

- 875 4. A description of that portion of the building for which the certificate is issued.
- 876 5. The name of the building official.
- 877 6. A statement that the building may be occupied.
- 878 7. The edition of the code under which the permit was issued.
- 879 8. The use and occupancy, in accordance with the provisions of chapter 3.
- 880 9. The type of construction as defined in chapter 6.
- 881 10. The design occupant load.
- 882 11. If an automatic sprinkler system is provided, whether the sprinkler system is
- 883 required.
- 884 12. Any special stipulation and conditions of the building permit.
- 885 13. An explanation that the responsibility for the building's compliance with the
- 886 provisions of the applicable King County codes and for maintenance of the building rests
- 887 exclusively with the permit applicants and their agents and the building's owners.

888 SECTION 66. K.C.C. 16.04.05028, as amended by this ordinance, is hereby

889 recodified as a section in K.C.C. chapter 16.02.

890 SECTION 67. Ordinance 12560, Section 32, as amended, and K.C.C.

891 16.04.05028 are each hereby amended to read as follows:

892 **Certificate (~~of occupancy~~) issued - Certificate of shell completion (~~(IBC~~**

893 **~~109.3.2))~~).** Section 110.2 of the International Building Code is supplemented with the

894 following:

895 **Certificate issued - Certificate of shell completion (IBC 110.2.2).** After final

896 inspection of a building or structure for which the permit was issued for only the building

897 shell, if no violations of this code or of related land use and public health ordinances,

898 rules and regulations have been discovered, or if such violations have been discovered
899 and have been corrected, the building official shall issue a certificate of shell completion
900 which shall contain the following:

- 901 1. The building permit number.
- 902 2. The address of the building.
- 903 3. The name and address of the owner.
- 904 4. A description of the building or that portion of the building for which the
905 certificate is issued.
- 906 5. The name of the building official.
- 907 6. A statement that no portion of the building shall be occupied until tenant
908 improvement permits are obtained and occupancy is approved.
- 909 7. The edition of the code under which the permit was issued.
- 910 8. The type of construction as defined in chapter 6.
- 911 9. If an automatic sprinkler system is provided, whether the sprinkler system is
912 required.
- 913 10. Any special stipulation and conditions of the building permit.
- 914 11. An explanation that the responsibility for the building's compliance with the
915 provisions of the applicable King County codes and for maintenance of the building rests
916 exclusively with the permit applicants and their agents and the building's owners.

917 SECTION 68. K.C.C. 16.04.05029, as amended by this ordinance, is hereby
918 recodified as a section in K.C.C. chapter 16.02.

919 SECTION 69. Ordinance 12560, Section 33, as amended, and K.C.C.
920 16.04.05029 are each hereby amended to read as follows:

921 **Certificate of occupancy - Temporary occupancy - Temporary certificates**
922 **issued.** Section ~~((109.4))~~ 110.3 of the ~~((Uniform))~~ International Building Code is not
923 adopted and the following is substituted:

924 **Temporary certificates issued ~~((UBC 109.4))~~ (IBC 110.3).** The building
925 official may issue a temporary certificate of occupancy or a temporary certificate of shell
926 completion.

927 SECTION 70. K.C.C. 16.04.05030, as amended by this ordinance, is hereby
928 recodified as a section in K.C.C. chapter 16.02.

929 SECTION 71. Ordinance 12560, Section 34, as amended, and K.C.C.
930 16.04.05030 are each hereby amended to read as follows:

931 **Temporary ~~((€))~~certificate ~~((of occupancy))~~ issued - Temporary certificate of**
932 **occupancy ~~((UBC 109.4.1))~~.** Section 110.3 of the International Building Code is
933 supplemented with the following:

934 **Temporary certificate of occupancy (IBC 110.3.1).** The building official may
935 issue a temporary certificate of occupancy authorizing occupancy of all or part of an
936 unfinished building or structure or a temporary structure if:

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

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

942 2.1 Agrees not to make a claim or bring an action against King County for any
943 harms, injuries or damage he, she or others may suffer as a result of occupancy of the
944 unfinished building, and

945 2.2 Agrees to hold King County free and harmless from any claims or legal
946 actions which may be brought by any person or entity as a result of the occupancy of the
947 unfinished building, and

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

951 3.1 The amount of the cash bond required to occupy a new structure prior to the
952 issuance of the temporary certificate of occupancy shall be determined by the building
953 official. The amount of the cash bond required to occupy a temporarily occupied
954 structure for a specified period of time shall be an amount determined by the building
955 official to ensure removal of the structure. In either case, the cash bond will be refunded
956 to the permittee upon completion of work or the satisfactory removal of the temporary
957 structure.

958 3.2 In the event the construction work or removal of the temporarily occupied
959 structure is not completed or material progress has not been made within twelve (12)
960 months following the posting of the cash deposit, the amount remaining on deposit may
961 be applied toward completion of applicable code requirements or for the removal of the
962 temporary structure by the building official. Any such action by the building official
963 shall first require thirty (30) days written notice to the permittee.

964 3.3 The temporary certificate of occupancy shall contain the same information
965 as a certificate of occupancy along with a list of requirements that remain to be
966 completed, special conditions of temporary occupancy, and dates of temporary
967 occupancy approval and expiration. The temporary certificate of occupancy shall be
968 valid only so long as determined by the building official, and only so long as the
969 occupants of the building or structure strictly abide by the conditions and limitations
970 specified in the temporary certificate of occupancy, and only so long as applicable
971 permits are validly maintained or renewed.

972 SECTION 72. K.C.C. 16.04.05031, as amended by this ordinance, is hereby
973 recodified as a section in K.C.C. chapter 16.02.

974 SECTION 73. Ordinance 12560 Section 35, as amended, and K.C.C.
975 16.04.05031 are each hereby amended to read as follows:

976 Temporary ((C))certificate ((of occupancy)) issued - Temporary certificate of
977 shell completion (((UBC 109.4.2))). Section 110.3. of the International Building Code
978 supplemented with the following:

979 Temporary certificate of shell completion (IBC 110.3.2). The building official
980 may issue a temporary certificate of shell completion authorizing occupancy for all or
981 part of an unfinished building or structure or a temporary structure if:

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

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

986 2.1 Agrees not to make a claim or bring an action against King County for any
987 harms, injuries or damage he, she or others may suffer as a result of occupancy of the
988 unfinished building, and

989 2.2 Agrees to hold King County free and harmless from any claims or legal
990 actions which may be brought by any person or entity as a result of the occupancy of the
991 unfinished building, and

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

996 4. The temporary certificate of shell completion shall contain the same
997 information as the certificate of shell completion along with a list of requirements that
998 remain to be completed, special conditions of temporary shell approval, and the dates of
999 temporary shell approval and expiration. The temporary certificate of shell completion
1000 shall be valid only so long as those responsible for the building and structure strictly
1001 abide by the conditions and limitations specified in the temporary certificate of shell
1002 completion, and only so long as applicable permits are validly maintained or renewed.

1003 SECTION 74. K.C.C. 16.04.05033, as amended by this ordinance, is hereby
1004 recodified as a section in K.C.C. chapter 16.02.

1005 SECTION 75. Ordinance 12560, Section 37, as amended, and K.C.C.
1006 16.04.05033 are each hereby amended to read as follows:

1007 **Certificate of occupancy - Revocation.** Section ((109.6)) 110.4 of the
1008 ((Uniform)) International Building Code is not adopted and the following is substituted:

1009 **Revocation** (~~((UBC 109.6))~~) **(IBC 110.4)**. The building official may, in writing,
1010 suspend or revoke a certificate of occupancy and/or a certificate of shell completion
1011 issued under the provisions of this code whenever the certificate is issued in error, or on
1012 the basis of incorrect information supplied, or when it is determined that the building or
1013 structure or portion thereof is in violation of any ordinance or regulation or any of the
1014 provisions of this code.

