

3540 leased Group R, Division 3 Occupancies; one and two family dwellings and townhouses
3541 and to openings between attached garages and dwelling units. Except for vehicular
3542 access, door openings in enclosed attached garages shall be in accordance with the
3543 provisions of this chapter.

3544 2. Upon the conversion from an owner occupied dwelling to a rented or leased
3545 dwelling, the provisions shall take effect immediately.

3546 3. The provisions of this code shall be applied to non-conforming structures
3547 during the course of applying for the appropriate permits and complying with
3548 development requirements through construction inspection prior to the issuance of a final
3549 certificate of occupancy.

3550 4. The provisions of this code shall be applied to non-conforming structures
3551 through subsequent building permit applications and a public information campaign.

3552 **EXCEPTIONS:**

3553 1. An opening in an exterior wall when all portions of such openings are more
3554 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible
3555 surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio,
3556 planter, porch or similar area.

3557 2. An opening in an exterior wall when all portions of such openings are more
3558 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any
3559 adjoining roof, balcony, landing, stair tread, platform or similar structure or when any
3560 portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3561 3. Any opening in a roof when all portions of such roof are more than 12 feet
3562 (3.658 m) above an accessible surface.

3563 4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided
3564 that the closest edge of the opening is at least 36 inches (.914 m) from the locking device
3565 of the door or window assembly.

3566 5. Openings protected by required fire door assemblies having a fire-endurance
3567 rating of not less than 45 minutes.

3568 SECTION 303. Ordinance 12560, Section 59, as amended, and K.C.C. 16.10.030
3569 are each hereby amended to read as follows:

3570 **UBSC - Entry vision.** (~~Section 1028 of the Uniform Building Security Code is~~
3571 ~~not adopted and the following is substituted:~~

3572 ~~Entry vision (UBSC 1028).)~~ Every exit and entry door from a leased or rented
3573 dwelling unit shall be arranged so that the occupant has a view of the area immediately
3574 outside the door without opening the door. (~~Except as provided in Section 1005.8 of the~~
3575 ~~Uniform Building Code, such)~~ The view may be provided by a door viewer having a
3576 field of view of not less than 180 degrees through windows or through view ports. View
3577 ports installed in accordance with this section in existing 20 minute and 45 minute rated
3578 fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its
3579 listing. Exit doors from a dwelling unit which have windows or are otherwise transparent
3580 and offer at least a 180 degree view of the area immediately outside the door shall be
3581 exempt from the requirements of this section.

3582 SECTION 304. Ordinance 12560, Section 60, as amended, and K.C.C. 16.10.040
3583 are each hereby amended to read as follows:

3584 **Strike plate installation.** (~~Section 1029.2 of the Uniform Building Security~~
3585 ~~Code is not adopted and the following is substituted:~~

3586 **~~Strike plate installation (UBSC 1029.2.))~~**

3587 1. In wood-frame construction, an open space between trimmers and wood
3588 doorjamb shall be solid shimmed by a single piece extending not less than 12 inches
3589 (.305 m) above and below the strike plate.

3590 2. Strike plates shall be attached to the door frame with not less than two No. 8
3591 by two and one-half (2-1/2) inch screws.

3592 3. All strike plates of doors in pairs shall be installed as tested.

3593 SECTION 305. Ordinance 12560, Section 61, as amended, and K.C.C. 16.10.050
3594 are each hereby amended to read as follows:

3595 **Locking hardware.** ~~((Section 1029.4 of the Uniform Building Security Code is~~
3596 ~~not adopted and the following is substituted:~~

3597 **Locking hardware (UBSC 1029.4.))** Manually operated edge- or surface-
3598 mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall
3599 be constructed so that the dead bolt lock shall be opened from the inside without the use
3600 of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

3601 SECTION 306. Ordinance 12560, Section 62, as amended, and K.C.C. 16.10.060
3602 are each hereby amended to read as follows:

3603 **Sliding doors.** ~~((Section 1030 of the Uniform Building Security Code is not~~
3604 ~~adopted and the following is substituted:~~

3605 **Sliding doors (UBSC 1030.))** Every exterior sliding door from a dwelling unit
3606 shall be equipped from the interior with a patio door bar lock or patio pin type locking
3607 device. ~~((Sliding door assemblies regulated by this chapter shall comply with U.B.C.~~
3608 ~~Standard No. 10-5, Part II.))~~

3609 SECTION 307. Ordinance 12560, Section 63, as amended, and K.C.C. 16.10.070
3610 are each hereby amended to read as follows:

3611 **Windows.** ~~((Section 1031 of the Uniform Building Security Code is not adopted~~
3612 ~~and the following is substituted:~~

3613 **Windows (UBSC 1031.))** All window assemblies which open and which are
3614 regulated by this code shall ~~((comply with U.B.C. Standard No. 10-6 and shall))~~ be
3615 equipped with latching devices which operate from the interior, unless such windows are
3616 protected by approved metal bars, screens or grilles. Louvered windows regulated by this
3617 chapter shall be protected by approved metals bars, screens or grilles. ~~((See also Uniform~~
3618 ~~Building Code Section 309.4.))~~

3619 SECTION 308. Ordinance 12560, Section 64, as amended, and K.C.C. 16.10.080
3620 are each hereby amended to read as follows:

3621 **Alternate materials and methods.** ~~((Section 1032 of the Uniform Building~~
3622 ~~Security Code is not adopted and the following is substituted:~~

3623 **Alternative materials or methods (UBSC 1032.))** The provisions of this
3624 chapter are not intended to prevent the use of any material, device, hardware or method
3625 not specifically prescribed in this chapter. The building official, may approve a
3626 substitution of an alternative security device if the device is equally capable of resisting
3627 illegal entry and the installation of the device does not conflict with the requirements of
3628 this code or the requirements of other ordinances regulating safe exits.

3629 SECTION 309. Ordinance 12560, Section 65, as amended, and K.C.C. 16.10.090
3630 are each hereby repealed.

3631 SECTION 310. Ordinance 14111, Section 118, and K.C.C. 16.12.010 are each
3632 hereby amended to read as follows:

3633 **Adoption.** The ~~((Uniform))~~ International Mechanical Code, with ~~((Appendices~~
3634 ~~and with the Uniform Mechanical Code Standards))~~ Appendix A, as amended in chapter
3635 51-~~((42))~~52 WAC effective July 1, ~~((1998))~~ 2004, as published by or jointly with the
3636 ~~((conference of Building Officials))~~ International Code Council, Inc, together with
3637 amendments, additions and deletions hereinafter adopted by reference, together with the
3638 state building code and with King ~~((e))~~County modifications which shall be adopted and
3639 codified in this chapter are adopted as the King County mechanical code and hereinafter
3640 referred to as "~~((UMC))~~IMC."

3641 NEW SECTION. SECTION 311. There is hereby added to K.C.C. chapter 16.12
3642 a new section to read to read as follows:

3643 **Department of Mechanical Inspection.** Section 103 of the International
3644 Mechanical Code is not adopted.

3645 SECTION 312. Ordinance 12560, Section 100, as amended, and K.C.C.
3646 16.12.020 are each hereby amended as follows:

3647 ~~((Powers and d))~~Duties and powers of the building official - General. Section
3648 ~~((108.1))~~ 104.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the
3649 following is substituted:

3650 **General** ~~((UMC 108.1))~~ IMC 104.1. ~~((1.))~~ The building official is hereby
3651 authorized and directed to enforce all the provisions of this code, except the fuel gas
3652 piping requirements contained in ~~((Chapter 22 of Appendix B))~~ the International Fuel
3653 Gas Code. Fuel-gas piping shall be enforced by the director of public health. For such

3654 purposes the building official and public health director shall have the powers of a law
3655 enforcement officer with right to entry and serving of notice and orders.

