** When
3313 the damage ratio for critical structures, except for structures identified as essential
3314 facilities in seismic use Group IV, as listed in IBC Table 1604.5, is ten percent or less,
3315 the critical structures may be restored to the pre-event condition, except as noted in this
3316 section. When the damage ratio for critical structures is greater than ten percent but no
3317 greater than thirty percent, and for essential facilities when the damage ratio is greater

3318 than five percent but no greater than thirty percent, structures shall have the damaged
3319 structural members, including all critical ties and connections associated with the
3320 damaged structural members, all structural members supported by the damaged member,
3321 and all structural members supporting the damaged members repaired, replaced or
3322 strengthened to bring them into compliance with the connection requirements and eighty
3323 percent of the force levels of the International Building Code. When the damage ratio for
3324 critical structures and essential facilities as listed in seismic use Group IV IBC Table
3325 1604.5, is greater than thirty percent, the entire structure shall be strengthened to comply
3326 with the force levels and connection requirements of the International Building Code.

3327 **EXCEPTION:** The top two levels of a four or more level structure may meet a
3328 lesser criteria than having those levels strengthened to comply with the force levels and
3329 connection requirements of the International Building Code, provided that the criteria is
3330 not less than that which those levels would be subject to if they were in a two level
3331 structure, based on the damage they incurred.

3332 NEW SECTION. SECTION 292. There is hereby added to K.C.C. chapter 16.06
3333 a new section to read as follows:

3334 **Disaster damage - Structural repairs - Exception to the required structural**
3335 **repair level for Group H occupancies.** Chapter 34 Existing Structures of the
3336 International Building Code is supplemented with the following:

3337 **Exception to the required structural repair level for Group H occupancies.**
3338 **(IBC 3411.3.5).** When the structure owner can demonstrate that Group H occupancies
3339 are of a minor or accessory nature, the building official may designate the structure as
3340 other than a critical structure for structural repair design criteria purposes.

3341 NEW SECTION. SECTION 293. There is hereby added to K.C.C. chapter 16.06
3342 a new section to read as follows:

3343 **Disaster damage - Structural repairs - evaluations required.** Chapter 34
3344 Existing Structures of the International Building Code is supplemented with the
3345 following:

3346 **Evaluations required (IBC 3411.3.6).** For all structures having at least a ten
3347 percent damage ration, but are not required to have the entire structure strengthened to
3348 comply with the force levels and connection requirements of the International Building
3349 Code, proposed repair or alteration of structures shall include an evaluation of the effects
3350 of such work to the building in its entirety. This evaluation shall include, but not be
3351 limited to, an investigation of the effects of any induced eccentricity and changes in the
3352 foundation and in story stiffness, as a result of the proposed improvements. When, in the
3353 opinion of the building official, an unsafe or adverse condition has been created as a
3354 result of such effects, the condition shall be corrected.

3355 NEW SECTION. SECTION 294. There is hereby added to K.C.C. chapter 16.06
3356 a new section to read as follows:

3357 **Disaster damage - Structural repairs - alternatives.** Chapter 34 Existing
3358 Structures of the International Building Code is supplemented with the following:

3359 **Alternatives (IBC 3411.3.7).** The building official may approve an alternative
3360 design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of
3361 the building official, that the structure, after repair or alteration, will provide that level of
3362 safety as required by the intent of the International Building Code.

3363 NEW SECTION. SECTION 295. There is hereby added to K.C.C. chapter 16.06
3364 a new section to read as follows:

3365 **Disaster damage - Structural repairs - Appeals.** Chapter 34 Existing Structures
3366 of the International Building Code is supplemented with the following:

3367 **Appeals (IBC 3411.3.8).** Decisions of the building official relating to the
3368 required structural repair level may be appealed to the Building Code Advisory Board in
3369 accordance with K.C.C. 16.04.05004 as recodified by this ordinance.