1015 SECTION 76. K.C.C. 16.04.05032, as amended by this ordinance, is hereby
1016 recodified as a section in K.C.C. chapter 16.02.

1017 SECTION 77. Ordinance 12560, Section 36, as amended, and K.C.C.
1018 16.04.05032 are each hereby amended to read as follows:

1019 **Certificate of occupancy - Posting.** Section ~~((109.5))~~ 110 of the ~~((Uniform))~~
1020 International Building Code is ~~((not adopted and))~~ supplemented with the following ~~((is~~
1021 substituted)):

1022 **Posting** (~~((UBC 109.5))~~) **(IBC 110.5)**. The certificate of occupancy and/or the
1023 certificate of shell completion shall be posted in a conspicuous place on the premises and
1024 shall not be removed except by the building official.

1025 NEW SECTION. SECTION 78. There is hereby added to K.C.C. chapter 16.02
1026 a new section to read as follows:

1027 **Service Utilities.** Sections 111.1 and 111.2 of the International Building Code
1028 are not adopted.

1029 SECTION 79. K.C.C. 16.04.05004, as amended by this ordinance, is hereby
1030 recodified as a section in K.C.C. chapter 16.02.

1031 SECTION 80. Ordinance 12560, Section 9, as amended, and K.C.C. 16.04.05004
1032 are each hereby amended to read as follows:

1033 **Board of appeals - General.** Section ~~((105.1))~~ 112.1 of the ~~((Uniform))~~
1034 International Building Code is not adopted and the following is substituted:

1035 **General** ~~((UBC 105.1))~~ (IBC 112.1). In order to hear and discuss appeals of
1036 decisions or determinations made by the building official on this code as it applies to
1037 alternative materials and methods of construction, there shall be and is hereby created a
1038 building code board of appeals. The board shall consist of ~~((thirteen))~~ nine members who
1039 are qualified by experience and training to pass upon matters pertaining to building
1040 construction. The building official shall be an ex-officio member and he/she, or a
1041 designated appointee, shall act as secretary of the board. The board of appeals members
1042 shall be appointed by the county executive, confirmed by the county council, and shall
1043 serve for not more than two four-year terms or until their successor is appointed and
1044 qualified. The board shall adopt reasonable rules of procedure for conducting its
1045 business, and shall render all decisions and findings in writing to the appellant with a
1046 duplicate copy to the building official, which shall be advisory unless otherwise specified
1047 in this code. The board may also recommend to the council new legislation regarding the
1048 subject matter of this code.

1049 NEW SECTION. SECTION 81. There is hereby added to K.C.C. chapter 16.02
1050 a new section to read as follows:

1051 **Board of appeals – Qualifications.** Section 112.3 of the International Building
1052 Code is not adopted.

1053 NEW SECTION. SECTION 82. There is hereby added to K.C.C. chapter 16.02
1054 a new section to read as follows:

1055 **Violations – Notice of violation.** Section 113.2 of the International Building
1056 Code is not adopted and the following is substituted:

1057 **Notice of violation (IBC 113.2).** The building official is authorized to serve a
1058 notice of violation or order on the person responsible for the erection, construction,
1059 alteration, extension, repair, moving, removal, demolition or occupancy of a building or
1060 structure in violation of the provisions of the code, or in violation of a permit or
1061 certificate issued under the provisions of this code. Such order shall direct the
1062 discontinuance of the illegal action or condition and the abatement of the violation in
1063 accordance with K.C.C. Title 23.

1064 SECTION 83. K.C.C. 16.04.05003, as amended by this ordinance, is hereby
1065 recodified as a section in K.C.C. chapter 16.02.

1066 SECTION 84. Ordinance 12560, Section 8, as amended, and K.C.C. 16.04.05003
1067 are each hereby amended to read as follows:

1068 ~~((Administration, organization and enforcement--))~~ **Stop work order** ~~((s and
1069 **correction notice**)). Section ~~((104.2.4))~~ 114 and all subsections thereto of the
1070 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:~~

1071 **Stop orders and correction notice** ~~((UBC 104.2.4))~~ **(IBC 114.1).** Whenever
1072 any work is being done contrary to the provisions of this code, the building official may
1073 order the work stopped in accordance with K.C.C. Title 23 by notice in writing served on
1074 any persons engaged in the doing or causing such work to be done, or by posting such
1075 notice in a conspicuous place on the premises where the violation is occurring, and any

1076 such persons shall forthwith stop such work until authorized by the building official to
1077 proceed with the work.

1078 Whenever any work is being done contrary to the provisions of this code, the
1079 building official may order the violations corrected without ordering all work stopped by
1080 issuing a correction notice which identifies the violation. The correction notice may
1081 require reinspection prior to further construction or at the time of the next required
1082 inspection. The correction notice shall be served or posted in the same manner as a stop
1083 work order.

1084 These remedies are in addition to those authorized elsewhere in the code.

1085 NEW SECTION. SECTION 85. There is hereby added to K.C.C. chapter 16.02
1086 a new section to read as follows:

1087 **Unsafe structures and equipment.** Section 115 of the International Building
1088 Code is not adopted.

1089 SECTION 86. Ordinance 3647 Section 7, and K.C.C. 16.04.100 are each hereby
1090 repealed.

1091 SECTION 87. K.C.C. 16.04.110 is hereby recodified as a section in K.C.C.
1092 chapter 16.02.

1093 SECTION 88. Section 89 of this ordinance, section 90 of this ordinance, K.C.C.
1094 16.16.070, as recodified by this ordinance, K.C.C. 16.04.020, as recodified by this
1095 ordinance, K.C.C. 16.20.080, as recodified by this ordinance, K.C.C. 16.04.030, as
1096 recodified by this ordinance and sections 99 through 118 of this ordinance should constitute
1097 a new chapter in K.C.C. Title 16.

1098 NEW SECTION. SECTION 89. There is hereby added to K.C.C. chapter 16.xx
1099 (created under section 88 of this ordinance) a new section to read as follows:

1100 **Scope of chapter.** This chapter contains definitions of technical and procedural
1101 terms that are used throughout the title. The definitions in this chapter supplement the
1102 definitions contained in the international codes adopted in this title. The definitions in this
1103 chapter do not apply to K.C.C. chapter 16.82.

1104 NEW SECTION. SECTION 90. There is hereby added to K.C.C. chapter 16.xx
1105 (created under section 88 of this ordinance) a new section to read as follows:

1106 **International Building Code Definitions Not Adopted.** The following
1107 definitions in section 202 of the International Building Code are not adopted:

- 1108 A. Base flood;
- 1109 B. Design flood;
- 1110 C. Dry floodproofing;
- 1111 D. Existing construction;
- 1112 E. Flood hazard area;
- 1113 F. Flood hazard area subject to high velocity wave action;
- 1114 G. Flood insurance rate map (FIRM);
- 1115 H. Flood insurance study;
- 1116 I. Floodway;
- 1117 J. Nonbuilding structure,
- 1118 K. Start of construction; and
- 1119 L. Substantial improvement.