3656 ~~((2. The building official shall have the power to render interpretations of this
3657 code and to adopt and enforce rules and regulations supplemental to this code as may be
3658 deemed necessary in order to clarify the application of the provisions of this code. Such
3659 interpretations, rules and regulations shall be in conformity with the intent and purpose of
3660 this code.))~~

3661 NEW SECTION. SECTION 313. There is hereby added to K.C.C. chapter 16.12
3662 a new section to read as follows:

3663 **Duties and powers of the building official – Rule-making authority.** Section
3664 104.2 of the International Mechanical Code is not adopted and the following is
3665 substituted:

3666 **Rule-making authority (IMC 104.2).** The building official shall have the power
3667 to render interpretations of this code and to adopt and enforce rules and regulations
3668 supplemental to this code as may be deemed necessary in order to clarify the application
3669 of the provisions of this code. Such interpretations, rules and regulations shall be in
3670 conformity with the intent and purpose of this code.

3671 SECTION 314. Ordinance 12560, Section 101, as amended, and K.C.C.
3672 16.12.030 are each hereby amended to read as follows:

3673 ~~((Powers and d))~~**Duties and powers of the building official - Right of entry.**
3674 Section ~~((108.3))~~ 104.5 of the ~~((Uniform))~~ International Mechanical Code is not adopted
3675 and the following is substituted:

3676 **Duties and powers of the building official - Right of entry ((UMC 108.3))**

3677 **IMC 104.5.** The right of entry shall be in accordance with the procedures specified in
3678 K.C.C. Title 23.

3679 NEW SECTION. SECTION 315. There is hereby added to K.C.C. chapter 16.12
3680 a new section to read as follows:

3681 **Duties and powers of the building official - Notices and orders.** Section 104.7
3682 of the International Mechanical Code is not adopted.

3683 SECTION 316. Ordinance 12560, Section 105, as amended, and K.C.C.
3684 16.12.070 are each hereby amended as follows:

3685 ~~((UMC administration))~~ **Permits - Application.** Section ~~((113.1))~~ 106.3 of the
3686 ~~((Uniform))~~ International Mechanical Code is not adopted and the following is
3687 substituted:

3688 **Application ~~((UMC 113.1))~~ IMC 106.3.** To obtain a permit, the applicant shall
3689 first file an application therefor in writing on a form furnished by the ~~((code enforcement~~
3690 ~~agency))~~ department for that purpose. Every such application shall:

- 3691 1. Identify and describe the work to be covered by the permit for which the
3692 application is made.
- 3693 2. Describe the land on which the proposed work is to be done by legal
3694 description, street address or similar description that will readily identify and definitely
3695 locate the proposed building or work.
- 3696 3. Indicate the use or occupancy for which the proposed work is intended.
- 3697 4. Be accompanied by plans, diagrams, computations and specifications and other
3698 data as required in Section ~~((113.2))~~ 106.3.1.

3699 5. Be signed by the applicant or an authorized agent of the applicant.

3700 6. Designate who the applicant is, on a form prescribed by the department. If this
3701 form is not provided at the time of complete application and if the applicant is a public
3702 agency or a public or private utility, the applicant shall include in the complete
3703 application an affidavit declaring that notice of the pending application has been given to
3704 all owners of property to which the application applies, on a form provided by the
3705 department.

3706 7. Give such other data and information as may be required by the building
3707 official.

3708 NEW SECTION. SECTION 317. There is hereby added to K.C.C. chapter 16.12
3709 a new section to read as follows:

3710 **Permits – Permit issuance - Approved construction documents.** Section
3711 106.4.1 of the International Mechanical Code is not adopted and the following is
3712 substituted:

3713 **Approved construction documents (IMC 106.4.1).** When the building official
3714 issues the permit where construction documents are required, the construction documents
3715 shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such
3716 approved construction documents shall not be changed, modified or altered without
3717 authorization from the building official. Work shall be done in accordance with the
3718 approved construction documents.

3719 The building official shall have the authority to issue a permit for the construction
3720 of part of a mechanical system before the construction documents for the entire system
3721 have been submitted or approved, provided adequate information and detailed statements

3722 have been filed complying with all pertinent requirements of this code. The holder of such
3723 permit shall proceed at his or her own risk without assurance that the permit for the entire
3724 mechanical system will be granted.

3725 SECTION 318. Ordinance 12560, Section 106, as amended, and K.C.C.

3726 16.12.080 are each hereby amended to read as follows:

3727 ~~((Application for p))~~Permits – Permit issuance – Expiration of application.

3728 Section 106.4.3 of the International Mechanical Code is not adopted and the following is
3729 substituted:

3730 Expiration of application (IMC 106.4.3). Plan applications for which a permit
3731 is not issued shall be deemed canceled by the permittee if:

3732 1. No action is taken by the applicant for 60 days after notice of additional
3733 information required is mailed to the applicant, or by a date set by the building official; or

3734 2. No permit is issued within 60 days after notice that the permit is ready has
3735 been mailed to the applicant, or by a date set by the building official.

3736 SECTION 319. Ordinance 12560, Section 107, as amended, and K.C.C.

3737 16.12.090 are each hereby amended to read as follows:

3738 Permits – Permit issuance – Expiration of permit. Section ~~((114.4.1))~~ 106.4.4
3739 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is
3740 substituted:

3741 Expiration ~~((UMC 114.4.1))~~ of permit (IMC 106.4.4). Every permit issued by
3742 the ~~((King County))~~ department ~~((of development and environmental services))~~, under
3743 the provisions of this code shall expire by limitations and become null and void one year

3744 from date of issue. Issued permits may be extended for one year periods subject to the
3745 following conditions:

3746 1. An application for a permit extension together with the applicable fee is
3747 submitted to the department (~~(of development and environmental services)~~) at least seven
3748 (7), but no more than sixty (60), calendar days prior to the date the original permit
3749 becomes null and void. Once the permit extension application is submitted, work may
3750 continue past the expiration date of the original permit, provided that the extension
3751 application is not denied. If the extension application is denied, all work must stop until a
3752 valid permit is obtained.

3753 2. If construction of mechanical system has not substantially commenced, as
3754 determined by the building official, within two years from the date of the first issued
3755 permit and the building and the structure is no longer authorized by the zoning code or
3756 other applicable law, then the permit shall not be extended.

3757 3. An applicant may request a total of two permit extensions provided there are
3758 no substantial changes in the approved plans and specifications.

3759 4. The building official may extend a mechanical system permit beyond the
3760 second extension only to allow completion of a mechanical system authorized by the
3761 original permit and substantially constructed. If substantial work, as determined by the
3762 building official, has not commenced on a mechanical system authorized in the original
3763 permit, then a new permit will be required for construction to proceed.

3764 5. The (~~(staff of the)~~) department (~~(of development and environmental services)~~)
3765 may revise a permit at the permittee's request but such a revision does not constitute a
3766 renewal or otherwise extend the life of the permit.

3767 SECTION 320. Ordinance 12560, Section 108, as amended, and K.C.C.

3768 16.12.100 are each hereby amended as follows:

3769 Permits – Permit issuance - Fees. Section ~~((115))~~ 106.5 of the ~~((Uniform))~~

3770 International Mechanical Code is not adopted and the following is substituted ~~((by the))~~:

3771 Fees (IMC 106.5). Fees shall be assessed according to K.C.C. Title 27. For the

3772 purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as

3773 published by ICBO in the 1997 Uniform Building Code and is reprinted here:

<u>TOTAL VALUATION</u>	<u>FEE</u>
<u>\$1.00 to \$500.00</u>	<u>\$23.50</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$993.75 for the first \$50,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</u>

<u>\$100,001.00 to</u> <u>\$500,000.00</u>	<u>\$1,093.13 for the first \$100,000.00 plus \$6.16 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$500,000.00</u>
<u>\$500,001.00 to</u> <u>\$1,000,000.00</u>	<u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for</u> <u>each additional \$1,000.00, or fraction</u>

3774 NEW SECTION. SECTION 321. There is hereby added to K.C.C. chapter 16.12
 3775 a new section to read to read as follows:

3776 **Inspections and testing - Reinspections.** Section 107.2.3 of the International
 3777 Mechanical Code is not adopted and the following is substituted:

3778 **Reinspections (IMC 107.2.3).** A reinspection fee may be assessed for each
 3779 inspection or reinspection when such portion of work for which inspection is called is not
 3780 complete or when corrections called for are not made.