3370 SECTION 296. Ordinance 14238, Section 21, and K.C.C. 16.06.040 are each
3371 hereby amended to read as follows:

3372 **Disaster damage repair - special provisions ((~~UBC 3422~~)).** Chapter 34
3373 Existing Structures of the International Building Code is supplemented with the
3374 following:

3375 **Special provisions (IBC 3411.4).** The following special provision shall apply
3376 when the damage ratio is greater than ten percent:

3377 1. A structure containing an occupancy classified as Group R or any townhouse
3378 structure, which contains five or more dwelling units and which contains parking shall
3379 have any level containing parking and the connections of any parking level to adjacent
3380 levels strengthened to comply with the force levels and connection requirements of the
3381 ~~((UBC))~~ International Building Code.

3382 **EXCEPTION:** A wood-frame structure of one or two stories or one story and a
3383 basement, provided that no dwelling units are located above parking areas.

3384 2. A structure having concrete tilt-up or masonry bearing walls shall be provided
3385 with a positive connection between the walls and roof diaphragm sized in accordance
3386 with the ~~((UBC))~~ International Building Code.

3387 3. A masonry structure, constructed without structural reinforcement or
3388 reinforced only with joint reinforcement, which has not been identified as an essential
3389 facility ~~((occupancy category in UBC Table 16-K,))~~ classified as Category IV for
3390 importance factor as listed in Table 1604.5 IBC and does not contain Group H
3391 occupancies~~((, other than Division 4, repair garages,))~~ shall comply with the ~~((Uniform))~~
3392 International Existing Building Code ((for Building Conservation)), Appendix Chapter
3393 A1. These structures, which are ~~((used as an))~~ identified as essential ((facility,)) facilities
3394 and listed in Category IV for importance factor as defined by Table 1604.5 IBC or
3395 contain Group H occupancies~~((, other than Division 4, repair garages,))~~ shall have the
3396 entire structure strengthened to comply with the force levels and connection requirements
3397 of the ~~((UBC))~~ International Building Code.

3398 4. For repairs to structures located in a seismic hazard area, as identified on the
3399 King County sensitive areas map folio, consideration shall be given to potential
3400 consequences of any liquefaction and soil strength loss, including estimation of
3401 differential settlement, lateral movement or reduction in foundation soil bearing capacity
3402 in accordance with a foundation investigation as required by ~~((UBC Section 1804.2))~~ IBC
3403 1802.

3404 5. For repairs to structures located in a landslide hazard area, as identified on the
3405 King County sensitive areas map folio, an evaluation of the risks shall be made by a
3406 geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is

3407 prohibited, when the ratio of the estimated value of the repairs required to restore the
3408 structural members to their pre-event condition to the estimated replacement value of the
3409 structure exceeds thirty percent. Repair proposals and construction shall be in
3410 conformance with recommendations of the geotechnical engineer of record.

3411 SECTION 297. Ordinance 14238, Section 22, and K.C.C. 16.06.050 are each
3412 hereby amended to read as follows:

3413 **Disaster damage repairs - alternative residential provisions (~~((UBC 3423))~~).**
3414 Chapter 34 Existing Structures of the International Building Code is supplemented with
3415 the following:

3416 **Alternative residential provisions (IBC 3411.5).** When the structure is not a
3417 critical structure and the damage ratio is greater than ten percent, but less than fifty
3418 percent, conventional stud framed structures which contain detached one or two family
3419 dwellings, or occupancies classified as Group R, Division 3 or Group U(~~(, Division 1))~~) or
3420 accessory sheds or one story buildings not greater than two thousand square feet, which
3421 are accessory to detached one and two family dwellings, or are accessory to Group R,
3422 Division 3 occupancies, shall, at a minimum, be restored to their pre-event condition. If
3423 restored to their pre-event condition, the following provisions also apply:

- 3424 1. Damaged required braced panels shall be repaired or replaced.
- 3425 2. The wood frame shall be attached to the foundation with not less than the
3426 following, or its equivalent: one-half inch anchor bolt at six feet on center where one
3427 floor is supported on the foundation; or one-half inch anchor bolt at four feet on center
3428 where two or three stories are supported on the foundation. Each foundation bolt newly

3429 installed for compliance with this section shall be provided with plate washers a
3430 minimum of two inch by two inch by three-sixteenths inch thick.