1120 SECTION 91. K.C.C. 16.16.070, as amended by this ordinance, is hereby
1121 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1122 SECTION 92. Ordinance 14111, Section 135, and K.C.C. 16.16.070 are each
1123 hereby amended to read as follows:

1124 **International Property Maintenance Code Definition(s) Not Adopted.**

1125 Section ~~((401))~~ 201.3 of the ~~((Uniform Housing))~~ International Property Maintenance
1126 Code is not adopted ~~((and the following is substituted:~~

1127 **Definitions ~~(((UHC 401)))~~.** For the purpose of this code, ~~certain terms, phrases,~~
1128 ~~words and their derivatives shall be construed as specified in either this chapter or as~~
1129 ~~specified in the Building Code. Where terms are not defined, they shall have their~~
1130 ~~ordinary accepted meanings within the context with which they are used. Webster's~~
1131 ~~Third New International Dictionary of the English Language, Unabridged, copyright~~
1132 ~~1986, shall be considered as providing ordinary accepted meanings. Words in the~~
1133 ~~singular include the plural and the plural the singular. Words used in the masculine~~
1134 ~~gender include the feminine and the feminine the masculine.~~

1135 **"Building Code"** is the Uniform Building Code promulgated by the International
1136 Conference of Building Officials, as adopted by this jurisdiction.

1137 **"Congregate Residence"** means any building or portion thereof that contains
1138 facilities for living, sleeping and sanitation, as required by this code, and may include
1139 facilities for eating and cooking, for occupancy by other than a family. A congregate
1140 residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house
1141 but does not include jails, hospitals, nursing homes, hotels or lodging houses.

1142 **"Efficiency Dwelling Unit"** means a dwelling unit containing only one habitable
1143 room and meeting the requirements of Section 503.2, exception.

1144 **"Health Officer"** means the legally designated head of the Department of Health
1145 of this jurisdiction.

1146 **"Hot Water"** means water supplied to plumbing fixtures at a temperature of not
1147 less than 120°F (49°C).

1148 **"Lodging House"** means any building or portion thereof containing not more
1149 than five guest rooms where rent is paid in money, goods, labor or otherwise.

1150 **"Mechanical Code"** is the Uniform Mechanical Code promulgated by the
1151 International Conference of Building Officials, as adopted by this jurisdiction.

1152 **"Nuisance"** The following shall be defined as nuisances:

1153 1. Any public nuisance known at common law or in equity jurisprudence.

1154 2. Any attractive nuisance that may prove detrimental to persons whether in a
1155 building, on the premises of a building or on an unoccupied lot. This includes any
1156 abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor
1157 vehicles; any structurally unsound fences or structures; or any lumber, trash, fences,
1158 debris or vegetation that may prove a hazard.

1159 3. Whatever is dangerous to human life or is detrimental to health, as determined
1160 by the health officer or building official.

1161 4. Overcrowding a room with occupants.

1162 5. Insufficient ventilation or illumination.

1163 6. Inadequate or unsanitary sewage or plumbing facilities.

1164 7. Uncleanliness, as determined by the health officer.

1165 8. ~~Whatever renders air, food or drink unwholesome or detrimental to the health~~
1166 ~~of human beings, as determined by the health officer or building official.~~

1167 ~~"Plumbing Code" is the Plumbing Code as adopted by this jurisdiction)).~~

1168 SECTION 93. K.C.C. 16.04.020, as amended by this ordinance, is hereby
1169 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1170 SECTION 94. Ordinance 3647, Section 3, as amended, and K.C.C. 16.04.020 are
1171 each hereby amended to read as follows:

1172 **Term amendments.** Whenever the following words appear in the code, they are
1173 to be changed as follows:

1174 A. ~~((City to county;~~

1175 B. ~~Cities to county;~~

1176 C. ~~City limits to unincorporated King County;~~

1177 D. ~~City of to King County;~~

1178 E. ~~City council to Metropolitan King County Council;~~

1179 F. ~~City treasurer to chief financial officer;~~

1180 G. ~~Mayor to county executive;~~

1181 H.) ~~Building official~~ or code official to director, department of development and
1182 environmental services;

1183 B. Name of jurisdiction to unincorporated King County;

1184 C. The department of building safety to King County department of development
1185 and environmental services;

1186 D. Design flood elevation to base flood elevation.

1187 SECTION 95. K.C.C. 16.20.080, as amended by this ordinance, is hereby
1188 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1189 SECTION 96. Ordinance 12560, Section 132, as amended, and K.C.C. 16.20.080
1190 are each hereby amended to read as follows:

1191 ~~((Definitions – UCADB Section 301))~~ Abate. ~~((Section 301 of the Uniform
1192 Code for the Abatement of Dangerous Buildings is not adopted and the following is
1193 substituted:~~

1194 ~~**General (UCADB 301).** For the purpose of this code, certain terms, phrases,
1195 words and their derivatives shall be construed as specified in either this chapter or as
1196 specified in the Building Code or the Housing Code. Where terms are not defined, they
1197 shall have their ordinary accepted meanings within the context with which they are used.
1198 *Webster's Third New International Dictionary of the English Language, Unabridged,*
1199 *copyright 1986, shall be construed as providing ordinary accepted meanings. Words used
1200 in the singular include the plural and the plural the singular. Words used in the masculine
1201 gender include the feminine and the feminine the masculine.*~~

1202 ~~**ABATE is))**~~ Abate: to take whatever steps are deemed necessary by the building
1203 official to return a property to the condition which is neither dangerous nor a nuisance, or
1204 to ensure that the property complies with the applicable requirements of this code.
1205 Abatement may include, but is not limited to, repair, rehabilitation, removal, or
1206 ~~((demolition))~~ demolition.

1207 ~~((**BUILDING CODE** is the *Uniform Building Code* promulgated by the
1208 International Conference of Building Officials, or its successor, as adopted by the county.~~

1209 ~~**DAMAGE RATIO** is the ratio of the estimated cost of repairs required to restore~~
1210 ~~the structural members of an immediately hazardous and dangerous structure to their pre-~~
1211 ~~event condition to the estimated replacement cost of the structure.~~

1212 ~~**DANGEROUS BUILDING** is any building or structure deemed to be dangerous~~
1213 ~~under the provisions of Section 302 of the Uniform Code of Abatement of Dangerous~~
1214 ~~Buildings.~~

1215 ~~**DECLARED AN EMERGENCY** is a proclamation in writing by the King~~
1216 ~~County executive stating that King County or some designated part of the county is in a~~
1217 ~~condition of emergency and procedures reserved for emergency situations are in effect.~~

1218 ~~**DISASTER** is an event or set of circumstances of catastrophic nature arising~~
1219 ~~from any cause which reaches such a dimension as to demand immediate action to~~
1220 ~~preserve public health, to protect life and property or to provide relief to any stricken~~
1221 ~~community overtaken by such occurrences or which warrants the declaration of a state of~~
1222 ~~emergency or the execution of emergency management operations plans.~~

1223 ~~**ENGINEERING EVALUATION** is an evaluation of structural or nonstructural~~
1224 ~~damage or suspected damage to a structure performed by or under direction of an~~
1225 ~~architect who is licensed in the state of Washington, or a civil or structural engineer~~
1226 ~~licensed in Washington.~~

1227 ~~**HISTORIC STRUCTURE** is any structure, or collection of structures and their~~
1228 ~~associated sites, deemed of importance to the history, architecture or culture of an area by~~
1229 ~~an appropriate local, state or federal governmental jurisdiction. Historic structure~~
1230 ~~includes a King County landmark, King County historic resources inventory property,~~
1231 ~~property listed on the national register of historic places, property listed on the~~

1232 Washington state register of historic places, property determined eligible for listing on
1233 the national register, and any other property deemed of historic significance by the King
1234 County historic preservation officer.