3781 This subsection is not to be interpreted as requiring reinspecton fees the first time
 3782 a job is rejected for failure to comply with the requirements of this code, but as
 3783 controlling the practice of calling for inspections before the job is ready for such
 3784 inspection or reinspection.

3785 Reinspection fees may be assessed when the inspection record card is not posted
 3786 or otherwise available on the work site, the approved plans are not readily available to the

3787 inspector, for failure to provide access on the date for which inspection is requested, or
3788 fro deviating from plans requiring the approval of the building official.

3789 To obtain a reinspection, the applicant must request a reinspection and pay the
3790 reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

3791 In instances where reinspection fees have been assessed, no additional inspection
3792 of the work will be preformed until the required fees have been paid.

3793 SECTION 322. K.C.C. 16.12.060, as amended by this ordinance, is hereby
3794 recodified as a new section in K.C.C. chapter 16.12.

3795 SECTION 323. Ordinance 12560, Section 104, as amended, and K.C.C.
3796 16.12.060 are each hereby amended to read as follows:

3797 ~~((UMC v))~~**Violations - General.** Section ~~((111.1))~~ 108.1 of the ~~((Uniform))~~
3798 International Mechanical Code is not adopted and the following is substituted:

3799 **General** ~~((-UMC 111.1))~~ IMC 108.1.

3800 1. It shall be unlawful for a person, firm or corporation to erect, construct,
3801 enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or
3802 maintain mechanical systems or equipment in the County, or cause or permit the same to
3803 be done contrary to or in violation of this code.

3804 2. Enforcement of this section shall be in accordance with the procedures
3805 specified in K.C.C. Title 23.

3806 NEW SECTION. SECTION 324. There is hereby added to K.C.C. chapter 16.12
3807 a new section to read as follows:

3808 **Violations – Sections not adopted.** Sections 108.2, 108.3, 108.4, 108.6, 108.7.1,
3809 108.7.2 and 108.7.3 of the International Mechanical Code are not adopted.

3810 SECTION 325. K.C.C. 16.12.040, as amended by this ordinance, is hereby
3811 recodified as a new section in K.C.C. chapter 16.12.

3812 SECTION 326. Ordinance 12560, Section 102, as amended, and K.C.C.
3813 16.12.040 are each hereby amended to read as follows:

3814 ~~((Powers and duties of building official--))~~ **Violations - Stop orders and**
3815 **correction notices.** Section ~~((108.4))~~ IMC 108.5 of the ~~((Uniform))~~ International
3816 Mechanical Code is not adopted and the following is substituted:

3817 **Stop orders and correction notices ~~((UMC 108.4))~~ IMC 108.5.**

3818 1. When any work is being done contrary to the provisions of this code, the
3819 building official may order the work stopped by notice in writing served on any person
3820 engaged in the doing or causing such work to be done, or by posting such notice on the
3821 premises where the work is being done, and such persons shall forthwith stop work until
3822 authorized by the building official to proceed with the work.

3823 2. Whenever any work is being done contrary to the provisions of this code, the
3824 building official may order the violations corrected without ordering all work stopped by
3825 issuing a correction notice which identifies the violation. The correction notice may
3826 require reinspection prior to further construction or at the time of the next required
3827 inspection. The correction notice shall be served or posted in the same manner as a stop
3828 work order.

3829 SECTION 327. K.C.C. 16.12.050, as amended by this ordinance, is hereby
3830 recodified as a new section in K.C.C. chapter 16.12.

3831 SECTION 328. Ordinance 12560, Section 103, as amended, and K.C.C.
3832 16.12.050 are each hereby amended to read as follows:

3833 ~~((UMC))~~ **IMC board of appeals - General.** Section ~~((110.1))~~ 109.1 of the
3834 ~~((Uniform))~~ International Mechanical Code is not adopted and the following is
3835 substituted:

3836 **General** ~~((UMC 110.1))~~ **(IMC 109.1).** In order to hear and decide appeals of
3837 orders, decisions or determinations made by the building official relative to the
3838 application and interpretations of this code, there shall be and is hereby created a
3839 ~~((mechanical))~~ building code board of appeals consisting of ~~((thirteen))~~ nine members
3840 who are qualified by experience and training to pass upon matters pertaining to
3841 mechanical design and building construction. The building official shall be an ex-officio
3842 member and shall act as secretary to said board. The board of appeals shall be appointed
3843 by the county executive and confirmed by the county council, and shall serve for a four-
3844 year term or until their successors are appointed and qualified. The board shall adopt
3845 rules of procedure for conducting its business and shall render all decisions and findings
3846 in writing to the appellant with a duplicate copy to the building official, which shall be
3847 advisory unless otherwise specified in this code. The board may also recommend to the
3848 Council new legislation regarding the subject matter of this code.

3849 NEW SECTION. SECTION 329. There is hereby added to K.C.C. chapter 16.12
3850 a new section to read as follows:

3851 **IMC board of appeals - Administration.** Sections 109.2 through 109.7 and all of
3852 the subsections thereto of the International Mechanical Code are not adopted.

3853 SECTION 330. K.C.C. 16.16.010, as amended by this ordinance, K.C.C.
3854 16.20.030, as amended by this ordinance, K.C.C. 16.20.020, as amended by this ordinance,
3855 sections 337 through 341 of this ordinance, K.C.C. 16.16.020, as amended by this

3856 ordinance, K.C.C. 16.16.060, as amended by this ordinance, K.C.C. 16.16.040, as amended
3857 by this ordinance, K.C.C. 16.16.140, as amended by this ordinance, K.C.C. 16.16.160, as
3858 amended by this ordinance, sections 352 through 355 of this ordinance, K.C.C. 16.16.170,
3859 as amended by this ordinance, sections 358 through 360 of this ordinance, K.C.C.
3860 16.16.180, as amended by this ordinance, K.C.C. 16.20.170, as amended by this ordinance,
3861 K.C.C. 16.20.180, as amended by this ordinance, sections 367 through 371 of this
3862 ordinance, K.C.C. 16.21.010, as amended by this ordinance, K.C.C. 16.21.020, as amended
3863 by this ordinance, K.C.C. 16.21.030, as amended by this ordinance, K.C.C. 16.21.040, as
3864 amended by this ordinance, K.C.C. 16.21.050, as amended by this ordinance, K.C.C.
3865 16.21.060, as amended by this ordinance, K.C.C. 16.21.070, as amended by this ordinance,
3866 K.C.C. 16.21.080, as amended by this ordinance, K.C.C. 16.21.090, as amended by this
3867 ordinance, K.C.C. 16.21.100, as amended by this ordinance, K.C.C. 16.21.110, as amended
3868 by this ordinance, K.C.C. 16.16.220, as amended by this ordinance, section 396 of this
3869 ordinance, K.C.C. 16.16.190, as amended by this ordinance, section 399 of this ordinance,
3870 K.C.C. 16.16.030, as amended by this ordinance, K.C.C. 16.16.130, as amended by this
3871 ordinance, sections 406 through 410 of this ordinance, K.C.C. 16.16.090, as amended by
3872 this ordinance, section 413 of this ordinance, K.C.C. 16.16.100, as amended by this
3873 ordinance, sections 416 and 417 of this ordinance and sections 421 through 423 of this
3874 ordinance should constitute a new chapter in K.C.C. Title 16.