3431 3. At each level, in each direction, minimum bracing shall be provided as
3432 follows:

3433 3.1. Braced wall panels shall be in a quantity such that the total amount of
3434 braced wall panels shall be not be less than eighteen percent of the building width at first
3435 story of two stories, or second story of three stories.

3436 3.2. The total amount of braced wall panels shall be not less than thirty percent
3437 of the building width at the first story of three stories.

3438 3.3. Construction of braced wall panels shall be one of ~~((the))~~ methods listed as
3439 methods 2 through 8 in ((UBC 2320.11.3)) IBC 2308.9.3, Bracing, or ((may fully comply
3440 with K.C.C. 16.04.05049, UBC 2320.11.4)) be an approved shear panel. On an approved
3441 shear panel, all elements must comply with the provisions of the listing.

3442 3.4. Braced wall panels shall be installed so that there is no unbraced section
3443 along the wall exceeding thirty-two feet, except that braced wall panels shall be installed
3444 so there is no unbraced section along the wall exceeding twenty-five feet at the first story
3445 of three stories.

3446 3.5. No braced wall panel less than two feet shall be considered to satisfy a
3447 portion of the overall length requirement, unless fully complying with ~~((K.C.C.~~
3448 ~~16.04.05049, UBC 2320.11.4))~~ all the provisions of the listing of an approved shear
3449 panel.

3450 3.6. Braced wall panels shall be provided with ties to the wall below or to the
3451 foundation to resist overturning where the braced wall panel is less than three feet at the
3452 first and second story of three stories and first of two stories.

3453 ~~((3.7. Alternative braced wall panels shall comply with K.C.C. 16.04.05049,~~
3454 ~~UBC 2320.11.4.))~~

3455 SECTION 298. Ordinance 14238, Section 23, and K.C.C. 16.06.060 are each
3456 hereby amended to read as follows:

3457 **Disaster damage - nonstructural repairs to light fixtures and suspended**
3458 **ceilings ~~((UBC 3424))~~.** Chapter 34 Existing Structures of the International Building
3459 Code is supplemented with the following:

3460 **Nonstructural repairs to light fixtures and suspended ceilings (IBC 3411.6).**

3461 Regardless of the damage ratio, when light fixtures and the suspension system of
3462 suspended ceilings are damaged, the damaged light fixtures and suspension systems shall
3463 be required to fully comply with the requirements of this code, ASTM C 635 and ~~((UBC~~
3464 ~~Standard 25-2))~~ ASTM C 636. Undamaged light fixtures and suspension systems shall
3465 have the additional support and bracing, provided that is required in ~~((UBC Standard 25-2))~~
3466 ASTM C 635 and ASTM C 636.

3467 SECTION 299. Ordinance 14238, Section 24, and K.C.C. 16.06.070 are each
3468 hereby amended to read as follows:

3469 **Disaster damage - repair criteria for masonry chimneys ~~((UBC 3425))~~.**
3470 Chapter 34 Existing Structures of the International Building Code is supplemented with
3471 the following:

3472 **Repair criteria for masonry chimneys (IBC 3411.7).**

3473 1. All damaged masonry chimneys must be repaired or reconstructed to comply
3474 with the requirements of ((~~UBC Chapter 31~~)) IBC 2113, repaired or reconstructed with
3475 pre-manufactured chimneys or they shall be removed. When only a portion of the
3476 masonry chimney requires repair, damaged portions of chimneys shall be removed and
3477 repaired in accordance with the following criteria:

3478 1.1. When the damaged portion of the chimney is located between the roof line
3479 and the top of the chimney, the damaged portion shall be removed to the roof line
3480 provided the roof and ceiling anchorage are in sound condition. The reconstructed
3481 portion of the chimney shall be braced to the roof structure.