1235 ~~HOUSING CODE~~ is the *Uniform Housing Code* promulgated by the
1236 International Conference of Building Officials, or its successor, as adopted by this
1237 jurisdiction.

1238 ~~IMMEDIATELY HAZARDOUS AND DANGEROUS STRUCTURE~~ is a
1239 structure that has been determined by the building official to constitute an immediate
1240 safety hazard because the structure, or some portion of that structure, is determined, to be
1241 subject to immediate failure, detachment, dislodgment or collapse and is likely to injure
1242 persons, damage property or cause other serious public safety problems.

1243 ~~NONSTRUCTURAL DAMAGE~~ is damage that has been determined through an
1244 engineering evaluation to have the potential to cause injury or death to the occupants or
1245 the public, or to have the potential to prevent occupancy due to restricted access or
1246 egress. Non structural damage includes, but is not limited to, damage to parapets,
1247 chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in
1248 finishes, damage of equipment, furnishing and mechanical or electrical problems not
1249 directly related with fire protection or life safety, but that creates a situation where
1250 correction is required for safe operation and occupancy.

1251 ~~NUISANCES~~ shall be defined, for the purpose of this Code, as provided by
1252 K.C.C. Title 23.

1253 ~~RAPID ABATEMENT PLAN~~ is a plan prepared pursuant to sections 4 through
1254 15 of this ordinance, for the abatement of an immediately hazardous and dangerous
1255 structure damaged by disaster resulting in a declared emergency.

1256 ~~STRUCTURAL DAMAGE~~ is damage that has been determined through an
1257 engineering evaluation to have significantly decreased the structural integrity or the
1258 vertical and lateral load carrying capacity of the structural frame of a structure. ~~Structural~~
1259 damage includes, but is not limited to, damage to roof or floor systems, columns,
1260 diaphragms, walls or vertical bracing, moment frames, framing connections, precast
1261 connections, base plate damage, weld failures or serious foundations damage.))

1262 SECTION 97. K.C.C. 16.04.030, as amended by this ordinance, is hereby
1263 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1264 SECTION 98. Ordinance 11923, Section 1, and K.C.C. 16.04.030 are each
1265 hereby amended to read as follows:

1266 ~~((Definitions. For the purposes of this chapter, the following terms shall have the~~
1267 meanings set forth below:

1268 A. ~~—~~) Condominium. Condominium(~~— means~~): real property, including but
1269 not limited to residential buildings and mobile home parks, portions of which are
1270 designated for separate ownership and the remainder of which is designated for common
1271 ownership solely by the owners of those portions. Real property is not a condominium
1272 unless the undivided interests in the common elements are vested in the condominium
1273 unit owners and unless a declaration and a survey map and plans have been recorded
1274 pursuant to the Horizontal Property Regimes Act, chapter 64.34 RCW, chapter 64.32
1275 RCW or the Condominium Act, chapter 64.34 RCW.

1276 B. ~~"Condominium unit" means a physical portion of the condominium designated~~
1277 ~~for separate ownership, the boundaries of which are described pursuant to RCW~~
1278 ~~64.34.216(1)(D).~~

1279 C. ~~"Conversion condominium" means:~~

1280 1. ~~A condominium that, at any time before its creation, was lawfully occupied,~~
1281 ~~wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written,~~
1282 ~~express or implied; or~~

1283 2. ~~A condominium that, at any time before the conveyance of or acceptance of~~
1284 ~~an agreement to convey any unit therein other than to a declarant or any affiliate of a~~
1285 ~~declarant, was lawfully occupied, wholly or partially, by a residential tenant of a~~
1286 ~~declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to~~
1287 ~~lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit~~
1288 ~~was part of condominium and subject to sale.~~

1289 ~~Conversion condominium shall not include a condominium in which, before~~
1290 ~~September 3, 1990, any unit therein had been conveyed or been made subject to an~~
1291 ~~agreement to convey to any transferee other than a declarant or an affiliate of a declarant.~~

1292 D. ~~"Declarant" means any person or group of persons acting in concert who~~
1293 ~~executes, as declarant, the document, however denominated, that creates a condominium~~
1294 ~~by setting forth the information required by 64.34 RCW or who reserves or succeeds to~~
1295 ~~any special declarant rights under such a document.~~

1296 E. ~~"Department" means the department of development and environmental~~
1297 ~~services of King County.~~

1298 F. ~~"Director" means the director of the department of development and~~
1299 ~~environmental services or his or her designee.~~

1300 G. ~~"Owners association" means the association of condominium unit owners,~~
1301 ~~organized in accordance with 64.34 RCW, for the purpose of managing a condominium.~~

1302 H. ~~"Person" means a natural person, corporation, partnership, limited partnership,~~
1303 ~~trust, governmental subdivision or agency or other legal entity.~~

1304 I. ~~"Public offer statement" means a document offering condominium units for~~
1305 ~~sale and providing descriptions and disclosures relating to the condominium pursuant to~~
1306 ~~64.34 RCW.~~

1307 J. ~~"Tenant" means any person who is entitled to occupy a rental unit primarily for~~
1308 ~~living or dwelling purposes under a rental or lease agreement,~~
1309 ~~written or oral, express or implied. The term "tenant" also includes a subtenant who is in~~
1310 ~~occupancy with the consent of the owner.))~~

1311 NEW SECTION. SECTION 99. There is hereby added to K.C.C. chapter 16.xx
1312 (created under section 88 of this ordinance) a new section to read as follows:

1313 **Condominium unit.** Condominium unit: a physical portion of the condominium
1314 designated for separate ownership, the boundaries of which are described in accordance
1315 with RCW 64.34.216(1)(D).

1316 NEW SECTION. SECTION 100. There is hereby added to K.C.C. chapter 16.xx
1317 (created under section 88 of this ordinance) a new section to read as follows:

1318 **Conversion condominium.** Conversion condominium:

1319 A. A condominium that:

1320 1. At any time before its creation, was lawfully occupied, wholly or partially, by
1321 a residential tenant pursuant to a rental agreement, oral or written, express or implied; or

1322 2. At any time before the conveyance of or acceptance of an agreement to
1323 convey any unit therein other than to a declarant or any affiliate of a declarant, was
1324 lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate
1325 of a declarant, and such tenant was not notified in writing prior to lawfully occupying a
1326 unit or executing a rental agreement, whichever is first, that the unit was part of
1327 condominium and subject to sale.

1328 B. "Conversion condominium" shall not include a condominium in which, before
1329 September 3, 1990, any unit therein had been conveyed or been made subject to an
1330 agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

1331 NEW SECTION. SECTION 101. There is hereby added to K.C.C. chapter 16.xx
1332 (created under section 88 of this ordinance) a new section to read as follows:

1333 **Declarant.** Declarant: any person or group of persons acting in concert who
1334 executes, as declarant, the document, however denominated, that creates a condominium
1335 by setting forth the information required by chapter 64.34 RCW or who reserves or
1336 succeeds to any special declarant rights under such a document.

1337 NEW SECTION. SECTION 102. There is hereby added to K.C.C. chapter 16.xx
1338 (created under section 88 of this ordinance) a new section to read as follows:

1339 **Damage ratio.** Damage ratio: the ratio of the estimated cost of repairs required
1340 to restore the structural members of an immediately hazardous and dangerous structure to
1341 their pre-event condition to the estimated replacement cost of the structure.