3875 SECTION 331. K.C.C. 16.16.010, as amended by this ordinance, is hereby
3876 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3877 ordinance).

3878 SECTION 332. Ordinance 14111, Section 129, and K.C.C. 16.16.010 are each
3879 hereby amended to read as follows:

3880 **Adoption.** The ~~((Uniform Housing))~~ International Property Maintenance Code,
3881 ~~((1997))~~ 2003 Edition, as published by ~~((or jointly with))~~ the International ~~((Conference~~
3882 ~~of Building Officials))~~ Code Council, together with amendments, additions and deletions
3883 hereinafter adopted by reference, together with ~~((the state building code and with))~~ King
3884 County modifications which shall be adopted and codified in this chapter are adopted as
3885 the King County ~~((housing))~~ property maintenance code and hereinafter referred to as
3886 ~~(("UHC."))~~ "IPMC." Chapter 8, Referenced Standards, is not adopted.

3887 SECTION 333. K.C.C. 16.20.030, as amended by this ordinance, is hereby
3888 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3889 ordinance).

3890 SECTION 334. Ordinance 12560, Section 127, as amended, and K.C.C.
3891 16.20.030 are each hereby amended to read as follows:

3892 **General - Scope** ~~((UCADB Section 102.2))~~. Section ~~((102.2))~~ 101.2 of the
3893 ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous~~
3894 ~~Buildings))~~ is not adopted and the following is substituted:

3895 **Scope** ~~((UCADB 102.2))~~ **(IPMC 101.2)**. The provisions of this code shall
3896 apply to all existing residential and nonresidential structures, all existing premises,
3897 dangerous buildings or nuisances~~((, as herein defined,))~~ which are now in existence or
3898 which may hereafter become dangerous in the county and constitute minimum
3899 requirements and standards for premises, structures, equipment and facilities for light,
3900 ventilation , space, heating, sanitation, protection from the elements, life safety, safety

3901 from fire and other hazards, and for safe and sanitary maintenance; the responsibility of
3902 owners, operators and occupants; the occupancy of existing structures and premises, and
3903 for administration, enforcement and penalties.

3904 SECTION 335. K.C.C. 16.20.020, as amended by this ordinance, is hereby
3905 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3906 ordinance).

3907 SECTION 336. Ordinance 12560, Section 126, as amended, and K.C.C.
3908 16.20.020 are each hereby amended to read as follows:

3909 ~~((Purpose UCADB Section 102.1))~~ **General - Intent.** Section ~~((102.1))~~ 101.3
3910 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~
3911 ~~Dangerous Buildings))~~ is not adopted and the following is substituted:

3912 ~~((Purpose (UCADB 102.1)))~~ **Intent (IPMC 101.3).** ~~((It is the purpose of this~~
3913 ~~code to provide a just, equitable, and practicable method, to be cumulative with and in~~
3914 ~~addition to any other remedy provided by the Uniform Building Code, 1997 Edition,~~
3915 ~~Uniform Housing Code, 1997 Edition, as adopted by King County, or otherwise available~~
3916 ~~by law, whereby buildings, structures or nuisances which from any cause endanger the~~
3917 ~~life, limb, health, morals, property, safety or welfare of the general public or their~~
3918 ~~occupants may be required to be repaired, vacated or demolished.))~~ This code shall be
3919 construed to secure its expressed intent, which is to ensure public health, safety and
3920 welfare insofar as they are affected by the continued occupancy and maintenance of
3921 structures and premises. Existing structures and premises that do not comply with these
3922 provisions shall be altered or repaired to provide a minimum level of health and safety as
3923 required herein. Repairs, alterations, additions to and change of occupancy in existing

3924 buildings may comply with the International Existing Building Code, the International
3925 Building Code or the International Residential Code.

3926 This code also provides an alternative method and process whereby buildings and
3927 other structures damaged by a disaster resulting in a declared emergency may be
3928 expeditiously evaluated and abated.

3929 The purpose of this code is not to create or otherwise establish or designate any
3930 particular class or group of persons who will or should be especially protected or
3931 benefited by the terms of this code.

3932 NEW SECTION. SECTION 337. There is hereby added to K.C.C. chapter 16.xx
3933 (created under section 330 of this ordinance) a new section to read as follows:

3934 **Applicability - Application of other codes.** Section 102.3 of the International
3935 Property Maintenance Code is not adopted and the following is substituted:

3936 **Application of other codes (IPMC 102.3).** Repairs, additions or alterations to a
3937 structure, or changes of occupancy, may be done in accordance with the procedures and
3938 provisions of the International Existing Building Code.

3939 NEW SECTION. SECTION 338. There is hereby added to K.C.C. chapter 16.xx
3940 (created under section 330 of this ordinance) a new section to read as follows:

3941 **Applicability - Referenced codes and standards.** Section 102.7 of the
3942 International Property Maintenance Code is not adopted.

3943 NEW SECTION. SECTION 339. There is hereby added to K.C.C. chapter 16.xx
3944 (created under section 330 of this ordinance) a new section to read as follows:

3945 **Department of property maintenance inspection.** Section 103 of the
3946 International Property Maintenance Code is not adopted.

3947 NEW SECTION. SECTION 340. There is hereby added to K.C.C. chapter 16.xx
3948 (created under section 330 of this ordinance) a new section to read as follows:

3949 **Duties and powers of the code official - General.** Section 104.1 of the
3950 International Property Maintenance Code is not adopted and the following is substituted:

3951 **General (IPMC 104.1).** The director or designee is authorized to enforce the
3952 provisions of this chapter, the ordinances codified in it, and any rules and regulations
3953 promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C.
3954 Title 23.

3955 NEW SECTION. SECTION 341. There is hereby added to K.C.C. chapter 16.xx
3956 (created under section 330 of this ordinance) a new section to read as follows:

3957 **Duties and powers of the code official - Rule-making authority.** Section 104.2
3958 of the International Property Maintenance Code is not adopted and the following is
3959 substituted:

3960 **Rule-making authority (IPMC 104.2).** The code official shall have authority as
3961 necessary in the interest of public health, safety and general welfare, to adopt and
3962 promulgate rules and procedures; to interpret and implement the provisions of this code;
3963 to secure the intent thereof; and to designate requirements applicable because of local
3964 climatic or other conditions. Such rules shall not have the effect of waiving structural or
3965 fire performance requirements specifically provided for in this code, or of violating
3966 accepted engineering methods involving public safety.

3967 SECTION 342. K.C.C. 16.16.020, as amended by this ordinance, is hereby
3968 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3969 ordinance).

3970 SECTION 343. Ordinance 12560, Section 109, as amended, and K.C.C.

3971 16.16.020 are each hereby amended to read as follows:

3972 ~~((Enforcement))~~ **Duties and powers of the code official - Right of entry.**

3973 Section ~~((201.2))~~ 104.4 of the ~~((Uniform Housing))~~ International Property Maintenance

3974 Code is not adopted and the following is substituted:

3975 **Right of entry ((UHC 201.2)) (IPMC 104.4).** The right of entry shall be in
3976 accordance with the procedures specified in K.C.C. Title 23.

3977 SECTION 344. K.C.C. 16.16.060, as amended by this ordinance, is hereby

3978 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this

3979 ordinance).

3980 SECTION 345. Ordinance 12560, Section 112, as amended, and K.C.C.

3981 16.16.060 are each hereby amended to read as follows:

3982 ~~((Enforcement--))~~ **Violations – Unlawful acts.** Section ~~((204))~~ 106.1 of the

3983 ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the

3984 following is substituted:

3985 ~~((Violations (UHC 204))~~ **Unlawful acts (IPMC 106.1).** It shall be unlawful for

3986 any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect,

3987 construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use,

3988 occupy or maintain any building or structure or cause or permit the same to be done,

3989 contrary to or in violation of this code or any order issued by the ~~((building))~~ code official

3990 hereunder. This section shall be enforced in accordance with the procedures specified in

3991 K.C.C. Title 23.

3992 SECTION 346. K.C.C. 16.16.040, as amended by this ordinance, is hereby
3993 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3994 ordinance).