3482 1.2. For a single story structure in which the damaged portion of the chimney is
3483 below the roofline or the damaged portion extends from above the roofline to below the
3484 roofline, the chimney shall be removed to the top of the fireplace.

3485 1.3. For a multistory structure, the damaged portion of the chimney shall be
3486 removed from the top to a floor line where sound anchorage is found.

3487 1.4. In any structure where the firebox has been damaged, the entire chimney
3488 and firebox shall be removed to the foundation. If the fireplace foundation is in sound
3489 condition, the firebox and chimney may be reconstructed using the existing foundation.
3490 If the fireplace foundation has been damaged, the fireplace foundation shall be removed
3491 and replaced.

3492 2. Where existing conditions preclude the installation of all anchorage required
3493 by ((~~UBC Chapter 31~~)) IBC 2113, alternate systems may be used in accordance with the
3494 alternate methods and materials provisions of the current code when approved by the

3495 building official. Such alternate systems shall be designed and detailed by a structural
3496 engineer, civil engineer or architect.

3497 3. When the portion of the chimney extending above the roof line exceeds three
3498 times the least dimension of the chimney, that portion above the roof line shall be braced
3499 to the roof structure.

3500 SECTION 300. Ordinance 14238, Section 25, and K.C.C. 16.06.080 are each
3501 hereby amended to read as follows:

3502 **Disaster damage - certified compliance program for nonstructural and**
3503 **"stand-alone" structural repairs (~~((UBC 3426))~~).** Chapter 34 Existing Structures of the
3504 International Building Code is supplemented with the following:

3505 **Certified compliance program for nonstructural and "stand-alone"**
3506 **structural repairs (IBC 3411.8).** The building official may establish a certified
3507 compliance program by public rule in accordance with K.C.C. chapter 2.98. This program
3508 will allow certain repairs to disaster damaged structures through an issued building permit
3509 without requiring an engineered repair design and without submitting plans for review by
3510 King County.

3511 1. Repairs authorized under this program will be where the damage is limited to
3512 nonstructural components, such as chimneys and stand-alone structural systems, such as
3513 masonry or concrete masonry walls.

3514 2. The program would require that nonstructural and stand-alone structural repairs
3515 be performed only by registered contractors who can demonstrate competence in standards
3516 set forth in the public rule.

3517 3. The program may waive the requirement for inspection of the nonstructural and
3518 stand alone structural repairs, provided the registered contractor provides certification that
3519 the repairs have been completed in accordance with the approved permit and the repair
3520 criteria.

3521 4. Repair criteria and required standards for registered contractors shall be set forth
3522 in the public rule.

3523 SECTION 301. Ordinance 14111, Section 73, and K.C.C. 16.10.010 are each
3524 hereby amended to read as follows:

3525 **((Adoption)) Purpose.** ~~The ((Uniform Building Security Code, 1997 Edition, as~~
3526 ~~published by or jointly with the International Conference of Building Officials, together~~
3527 ~~with amendments, additions and deletions hereinafter adopted by reference, together with~~
3528 ~~amendments, additions and deletions hereinafter adopted by reference, together with the~~
3529 ~~state building code and with King County modifications which shall be adopted and~~
3530 ~~codified in)) purpose of this chapter ((are adopted)) is to establish minimum standards to~~
3531 ~~make dwelling units resistant to unlawful entry. This chapter shall be known as the King~~
3532 ~~County building security code and hereinafter referred to as security code or "((U))BSC."~~

3533 SECTION 302. Ordinance 12560, Section 58, as amended, and K.C.C. 16.10.020
3534 are each hereby amended to read as follows:

3535 **Scope.** ~~((Section 1025 of the Uniform Building Security Code is not adopted and~~
3536 ~~the following is substituted:~~

3537 **Scope (UBSC 1025.)**

3538 1. The provisions of this chapter shall apply to openings into all new and existing
3539 dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or