1342 NEW SECTION. SECTION 103. There is hereby added to K.C.C. chapter 16.xx

1343 (created under section 88 of this ordinance) a new section to read as follows:

1344 **Declared an emergency.** Declared an emergency: an emergency declared in
1345 accordance with K.C.C. chapter 12.52.

1346 NEW SECTION. SECTION 104. There is hereby added to K.C.C. chapter 16.xx

1347 (created under section 88 of this ordinance) a new section to read as follows:

1348 **Department.** Department: the King County department of development and
1349 environmental services or successor agency.

1350 NEW SECTION. SECTION 105. There is hereby added to K.C.C. chapter 16.xx

1351 (created under section 88 of this ordinance) a new section to read as follows:

1352 **Director.** Director: the director of the department of development and
1353 environmental services, or successor agency, or the person designated by the director to
1354 act. "Director" includes "building official" and "code official."

1355 NEW SECTION. SECTION 106. There is hereby added to K.C.C. chapter 16.xx

1356 (created under section 88 of this ordinance) a new section to read as follows:

1357 **Disaster.** Disaster: an event or set of circumstances of catastrophic nature arising
1358 from any cause which reaches such a dimension as to demand immediate action to
1359 preserve public health, to protect life and property or to provide relief to any stricken
1360 community overtaken by such occurrences or which warrants the declaration of a state of
1361 emergency or the execution of emergency management operations plans.

1362 NEW SECTION. SECTION 107. There is hereby added to K.C.C. chapter 16.xx

1363 (created under section 88 of this ordinance) a new section to read as follows:

1364 **Engineering evaluation.** Engineering evaluation: an evaluation of structural or
1365 nonstructural damage or suspected damage to a structure performed by or under direction
1366 of an architect who is licensed in the state of Washington, or a civil or structural engineer
1367 licensed in the state of Washington.

1368 NEW SECTION. SECTION 108. There is hereby added to K.C.C. chapter 16.xx
1369 (created under section 88 of this ordinance) a new section to read as follows:

1370 **Health officer.** Health officer: the legally designated head of the Seattle-King
1371 County department of health.

1372 NEW SECTION. SECTION 109. There is hereby added to K.C.C. chapter 16.xx
1373 (created under section 88 of this ordinance) a new section to read as follows:

1374 **Historic structure.** Historic structure: any structure, or collection of structures
1375 and their associated sites, deemed of importance to the history, architecture or culture of
1376 an area by an appropriate local, state or federal governmental jurisdiction. "Historic
1377 structure" includes a King County landmark, King County historic resources inventory
1378 property, property listed on the national register of historic places, property listed on the
1379 Washington state register of historic places, property determined eligible for listing on
1380 the national register, and any other property deemed of historic significance by the King
1381 County historic preservation officer.

1382 NEW SECTION. SECTION 110. There is hereby added to K.C.C. chapter 16.xx
1383 (created under section 88 of this ordinance) a new section to read as follows:

1384 **Immediately hazardous and dangerous structure.** Immediately hazardous and
1385 dangerous structure: a structure that has been determined by the director to constitute an
1386 immediate safety hazard because the structure, or some portion of that structure, is

1387 determined, to be subject to immediate failure, detachment, dislodgment or collapse and
1388 is likely to injure persons, damage property or cause other serious public safety problems.

1389 NEW SECTION. SECTION 111. There is hereby added to K.C.C. chapter 16.xx
1390 (created under section 88 of this ordinance) a new section to read as follows:

1391 **Nonstructural damage.** Nonstructural damage: damage that has been
1392 determined through an engineering evaluation to have the potential to cause injury or
1393 death to the occupants or the public, or to have the potential to prevent occupancy due to
1394 restricted access or egress. "Nonstructural damage" includes, but is not limited to,
1395 damage to parapets, chimneys, ornamentation, cladding, masonry veneer, glazing,
1396 interior partitions, cracks in finishes, damage of equipment, furnishing and mechanical or
1397 electrical problems not directly related with fire protection or life safety, but that creates a
1398 situation where correction is required for safe operation and occupancy.

1399 NEW SECTION. SECTION 112. There is hereby added to K.C.C. chapter 16.xx
1400 (created under section 88 of this ordinance) a new section to read as follows:

1401 **Nuisance.** Nuisance: any of the following acts:

1402 A. Any public nuisance known at common law or in equity jurisprudence;

1403 B. Any attractive nuisance that may prove detrimental to persons whether in a
1404 building, on the premises of a building or on an unoccupied lot. This includes any
1405 abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor
1406 vehicles; any structurally unsound fences or structures; or any lumber, trash, fences,
1407 debris or vegetation that may prove a hazard;

1408 C. Whatever is dangerous to human life or is detrimental to health, as determined
1409 by the health officer or building official;

- 1410 D. Overcrowding a room with occupants;
- 1411 E. Insufficient ventilation or illumination;
- 1412 F. Inadequate or unsanitary sewage or plumbing facilities;
- 1413 G. Uncleanliness, as determined by the health officer;
- 1414 H. Whatever renders air, food or drink unwholesome or detrimental to the health
- 1415 of human beings, as determined by the health officer or building official; or
- 1416 I. Civil code violations in accordance with K.C.C. Title 23.

1417 NEW SECTION. SECTION 113. There is hereby added to K.C.C. chapter 16.xx
1418 (created under section 88 of this ordinance) a new section to read as follows:

1419 **Owners association.** Owners association: the association of condominium unit
1420 owners, organized in accordance with chapter 64.34 RCW, for the purpose of managing a
1421 condominium.

1422 NEW SECTION. SECTION 114. There is hereby added to K.C.C. chapter 16.xx
1423 (created under section 88 of this ordinance) a new section to read as follows:

1424 **Person.** Person: a natural person, corporation, partnership, limited partnership,
1425 trust, governmental subdivision or agency or other legal entity.

1426 NEW SECTION. SECTION 115. There is hereby added to K.C.C. chapter 16.xx
1427 (created under section 88 of this ordinance) a new section to read as follows:

1428 **Public offer statement.** Public offer statement: a document offering
1429 condominium units for sale and providing descriptions and disclosures relating to the
1430 condominium pursuant to chapter 64.34 RCW.

1431 NEW SECTION. SECTION 116. There is hereby added to K.C.C. chapter 16.xx
1432 (created under section 88 of this ordinance) a new section to read as follows:

1433 **Rapid abatement plan.** Rapid abatement plan: a plan prepared in accordance
1434 with K.C.C. chapter 16.xx (created under section 330 of this ordinance), for the abatement
1435 of an immediately hazardous and dangerous structure damaged by disaster resulting in a
1436 declared emergency.

1437 NEW SECTION. SECTION 117. There is hereby added to K.C.C. chapter 16.xx
1438 (created under section 88 of this ordinance) a new section to read as follows:

1439 **Structural damage.** Structural damage: damage that has been determined
1440 through an engineering evaluation to have significantly decreased the structural integrity
1441 or the vertical and lateral load carrying capacity of the structural frame of a structure.
1442 Structural damage includes, but is not limited to, damage to roof or floor systems,
1443 columns, diaphragms, walls or vertical bracing, moment frames, framing connections,
1444 precast connections, base plate damage, weld failures or serious foundations damage.

1445 NEW SECTION. SECTION 118. There is hereby added to K.C.C. chapter 16.xx
1446 (created under section 88 of this ordinance) a new section to read as follows:

1447 **Tenant.** Tenant: any person who is entitled to occupy a rental unit primarily for
1448 living or dwelling purposes under a rental or lease agreement, written or oral, express or
1449 implied. The term "tenant" also includes a subtenant who is in occupancy with the
1450 consent of the owner.