3995 SECTION 347. Ordinance 12560, Section 110, as amended and K.C.C. 16.16.040
3996 are each hereby amended to read as follows:

3997 **~~((Enforcement))~~ Violations - Substandard buildings.** Section ~~((202))~~ 106.2 of
3998 the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the
3999 following is substituted:

4000 **Substandard buildings ~~((UHC 202))~~ (IMPC 106.2).** All buildings, ~~((or))~~
4001 portions thereof or premises which are determined by the code official not to be
4002 ~~((substandard as defined))~~ in compliance with this Code are hereby declared to be a
4003 public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in
4004 accordance with the procedures specified in K.C.C. Title 23.

4005 SECTION 348. K.C.C. 16.16.140, as amended by this ordinance, is hereby
4006 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4007 ordinance).

4008 SECTION 349. Ordinance 12560, Section 116, as amended, and K.C.C.
4009 16.16.140 are each hereby amended to read as follows:

4010 **Notices and orders ~~((of the building official))~~ - Commencement of**
4011 **proceedings.** Section ~~((1101.1))~~ 107.1 of the ~~((Uniform Housing))~~ International Property
4012 Maintenance is not adopted and the following is substituted:

4013 **Commencement of proceedings ~~((UHC 1101.1))~~ (IPMC 107.1).** When the
4014 ~~((building))~~ code official has inspected or caused to be inspected a building or premises

4015 and has found and determined that or otherwise has reasonable grounds to believe that
4016 such building is a substandard building, premises are not in compliance or that such
4017 building or premises are in a dangerous condition, the ~~((building))~~ code official may
4018 commence proceedings to cause the repair, vacation, or demolition of the buildings or
4019 premises and issue a notice and order pursuant to the procedures specified in K.C.C.
4020 Title 23.

4021 SECTION 350. K.C.C. 16.16.160, as amended by this ordinance, is hereby
4022 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4023 ordinance).

4024 SECTION 351. Ordinance 12560, Section 118, as amended, and K.C.C.
4025 16.16.160 are each hereby amended to read as follows:

4026 **Notices and orders ~~((of the building official)) - Repair, vacation and~~**
4027 **demolition.** Section ~~((1103))~~ 107.2 of the ~~((Uniform Housing))~~ International Property
4028 Maintenance Code is not adopted and the following is substituted:

4029 **Repair, vacation and demolition ~~((UHC 1103))~~ (IPMC 107.2).** The following
4030 standards shall be followed by the ~~((building))~~ code official (and by the hearing examiner
4031 if an appeal is taken) in ordering the repair, vacation, abatement or demolition of any
4032 substandard building structure or any dangerous structure or nuisance:

4033 1. If any building is declared a substandard building under this ordinance, it shall
4034 either be repaired in accordance with the current Building Code or shall be demolished at
4035 the option of the building owner.

4036 2. If the building or structure is in such condition as to make it immediately
4037 dangerous to the life, limb, property or safety of the public or the occupants, it shall be
4038 ordered to be vacated and secured from entry.

4039 3. A building declared a dangerous building under this code shall either be
4040 repaired in accordance with the current building code, except structures damaged as a
4041 result of a disaster when the executive has declared an emergency, which shall comply
4042 with K.C.C. chapter 16.06, 17.04.0816, as recodified and 17.04.083, as recodified; or
4043 shall be demolished at the option of the building owner.

4044 4. If the nuisance located on the premises is in such condition as to make it
4045 immediately dangerous to the life, limb, property or safety of the public, or its occupants,
4046 it shall be ordered to be removed, abated or vacated and secured from entry.

4047 NEW SECTION. SECTION 352. There is hereby added to K.C.C. chapter 16.xx
4048 (created under section 330 of this ordinance) a new section to read as follows:

4049 **Unsafe structures, premises and equipment - General.** Section 108.1 of the
4050 International Property Maintenance Code is not adopted and the following is substituted:

4051 **General (IPMC 108.1).** When a structure, equipment or premises are found by
4052 the code official to be unsafe, or when a structure is found unfit for human occupancy, or
4053 is found unlawful, such structure, equipment or premises shall be condemned pursuant to
4054 the provisions of this code.

4055 NEW SECTION. SECTION 353. There is hereby added to K.C.C. chapter 16.xx
4056 (created under section 330 of this ordinance) a new section to read as follows:

4057 **Unsafe structures, premises and equipment - Unsafe structures and premises.**

4058 Section 108.1.1 of the International Property Maintenance Code is not adopted and the
4059 following is substituted:

4060 **Unsafe structures and premises (IPMC 108.1.1).** An unsafe structure or
4061 premise is one that is found to be dangerous to the life, health, property or safety of the
4062 public or the occupants of the structure by not providing minimum safeguards to protect
4063 or warn occupants in the event of fire, or because such structure or premises contain
4064 unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such
4065 faulty construction or unstable foundation, that partial or complete collapse is possible.

4066 NEW SECTION. SECTION 354. There is hereby added to K.C.C. chapter 16.xx
4067 (created under section 330 of this ordinance) a new section to read as follows:

4068 **Unsafe structures, premises and equipment - Unsafe equipment.** Section
4069 108.1.2 of the International Property Maintenance Code is not adopted and the following
4070 is substituted:

4071 **Unsafe equipment (IPMC 108.1.2).** Unsafe equipment includes any boiler,
4072 heating equipment, elevator, moving stairway, electrical wiring or device, flammable
4073 liquid containers or other equipment on the premises or within the structure which is in
4074 such disrepair or condition that such equipment is a hazard to life, health, property or
4075 safety of the public or occupants of the premises or structure.

4076 NEW SECTION. SECTION 355. There is hereby added to K.C.C. chapter 16.xx
4077 (created under section 330 of this ordinance) a new section to read as follows:

4078 **Unsafe structures, premises and equipment - Structure unfit for human**
4079 **occupancy.** Section 108.1.3 of the International Property Maintenance Code is not
4080 adopted and the following is substituted:

4081 **Structure unfit for human occupancy (IPMC 108.1.3).** A structure is unfit for
4082 human occupancy whenever the code official finds that such structure is unsafe, unlawful
4083 or, because of the degree to which the structure is in disrepair or lacks maintenance, is
4084 unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation,
4085 illumination, sanitary or heating facilities or other essential equipment required by this
4086 code, or because the location of the structure constitutes a hazard to the occupants of the
4087 structure or to the public.

4088 SECTION 356. K.C.C. 16.16.170, as amended by this ordinance, is hereby
4089 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4090 ordinance).

4091 SECTION 357. Ordinance 12560, Section 119, as amended, and K.C.C.
4092 16.16.170 are each hereby amended to read as follows:

4093 ~~((Notice to vacate—Posting))~~ **Unsafe structures, premises and equipment -**
4094 **Structure unfit for human occupancy - Placarding.** Section ~~((1104.1))~~ 108.1.3 of the
4095 ~~((Uniform Housing))~~ International Property Maintenance Code is ~~((not adopted and))~~
4096 supplemented with the following ~~((is substituted))~~:

4097 ~~((Posting (UHC 1104.1)))~~ **Placarding (IPMC 108.1.3.1).** In addition to being
4098 served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be
4099 posted at or upon each exit of the building or upon the premises where the exits exist in
4100 substantially the following form:

4101 KING COUNTY ((~~BUILDING SERVICES DIVISION~~)) DEPARTMENT OF

4102 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4103 900 OAKESDALE AVENUE SOUTHWEST

4104 RENTON, WASHINGTON 98055-1219

4105 **NOTICE IS HEREBY GIVEN THAT THIS BUILDING**

4106 **MUST NOT BE OCCUPIED**

4107 **UNTIL INSPECTION AND APPROVAL**

4108 For Further Information: By: _____

4109 Inspector/Officer

4110 Telephone: _____ Date: _____

4111 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a
4112 misdemeanor.

4113 NEW SECTION. SECTION 358. There is hereby added to K.C.C. chapter 16.xx
4114 (created under section 330 of this ordinance) a new section to read as follows:

4115 **Unsafe structures, premises and equipment - Unlawful structure.** Section
4116 108.1.4 of the International Property Maintenance Code is not adopted and the following
4117 is substituted:

4118 **Unlawful structures (IPMC 108.1.4).** An unlawful structure is one found in
4119 whole or in part to be occupied by more persons than permitted under this code, or was
4120 erected, altered or occupied contrary to law.

4121 NEW SECTION. SECTION 359. There is hereby added to K.C.C. chapter 16.xx
4122 (created under section 330 of this ordinance) a new section to read as follows:

4123 **Unsafe structures, premises and equipment – Closing of vacant structures.**

4124 Section 108.2 of the International Property Maintenance Code is not adopted and the
4125 following is substituted:

4126 **Closing of vacant structures (IPMC 108.2).** If the structure is vacant and unfit
4127 for human habitation and occupancy, and is not in danger of structural collapse, the code
4128 official is authorized to post a placard of condemnation on the premises and order the
4129 structure closed up so as not to be an attractive nuisance. Upon failure of the owner to
4130 close up the premises within the time specified enforcement action may be taken using
4131 the procedures of K.C.C. Title 23.

4132 NEW SECTION. SECTION 360. There is hereby added to K.C.C. chapter 16.xx
4133 (created under section 330 of this ordinance) a new section to read as follows:

4134 **Unsafe structures, premises and equipment – Notice.** Section 108.3 of the
4135 International Property Maintenance Code is not adopted and the following is substituted:

4136 **Notice (IPMC 108.3).** Whenever the director has determined a structure,
4137 premises or equipment are unsafe under the provisions of this section, notice shall be
4138 provided in the procures contained in K.C.C. Title 23.

4139 SECTION 361. K.C.C. 16.16.180, as amended by this ordinance, is hereby
4140 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4141 ordinance).

4142 SECTION 362. Ordinance 12560, Section 120, as amended, and K.C.C.
4143 16.16.180 are each hereby amended to read as follows:

4144 ~~((Notice))~~ **Unsafe structures, premises and equipment – Placard to vacate** ~~((-~~
4145 **Compliance**)). Section ~~((1104.2))~~ 108.4 of the ~~((Uniform Housing))~~ International
4146 Property Maintenance Code is not adopted and the following is substituted:

4147 ~~((Compliance (UHC 1104.2)))~~ **Placard to vacate (IPMC 108.4)**. Whenever
4148 such notice is posted, the ~~((building))~~ code official shall include a notification thereof in
4149 the notice and order issued by him under K.C.C. Title 23, reciting the emergency and
4150 specifying the conditions which necessitate the posting. No person shall remain in or
4151 enter any building which has been so posted, except that entry may be made to repair,
4152 demolish or remove such building under permit. No person shall remove or deface any
4153 such notice after it is posted until the required repairs, demolition, or removal have been
4154 completed and a certificate of occupancy is issued pursuant to the provisions of the
4155 Building Code. Any person violating this section shall be guilty of a misdemeanor.

4156 SECTION 363. K.C.C. 16.20.170, as amended by this ordinance, is hereby
4157 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4158 ordinance).

4159 SECTION 364. Ordinance 12560, Section 136, as amended, and K.C.C.
4160 16.20.170 are each hereby amended to read as follows:

4161 ~~((Notice to vacate – Posting))~~ **Unsafe structures, premises and equipment –**
4162 **Placarding of unsafe structures, premises and equipment.** Section ~~((404.1))~~ 108.4.1
4163 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~
4164 Dangerous Buildings)) is not adopted and the following substituted:

4165 ~~((Posting (UCADB 404.1)))~~ **Placarding of unsafe structures, premises and**
4166 **equipment (IPMC 108.4.1)**. In addition to being served as provided in K.C.C. Title 23,

4167 a notice to vacate or abate as nuisance may be posted at or upon each exit of the building
4168 or upon the premises where the exits exist in substantially the following form:

4169 KING COUNTY (~~(BUILDING SERVICES DIVISION)~~) DEPARTMENT OF
4170 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4171 900 OAKESDALE AVENUE SOUTHWEST
4172 RENTON, WASHINGTON 98055-1219

4173 **NOTICE**

4174 **DO NOT ENTER**

4175 These premises have been found to be unsafe.

4176 This notice is to remain on the premises until

4177 the violations have been corrected.

4178 For further information: . . . By: _____

4179 Inspector/Officer

4180 Telephone: 296-_____ Date: _____

4181 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a
4182 misdemeanor.

4183 SECTION 365. K.C.C. 16.20.180, as amended by this ordinance, is hereby
4184 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4185 ordinance).

4186 SECTION 366. Ordinance 12560, Section 137, as amended, and K.C.C.
4187 16.20.180 are each hereby amended to read as follows:

4188 ~~((Notice to vacate--))~~ Unsafe structures, premises and equipment –

4189 **Compliance.** Section ~~((404.2))~~ 108.4 of the ~~((Uniform))~~ International Property

4190 Maintenance Code ((for the Abatement of Dangerous Buildings)) is ((not adopted and))
4191 supplemented with the following ((is substituted)):

4192 **Compliance** (((UCADB 404.2))) (**IPMC 108.4.2**). Whenever such notice is
4193 posted, the ((building)) code official shall include a notification thereof in the notice and
4194 order issued by him/her under K.C.C. Title 23, reciting the emergency and specifying the
4195 conditions which necessitate the posting. No person shall remain in or enter any building
4196 or any premises which has been so posted, except that entry may be made to repair, abate,
4197 demolish or remove such nuisance or building under permit. No person shall remove or
4198 deface any such notice after it is posted until the required repairs, abatement, demolition
4199 or removal has been completed and, if required, a certificate of occupancy issued
4200 pursuant to the provisions of the building code. Any person violating this section shall be
4201 guilty of a misdemeanor.

4202 NEW SECTION. SECTION 367. There is hereby added to K.C.C. chapter 16.xx
4203 (created under section 330 of this ordinance) a new section to read as follows:

4204 **Emergency measures – Imminent danger.** Section 109.1 of the International
4205 Property Maintenance Code is not adopted and the following is substituted:

4206 **Imminent danger (IPMC 109.1).** When, in the opinion of the code official,
4207 there is imminent danger of failure or collapse of a building or structure which endangers
4208 life, or when any structure or part of a structure has fallen and life is endangered by the
4209 occupation of the structure, or when there is actual or potential danger to the building
4210 occupants or those in the proximity of any structure because of explosives, explosive
4211 fumes or vapors or the presence of toxic fumes, gases or materials, or operation of
4212 defective or dangerous equipment, the code official is hereby authorized and empowered

4213 to order and require the occupants to vacate the premises forthwith. The code official
4214 shall cause to be posted at each entrance to such structure or premises a notice as
4215 provided in Section 108.4. It shall be unlawful for any person to enter such structure
4216 except for the purpose of securing the structure or premises, making the required repairs,
4217 removing the hazardous condition or of demolishing the same.

4218 NEW SECTION. SECTION 368. There is hereby added to K.C.C. chapter 16.xx
4219 (created under section 330 of this ordinance) a new section to read as follows:

4220 **Emergency measures – Temporary safeguards.** Section 109.2 of the
4221 International Property Maintenance Code is not adopted and the following is substituted:

4222 **Temporary safeguards (IPMC 109.2).** Notwithstanding other provisions of this
4223 code, whenever, in the opinion of the code official, there is imminent danger due to an
4224 unsafe condition, the code official shall order the necessary work to be done, including
4225 the boarding up of openings, to render such structure temporarily safe whether or not the
4226 legal procedure herein described has been instituted; and shall cause such other action to
4227 be taken as the director deems necessary to meet such emergency.