1451 SECTION 119. K.C.C. 16.04.05036, as amended by this ordinance, is hereby
1452 recodified as a section in K.C.C. chapter 16.04.

1453 SECTION 120. Ordinance 12560 Section 40, as amended, and K.C.C.
1454 16.04.05036 are each hereby amended to read as follows:

1455 **Use or occupancy - Group LC occupancies defined.** Section 313.1 of the
1456 ~~((Uniform))~~ International Building Code and WAC ~~((51-30-0313))~~ 51-50-313 are not
1457 adopted and the following is substituted:

1458 **Group LC occupancies defined ~~((U))~~IBC 313.1.** Group LC Occupancies shall
1459 include buildings, structures, or portions thereof, used for the business of providing
1460 licensed care to clients in one of the following categories regulated by either the
1461 Washington State Department of Health or the Department of Social and Health Services:

- 1462 1. ~~((Adult family home with not more than six clients.~~
- 1463 2.)) Adult residential rehabilitation facility ~~((with not more than thirty two~~
1464 clients)).
- 1465 ~~((3.))~~ 2. Alcoholism intensive inpatient treatment service ~~((with not more than~~
1466 thirty two clients)).
- 1467 ~~((4.))~~ 3. Alcoholism detoxification service ~~((with not more than thirty two~~
1468 clients)).
- 1469 ~~((5.))~~ 4. Alcoholism long term treatment service ~~((with not more than thirty two~~
1470 clients)).
- 1471 ~~((6.))~~ 5. Alcoholism recovery house service ~~((with not more than thirty two~~
1472 clients)).
- 1473 ~~((7.))~~ 6. Boarding home ~~((with not more than thirty two clients)).~~
- 1474 ~~((8.))~~ 7. Group care facility ~~((with not more than thirty two clients)).~~
- 1475 ~~((9.))~~ 8. Group care facility for severely and multiple handicapped children ~~((with~~
1476 not more than sixteen clients)).

1477 ~~((10.))~~ 9. Residential treatment facility for psychiatrically impaired children and
1478 youth ~~((with not more than sixteen clients))~~.

1479 **EXCEPTION:** Where the care provided is acute care similar to that provided in a
1480 hospital, the facility shall be classified as a Group ~~((I, Division 1.1 hospital))~~ 1-2
1481 Occupancy.

1482 SECTION 121. K.C.C. 16.04.05037, as amended by this ordinance, is hereby
1483 recodified as a section in K.C.C. chapter 16.04.

1484 SECTION 122. Ordinance 12560, Section 41, as amended, and K.C.C.
1485 16.04.05037 are each hereby amended to read as follows:

1486 ~~((Special use and occupancy))~~ **High-rise buildings - Scope.** Section 403.1 of
1487 the ~~((Uniform))~~ International Building Code is not adopted and the following is
1488 substituted:

1489 **Scope ~~((UBC))IBC 403.1.~~** This section applies to all Group B office buildings
1490 and Group R, Division 1 Occupancies, each having floors used for human occupancy
1491 located more than 65 feet (19.812m) above the lowest level of fire department vehicle
1492 access. Such buildings shall be of Type I or II-~~((F.R.))A.~~ construction and shall be
1493 provided with an approved automatic sprinkler system in accordance with Section 403.2.

1494 SECTION 123. K.C.C. 16.04.05038, as amended by this ordinance, is hereby
1495 recodified as a section in K.C.C. chapter 16.04.

1496 SECTION 124. Ordinance 12560, Section 42, as amended, and K.C.C.
1497 16.04.05038 are each hereby amended to read as follows:

1498 ~~((Means of egress))~~ **High-rise buildings – Stairway door operation.** Section
1499 ~~((403.9))~~ 403.12 of the ~~((Uniform))~~ International Building Code is not adopted and the
1500 following is substituted:

1501 ~~((Means of egress (UBC 403.9)))~~ **Stairway door operation (IBC 403.12).** Exits
1502 shall comply with other requirements of this code and the following:

1503 1. All stairway doors which are locked from the stairway side shall have the
1504 capability of being unlocked simultaneously without unlatching upon a signal from the
1505 central control system.

1506 2. A telephone or other two-way communication system connected to an
1507 approved emergency service which operates continuously shall be provided at not less
1508 than every fifth floor in each required stairway where other provisions of this code permit
1509 the doors to be locked.

1510 3. All stairways shall extend to the roof.

1511 4. All stairway doors identified in item 1 above shall automatically unlock
1512 without unlatching in the event of lost electrical power.

1513 SECTION 125. K.C.C. 16.04.05034, as amended by this ordinance, is hereby
1514 recodified as a section in K.C.C. chapter 16.04.

1515 SECTION 126. Ordinance 12560, Section 38, as amended, and K.C.C.
1516 16.04.05034 are each hereby amended to read as follows:

1517 **Special detailed requirements based on ((U))use or occupancy - ((Infant**
1518 **d))Day care facilities for children 2 1/2 years or less ((UBC 305.10))**. Chapter 4 of
1519 the International Building code is supplemented with the following:

1520 Day care facilities for children 2 1/2 years or less. (IBC 420). Any building or
1521 portion of a building used for the care or supervision of more than twelve (12) ~~((infants))~~
1522 children two and one-half years of age or less, shall meet all code requirements for a
1523 Group E~~((, Division 3))~~ Occupancy~~((, the special provisions of 305.2.3))~~ or the applicable
1524 Group I occupancy and the ~~((infant care))~~ requirements of this section. ~~((For the~~
1525 ~~purposes of this section, infant shall be defined as a child less than [than] thirty months of~~
1526 ~~age.))~~

1527 1. ~~((Any portion of a building used for infant care))~~ Day care facilities shall not
1528 be located above the second floor.

1529 2. Group E day care facilities shall be located on the level of discharge.

1530 3. ~~((Infant d))~~Day care ((areas)) facilities, as well as required means of egress
1531 from these ~~((areas))~~ facilities, shall be provided with a fire alarm system and an automatic
1532 sprinkler system supervised by an approved central receiving station.

1533 ~~((3.))~~ 4. Any portion of a building used for ~~((infant day))~~ the care or supervision
1534 of more than twelve children two and one-half years of age or less shall be separated
1535 from the rest of the building by a one hour fire ~~((resistive occupancy separation))~~ barrier.

1536 ~~((4.))~~ 5. Exit and exit-access doors along the path of exit travel, which serve~~((s))~~
1537 an occupant load of 10 or more shall open in the direction of exit travel and shall be
1538 equipped with panic hardware.

1539 SECTION 127. K.C.C. 16.04.05035, as amended by this ordinance, is hereby
1540 recodified as a section in K.C.C. chapter 16.04.

1541 SECTION 128. Ordinance 12560, Section 39, as amended, and K.C.C.
1542 16.04.05035 are each hereby amended to read as follows:

1543 Special detailed requirements based on ((U))use or occupancy - ((Modified E
1544 occupancy (UBC 305.11)) Special education facilities. Chapter 4 of the International
1545 Building code is supplemented with the following:

1546 ~~((Modified E occupancy (UBC 305.11))~~ Special education facilities (IBC
1547 421). Any building or portion of a building classified s Group E, which is specifically
1548 designated for the use of persons physically or mentally unable to walk or traverse the
1549 required means of egress to safety without the physical assistance of another person shall
1550 meet the ~~((modified E))~~ requirements of this section.

1551 ~~((Modified E areas, as well as r))~~ Required means of egress from these areas shall
1552 be provided with an automatic sprinkler system which is monitored by an approved
1553 central receiving station.

1554 1. ~~((The Modified E))~~ Facility areas ~~((used))~~ shall be separated from the rest of
1555 the building by a one-hour fire ~~((resistive occupancy separation))~~ barrier.

1556 2. ~~((Modified E uses))~~ Facilities shall not be located above or below the first
1557 story, unless there are at least two means of egress directly to the exterior at that level.

1558 3. At least two means of egress shall be provided from any room or area having
1559 an occupant load of seven (7) or more.

1560 4. All required means of egress shall be accessible in accordance with ~~((Section~~
1561 4406)) Chapter 11 Accessibility. Areas of evacuation assistance shall not be approved in
1562 lieu of accessible means of egress.

1563 5. Buildings which contain ~~((modified E uses))~~ special education facilities shall
1564 be provided with a fire alarm system throughout.

1565 SECTION 129. Ordinance 14111, Section 42, and K.C.C. 16.04.05.0353 are each
1566 hereby repealed.

1567 SECTION 130. Ordinance 13564, Section 1, as amended, and K.C.C.
1568 16.04.050365 are each hereby repealed.

1569 SECTION 131. K.C.C. 16.04.05039, as amended by this ordinance, is hereby
1570 recodified as a section in K.C.C. chapter 16.04.

1571 SECTION 132. Ordinance 12560, Section 43, as amended, and K.C.C.
1572 16.04.05039 are each hereby amended to read as follows:

1573 **General building ((limitations)) heights and areas - Premises ((limitations))**
1574 **identification.** Section ((502)) 501.2 of the ((Uniform)) International Building Code is
1575 not adopted and the following is substituted:

1576 **Premises identification ((UBC 502)) (IBC 501.2).** Approved numbers or
1577 addresses shall be provided for all new buildings in such a position as to be plainly
1578 visible and legible from the street or road fronting the property as specified in King
1579 County Code 16.08.

1580 NEW SECTION. SECTION 133. There is hereby added to K.C.C. chapter 16.04
1581 a new section to read as follows:

1582 **General height and area limitations – General – Portable classrooms – Fire**
1583 **hydrants and access.** Section 503.1 of the International Building Code is supplemented
1584 with the following:

1585 **Portable classrooms – Fire hydrants and access (IBC 503.1.5).** The location of
1586 portable classrooms on a site with existing buildings shall be approved by the Fire

1587 Protection Engineering Section with respect to hydrant locations, access roads and
1588 available water for fire fighting purposes.

1589 SECTION 134. K.C.C. 16.04.05040, as amended by this ordinance, is hereby
1590 recodified as a section in K.C.C. chapter 16.04.

1591 SECTION 135. Ordinance 12560, Section 44, as amended, and K.C.C.
1592 16.04.05040 are each hereby amended to read as follows:

1593 **General ((building)) height and area limitations – General - Portable**
1594 **classrooms - Location ((UBC 503.3.1))**. Section 503.1 of the International Building
1595 Code is supplemented with the following:

1596 **Portable classrooms - Location (IBC 503.1.6).** ~~((1. The location of portable~~
1597 ~~classrooms on a site with existing buildings shall be approved by the Fire Protection~~
1598 ~~Engineering Section with respect to hydrant locations, access roads and available water~~
1599 ~~for fire fighting purposes.~~

1600 2.) Portable classrooms located within 60 feet of any permanent buildings shall
1601 be located with a minimum clear space of 20 feet from any other portable classrooms and
1602 from the permanent buildings.

1603 ~~((3.))~~ **EXCEPTIONS:**

1604 1. Portable classrooms located in close proximity to each other and more than
1605 60 feet from permanent buildings, may be considered as portions of one building with no
1606 minimum clearance or protection between them. The aggregate area of a cluster of
1607 portable((s)) classrooms considered as one building must meet the area limits specified in
1608 Section ~~((504))~~ 503, ~~((UBC))~~.

1609 ~~((EXCEPTIONS:))~~ 2. Portable classrooms with exterior wall protection which
1610 is continuous through the crawlspace or skirted area may be located as follows:

1611 2.1. When either of two portables has exterior wall protection rated for not less
1612 than one hour, with no openings ~~((or openings protected for 3/4 hours))~~ or openings that
1613 comply with the area limits of Section 704.8, the minimum clear space shall be 10 feet
1614 from any other portable.

1615 2.2. When both of two portables have exterior wall protection rated for not less
1616 than one hour with no openings, the minimum clear space shall be 5 feet from any other
1617 portable.

1618 3. Portable classrooms may be placed within 60 feet of any building provided
1619 that both buildings comply with area limitations in Section 503 as may be modified by
1620 Section 506. Calculations substantiating compliance of existing and proposed buildings
1621 with Section 503 as modified by Section 506 will be required as part of the permit
1622 application documents.

1623 SECTION 136. K.C.C. 16.04.050357, as amended by this ordinance, is hereby
1624 recodified as a section in K.C.C. chapter 16.04.

1625 SECTION 137. Ordinance 14111, Section 43, and K.C.C. 16.04.050357 are each
1626 hereby amended to read as follows:

1627 **Special provisions - Group S(~~(, Division 3))~~-2 enclosed parking garage with**
1628 **Group A, (~~(Division 3; Group))~~ B; (~~(Group))~~ M or R(~~(, Division 1 occupancy))~~**
1629 **above. Section (~~(311.2.2.1))~~ 508.2 of the (~~(Uniform))~~ International Building Code is not**
1630 **adopted and the following is substituted:**

1631 **Group S(~~(, Division 3)~~)-2 enclosed parking garage with Group A, (~~(Division~~**
1632 **~~3; Group)) B; ((Group)) M or R(~~(, Division 1 occupancy)) above(~~(, (UBC 311.2.2.1))~~~~~~**
1633 **(IBC 508.2)**. (~~(Other provisions of this code notwithstanding, a))~~ A basement or first
1634 story above grade plane of a building (~~(may))~~ shall be considered as a separate and
1635 distinct building for the purpose of determining area limitations, continuity of fire walls,
1636 limitation of number of stories and type of construction, when all of the following
1637 conditions are met:

1638 1. The basement or first story above grade plane is of Type IA construction and is
1639 separated from the building above with a horizontal assembly having a minimum three-
1640 hour (~~(occupancy separation. See Section 302.3))~~ fire resistance rating.

1641 2. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly
1642 shall have not less than a two-hour fire-resistance rating with opening protectives in
1643 accordance with Table 715.3.

1644 **EXCEPTION:** Where the enclosure walls below the horizontal assembly have
1645 not less than a three-hour fire-resistance rating with opening protectives in accordance
1646 with Table 715.3, the enclosure walls extending above the horizontal assembly shall be
1647 permitted to have a one-hour fire-resistance rating if:

1648 1. The building above the horizontal assembly is not required to be of Type 1
1649 construction;

1650 2. The enclosure connects less than four stories, and

1651 3. The enclosure opening protectives above the horizontal assembly have a
1652 minimum one-hour rating.

1653 3. The building above the (~~((three-hour occupancy separation))~~) horizontal
1654 assembly contains only Group A(~~(, Division 3))~~) having an assembly room with an
1655 occupant load of less than 300; Group B; (~~(or Group))~~ M or R(~~(, Division 1~~

1656 ~~Occupancies-))~~; and
1657 (~~(3-))~~ 4. The building below the (~~((three-hour occupancy separation))~~) horizontal
1658 assembly is a Group S(~~(, Division 3 Occupancy))~~-2 enclosed parking garage, used
1659 (~~(exclusively))~~) for the parking and storage of private (~~(or pleasure-type))~~ motor vehicles.