4228 NEW SECTION. SECTION 369. There is hereby added to K.C.C. chapter 16.xx
4229 (created under section 330 of this ordinance) a new section to read as follows:

4230 **Emergency measures – Closing streets.** Section 109.3 of the International
4231 Property Maintenance Code is not adopted and the following is substituted:

4232 **Closing streets (IPMC 109.3)** When necessary for public safety, the code
4233 official shall temporarily close structures and close, or order the authority having
4234 jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe
4235 structures, and prohibit the same from being utilized.

4236 NEW SECTION. SECTION 370. There is hereby added to K.C.C. chapter 16.xx
4237 (created under section 330 of this ordinance) a new section to read as follows:

4238 **Emergency measures – Emergency repairs.** Section 109.4 of the International
4239 Property Maintenance Code is not adopted and the following is substituted:

4240 **Emergency repairs (IPMC 109.4)** For the purposes of this section, the code
4241 official shall employ the necessary labor and materials to perform the required work as
4242 expeditiously as possible as authorized in K.C.C. Title 23.

4243 NEW SECTION. SECTION 371. There is hereby added to K.C.C. chapter 16.xx
4244 (created under section 330 of this ordinance) a new section to read as follows:

4245 **Emergency measures.** Sections 109.5 and 109.6 of the International Property
4246 Maintenance Code are not adopted.

4247 SECTION 372. K.C.C. 16.21.010, as amended by this ordinance, is hereby
4248 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4249 ordinance).

4250 SECTION 373. Ordinance 14238, Section 5, and K.C.C. 16.21.010 are each
4251 hereby amended to read as follows:

4252 **Emergency measures – Rapid abatement - purpose ((UCADB 206.1))**.
4253 Section 109 of the International Property Maintenance Code is supplemented with the
4254 following:

4255 **Rapid abatement – purpose (IPMC 109.7).** The purpose of establishing
4256 procedures for the rapid abatement of structures damaged by a disaster resulting in a
4257 declared emergency, as defined in ((K.C.C. 16.20.080)) section 103 of this ordinance, is to
4258 protect the public health and safety by assuring that structures damaged as a result of a

4259 disaster are abated in a timely manner and to assure that the public right of-way is
4260 accessible for emergency vehicles in the event of a disaster.

4261 SECTION 374. K.C.C. 16.21.020, as amended by this ordinance, is hereby
4262 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4263 ordinance).

4264 SECTION 375. Ordinance 14238, Section 6, and K.C.C. 16.21.020 are each
4265 hereby amended to read as follows:

4266 **Emergency measures – Rapid abatement - authority ((UCADB 206.2))**.

4267 Section 109 of the International Property Maintenance Code is supplemented with the
4268 following:

4269 **Rapid abatement - authority (IPMC 109.8).** The ((building)) code official,
4270 subject to the express provisions of this code, shall have the authority to order the rapid
4271 abatement of any structure, or a portion thereof, that has been damaged as a result of a
4272 disaster resulting in a declared emergency, which represents an imminent hazard to public
4273 health and safety or poses an imminent threat to the public right-of-way.

4274 SECTION 376. K.C.C. 16.21.030, as amended by this ordinance, is hereby
4275 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4276 ordinance).

4277 SECTION 377. Ordinance 14238, Section 7, and K.C.C. 16.21.030 are each
4278 hereby amended to read as follows:

4279 **Emergency measures – Rapid abatement plan - applicability ((UCADB
4280 206.3))**. Section 109 of the International Property Maintenance Code is supplemented
4281 with the following:

4282 **Rapid abatement plan – applicability (IPMC 109.9).** A rapid abatement plan
4283 must be prepared for structures determined by the ((building)) code official to be an
4284 immediately hazardous and dangerous structure, which is an imminent hazard to public
4285 health and safety or an imminent threat to the public right-of-way.

4286 SECTION 378. K.C.C. 16.21.040, as amended by this ordinance, is hereby
4287 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4288 ordinance).

4289 SECTION 379. Ordinance 14238, Section 8, and K.C.C. 16.21.040 are each
4290 hereby amended to read as follows:

4291 **Emergency measures – Rapid abatement - compliance ((UCADB 206.4)).**
4292 Section 109 of the International Property Maintenance Code is supplemented with the
4293 following:

4294 **Rapid abatement - compliance (IPMC 109.10).** It shall be unlawful for any
4295 person to repair or demolish and remove any disaster-damaged structure, or a portion
4296 thereof, without following the applicable procedures set forth in this code and obtaining all
4297 required permits. It shall be unlawful for any owner, or owner's agent, to fail or neglect to
4298 comply with any valid order of abatement made by the ((building)) code official pursuant
4299 to this code.

4300 SECTION 380. K.C.C. 16.21.050, as amended by this ordinance, is hereby
4301 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4302 ordinance).

4303 SECTION 381. Ordinance 14238, Section 9, and K.C.C. 16.21.050 are each
4304 hereby amended to read as follows:

4305 **Emergency measures – Rapid abatement - assessment of immediacy and**
4306 **notification ((UCADB 206.5))**. Section 109 of the International Property Maintenance
4307 Code is supplemented with the following:

4308 **Rapid abatement - assessment of immediacy and notification (IPMC 109.11)**.

4309 1. The ((building)) code official shall be responsible for determining whether a
4310 structure, or a portion thereof, damaged by a disaster, is an immediately hazardous and
4311 dangerous structure, as defined in K.C.C. ((K.C.C. 16.20.080)) section 110 of this
4312 ordinance, and represents an imminent hazard to public health and safety or poses an
4313 imminent threat to the public right-of-way.

4314 2. Unless extenuating circumstances exist, a disaster-damaged structure surrounded
4315 by securely fenced yard for a distance equal to one and one-half times the height of the
4316 structure will not be considered to represent an imminent hazard to public health and safety
4317 or pose an imminent threat to the public right-of-way.

4318 3. When the ((building)) code official identifies a structure to be an immediately
4319 hazardous and dangerous structure, which is an imminent hazard to public health and safety
4320 or an imminent threat to the public right-of-way, the structure shall be posted with a placard
4321 which identifies it as an immediately hazardous and dangerous structure, requires that a
4322 rapid abatement plan be submitted and identifies the time frame for when it must be
4323 submitted.

4324 4. The owner shall be notified within twenty-four hours of posting by telephone,
4325 fax, mailing or any other method determined by the director, that the structure has been
4326 determined to be an immediately hazardous and dangerous structure, which is an imminent
4327 hazard to public health and safety or an imminent threat to the public right-of-way, that a

4328 rapid abatement plan is required and the time frame for when it must be submitted. Failure
4329 to successfully notify the owner under this section shall not invalidate the requirement for a
4330 rapid abatement plan or change the time frame.

4331 5. The ~~((building))~~ code official shall notify the King County office of historic
4332 preservation if any historic structure, as identified in K.C.C. ~~((K.C.C. 16.20.080))~~ 109 of
4333 this ordinance, has been determined to be an immediately hazardous and dangerous
4334 structure, which is an imminent hazard to public health and safety or an imminent threat to
4335 the public right-of-way, and requiring rapid abatement. The abatement, by repair,
4336 alteration, restoration, rehabilitation or demolition and removal, of disaster-damaged
4337 historic structures shall comply with the provisions of this code.

4338 SECTION 382. K.C.C. 16.21.060, as amended by this ordinance, is hereby
4339 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4340 ordinance).