1660 **EXCEPTIONS:**

1661 1. Entry lobbies, mechanical rooms and similar uses incidental to the operation
1662 of the building shall be permitted.

1663 2. Group A(~~(, Division 3 and Group B office, drinking and dining~~

1664 ~~establishments and Group M retail occupancies))~~ having assembly room with an
1665 occupant load of less than 300, or Group B or M shall be permitted in addition to those
1666 uses incidental to the operation of the building (including storage areas), provided that the
1667 entire structure below the (~~((three-hour occupancy separation))~~) horizontal assembly is
1668 protected throughout by an approved automatic sprinkler system.

1669 (~~(4-))~~ 5. The maximum building height in feet shall not exceed the limits set forth
1670 in Table (~~(5-B))~~ 503 for the least restrictive type of construction involved.

1671 (~~(5-))~~ 6. The building above the (~~((three-hour occupancy separation))~~) horizontal
1672 assembly shall be considered at least a four (4) story building when any floor level
1673 containing sleeping rooms have emergency escape or rescue windows beyond the reach
1674 of a thirty-five (35) foot fire department ladder.

1675 ~~((5-))~~ 6.1. The emergency escape or rescue window is beyond the reach of the
1676 thirty-five (35 feet) ladder, when the window sill height is located more than 31½ feet
1677 above the adjoining grade level. Adjoining grade level will be measured from a point at
1678 grade, located along a vertical plane perpendicular to and intersecting with the window
1679 sill, and ten (10) feet horizontal from the exterior wall of the building.

1680 SECTION 138. K.C.C. 16.04.05041, as amended by this ordinance, is hereby
1681 recodified as a section in K.C.C. chapter 16.04.

1682 SECTION 139. Ordinance 12560, Section 45, as amended, and K.C.C.
1683 16.04.05041 are each hereby amended to read as follows:

1684 **Fire-protection systems –General - Scope.** Section 901.1 of the ~~((Uniform))~~
1685 International Building Code is not adopted and the following is substituted:

1686 **Scope ~~((UBC 901))~~ (IBC 901.1).**

1687 ~~((1-))~~ This chapter specifies where fire protection systems are required and
1688 applies to the design, ~~((and))~~ installation and operation of fire~~((extinguishing systems,~~
1689 smoke control systems and smoke and heat venting)) protection systems.

1690 ~~((2- For requirements on fire alarm systems, see the following:~~

1691 SECTION SUBJECT

1692 303.9 Group A, Divisions 1 and 2 Occupancies

1693 305.2.3, 305.9 Group E Occupancies

1694 307.9 Group H Occupancies

1695 308.9 Group I Occupancies

1696 310.10 Group R Occupancies

1697 403.5 High rise buildings

1698 408.5 ~~Amusement buildings~~

1699 307.11.5.5 ~~Group H, Division 6 Occupancies)~~

1700 ~~((4.))~~ **1. ADDITIONAL REQUIREMENTS.**

1701 ~~((4.1.))~~ **1.1.** The Fire Marshal or ~~((his/her))~~ designee retains the authority under
1702 section ~~((1001.9))~~ 903.2.10 of the ~~((Uniform))~~ International Fire Code to impose
1703 additional conditions, including but not limited to increased setbacks, use of fire retardant
1704 materials or standpipes where determined necessary to mitigate identified fire protection
1705 impacts.

1706 ~~((4))~~ **1.2.** This chapter applies to ~~((A))~~ all buildings or structures whose county
1707 assessed value has increased by more than 50% within a five year period due to the added
1708 value of ~~((additions,))~~ alterations and repairs ~~((, must meet the provisions of this chapter))~~.
1709 When the first permit application is submitted to ~~((add to,))~~ alter or repair an existing
1710 building, the county assessed value of the building at the time the complete application is
1711 submitted shall be considered the base county assessed value for the following five year
1712 period.

1713 ~~((4))~~ **1.3.** Any additions to an existing building or structure shall be considered
1714 new construction and ~~((the addition shall be))~~ subject the entire structure to the provisions
1715 of this ~~((section))~~ chapter.

1716 ~~((4))~~ **1.4.** All condominiums shall have the following wording in the recorded
1717 Declaration of Covenants and a copy of the document shall be provided to the ~~((director))~~
1718 fire code official or ~~((his))~~ designee:

1719 ((4)) 1.4.1. In the event that any unit should be equipped with a sprinkler system,
1720 nothing shall be hung from the sprinklers comprising a part of the system nor shall any
1721 such sprinklers be painted, covered, or otherwise changed, tampered with or altered.

1722 ((4)) 1.4.2. Prior to any alteration, amendment, modification or change thereof,
1723 the owners or their agents will submit such alteration, amendment, modification or
1724 change to the ((building official)) fire marshal or designee for ((his/her)) approval and
1725 agrees to comply with all applicable sprinkler requirements.

1726 SECTION 140. Ordinance 12560, Section 46, as amended, and K.C.C.
1727 16.04.05042 are each hereby repealed.

1728 NEW SECTION. SECTION 141. There is hereby added to K.C.C. chapter 16.04
1729 a new section to read as follows:

1730 **Automatic sprinkler systems – General.** Section 903.1 of the International
1731 Building Code is not adopted and the following is substituted:

1732 **General (IBC 903.1).** Automatic sprinkler systems shall comply with this
1733 section. For provisions for special hazards and hazardous materials, Section 901.4.3 of
1734 the International Fire Code applies.

1735 SECTION 142. K.C.C. 16.04.05043, as amended by this ordinance, is hereby
1736 recodified as a section in K.C.C. chapter 16.04.

1737 SECTION 143. Ordinance 12560, Section 47, as amended, and K.C.C.
1738 16.04.05043 are each hereby amended to read as follows:

1739 **((Fire-protection)) Automatic sprinkler systems - All occupancies ((except**
1740 **Group R, Division 3 and Group U occupancies))**. Section ((904.2.2)) 903.2.10 of the

1741 ((Uniform)) International Building Code ((as adopted by WAC 51-30-0904, effective
1742 date, June 30, 1995,)) is not adopted and the following is substituted:

1743 ~~((Fire protection systems--))~~ All occupancies ~~((except Group R, Division 3
1744 and Group U occupancies (UBC 904.2.2)))~~ (IBC 903.2.10). ((Except for Group R,
1745 Division 3 and Group)) U Occupancies)) For residential units and their accessory
1746 structures built under the International Residential Code, sprinklers shall be installed in
1747 accordance with Section 903.2.10.4. For all other occupancies, an automatic sprinkler
1748 system shall be installed((:

1749 1. ~~In every story or basement of all buildings when the floor area exceeds 1,500
1750 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of
1751 opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or
1752 fraction thereof of exterior wall in the story or basement on at least one side of the
1753 building. Openings shall have a minimum dimension of not less than 30 inches (.762 m).
1754 Such openings shall be accessible to the fire department from the exterior and shall not be
1755 obstructed in a manner that firefighting or rescue cannot be accomplished from the
1756 exterior.~~

1757 ~~When openings in a story are provided on only one side and the opposite wall of
1758 such story is more than 75 feet (22.86 m) from such openings, the story shall be provided
1759 with an approved automatic sprinkler system, or openings as specified above shall be
1760 provided on at least two sides of an exterior wall of the story.~~

1761 ~~If any portion of a basement is located more than 75 feet (22.86 m) from openings
1762 required in this section, the basement shall be provided with an approved automatic
1763 sprinkler system.~~