4341 SECTION 383. Ordinance 14238, Section 10, and K.C.C. 16.21.060 are each
4342 hereby amended to read as follows:

4343 **Emergency measures – Rapid abatement plan - contents** ~~((UCADB 206.6))~~.
4344 Section 109 of the International Property Maintenance Code is supplemented with the
4345 following:

4346 **Rapid abatement plan - contents (IPMC 109.12).** The rapid abatement plan shall
4347 consist of:

- 4348 1. The names of all owners of the structure;
4349 2. The address of the structure;

4350 3. An engineering evaluation, as defined in ((K.C.C. 16.20.080)) section 107 of
4351 this ordinance. The engineering evaluation shall include an evaluation of life safety issues
4352 related to the safety of the occupants or individuals in the vicinity of the structure. The
4353 engineering evaluation also contain a detailed evaluation of the structural and nonstructural
4354 damage incurred to the building or structure;

4355 4. Recommendations for temporary repair, or, in lieu of recommendation for
4356 temporary repair, a recommendation for demolition; and

4357 5. Schematic recommendations for permanent repair, or, in lieu of schematic
4358 recommendations for permanent repair, a recommendation for demolition.

4359 Temporary repair may be comprised of bracing, shoring or other repairs necessary
4360 to minimize excessive immediate risk and to restore the structure to a safe condition
4361 suitable for continued repair.

4362 SECTION 384. K.C.C. 16.21.070, as amended by this ordinance, is hereby
4363 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4364 ordinance).

4365 SECTION 385. Ordinance 14238, Section 11, and K.C.C. 16.21.070 are each
4366 hereby amended to read as follows:

4367 **Emergency measures – Rapid abatement plan - time frame for submittal**
4368 **((UCADB 206.7))**. Section 109 of the International Property Maintenance Code is
4369 supplemented with the following:

4370 **Rapid abatement plan - time frame for submittal (IPMC 109.13)**. The
4371 following time frames are established for the submittal of a rapid abatement plan. A
4372 maximum of two extensions, of forty-eight hours each, may be added to the initial time

4373 frame established for submittal of the rapid abatement. The time frames are measured from
4374 the time of posting the placard on the structure. Immediate demolition or abatement can
4375 occur prior to submittal of the rapid abatement plan, when indicated. The street groups are
4376 classified in K.C.C. 16.21.080.

4377 1. When a structure has more than a minimal potential for immediate collapse, the
4378 following time frames apply:

4379 1.1. When a structure represents an imminent threat to public health and safety, the
4380 owner is required to immediately abate the structure and submit an abatement plan within
4381 seventy-two hours of abatement.

4382 1.2. When a structure does not represent an imminent threat to public health and
4383 safety, but threatens a Group I street or road and an alternative route is available, the
4384 owners is required to submit an abatement plan within seventy-two hours. When no
4385 alternative route is available, the owner is required to immediately abate the structure and
4386 submit an abatement plan within seventy-two hours of abatement.

4387 1.3. When a structure does not represent an imminent threat to public health and
4388 safety, but threatens a Group II street or road and an alternative route is available, the
4389 owner is required to submit an abatement plan within seventy-two hours. When no
4390 alternative route is available, the owner is required to submit an abatement plan within
4391 forty-eight hours.

4392 1.4. When a structure does not represent an imminent threat to public health and
4393 safety, but threatens a Group III street or road and an alternative route is available, the
4394 owner is required to ~~((submit))~~ submit an abatement plan within five days. When no

4395 alternative route is available, the owner is required to submit an abatement plan within
4396 seventy-two hours.

4397 2. When a structure is damaged, but threat of collapse is not great and the
4398 structure creates only minor or no risk to life or property and no street or road is threatened,
4399 rapid abatement procedures do not apply.

4400 SECTION 386. K.C.C. 16.21.080, as amended by this ordinance, is hereby
4401 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4402 ordinance).

4403 SECTION 387. Ordinance 14238, Section 12, and K.C.C. 16.21.080 are each
4404 hereby amended to read as follows:

4405 **Emergency measures – Rapid abatement plan - street and road groups**
4406 **((UCADB 206.8))**. Section 109 of the International Property Maintenance Code is
4407 supplemented with the following:

4408 **Rapid abatement plan - street and road groups (IPMC 109.14).** The following
4409 street and road groups apply to the time frames established by K.C.C. 16.21.070 as
4410 recodified by this ordinance. These classifications are based on the King County Road
4411 Standards.

4412 1. Group I streets and roads are principal arterial, minor arterial, collector arterial
4413 or "collector" and neighborhood collectors.

4414 2. Group II streets and roads are subcollectors and business access streets.

4415 3. Group III streets and roads are subaccess streets, minor access streets
4416 (Residential), multiple dwelling access streets, industrial access streets and minor access
4417 streets (Commercial).

4418 SECTION 388. K.C.C. 16.21.090, as amended by this ordinance, is hereby
4419 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4420 ordinance).

4421 SECTION 389. Ordinance 14238, Section 13, and K.C.C. 16.21.090 are each
4422 hereby amended to read as follows:

4423 **Emergency measures – Rapid abatement plan - time frame for completion of**
4424 **abatement ((UCADB 206.9))**. Section 109 of the International Property Maintenance
4425 Code is supplemented with the following:

4426 **Rapid abatement plan - time frame for completion of abatement (IPMC**
4427 **109.15)**. Approval by the ((building)) code official of the rapid abatement plan constitutes
4428 authority to proceed with abatement. If the ((building)) code official approves the rapid
4429 abatement plan, the owner, or owner's agent, shall complete abatement in accordance with
4430 the plan within forty-eight hours of obtaining approval of the plan. Within twenty-four
4431 hours of completion of the abatement work, the owner, or owner's agent, shall provide the
4432 ((building)) code official with a written signed verification that the abatement has been
4433 completed in conformance with the approved rapid abatement plan. When the abatement
4434 includes structural repairs, the verification shall include a written, signed and stamped
4435 report from the owner's architect or structural or civil engineer attesting that the engineer
4436 has visited the site and that repairs have been completed in general conformance with the
4437 approved rapid abatement plan. This written signed and stamped report from the owner's
4438 architect or structural or civil engineer and the written and signed verification by the owner
4439 or owner's agent may be made by completing and signing and standard form provided by
4440 the department of development and environmental services.

4441 SECTION 390. K.C.C. 16.21.100, as amended by this ordinance, is hereby
4442 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4443 ordinance).

4444 SECTION 391. Ordinance 14238, Section 14, and K.C.C. 16.21.100 are each
4445 hereby amended to read as follows:

4446 **Emergency measures – Rapid abatement plan - disapproval by the**
4447 **((building)) code official ((UCADB 206.10))**. Section 109 of the International
4448 Property Maintenance Code is supplemented with the following:

4449 **Rapid abatement plan - disapproval by the code official (IPMC 109.16).** In
4450 each case where a rapid abatement plan is disapproved, the **((building)) code official** shall
4451 state the reasons for disapproval to the owner, or the owner's agent. Notice of disapproval
4452 can be either by direct conversation, a telephone conversation, fax, a written notice of
4453 disapproval mailed to the owner, or owner's agent, or any other method determined by the
4454 **((building)) code official**. Regardless of the method used for notice of disapproval, the
4455 owner, the owner's agent, must submit a revised rapid abatement plan addressing the
4456 deficiencies noted by the **((building)) code official** in the notice of disapproval within
4457 seventy-two hours.

4458 SECTION 392. K.C.C. 16.21.110, as amended by this ordinance, is hereby
4459 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4460 ordinance).

4461 SECTION 393. Ordinance 14238, Section 15, and K.C.C. 16.21.110 are each
4462 hereby amended to read as follows:

4463 **Emergency measures – Rapid abatement by the ((building)) code official**
4464 **((UCADB 206.11))**). Section 109 of the International Property Maintenance Code is
4465 supplemented with the following:

4466 **Rapid abatement by the code official (IPMC 109.17)**. The ((building)) code
4467 official is authorized to abate a structure which is identified to be an immediately
4468 hazardous and dangerous structure, which is an imminent hazard to public health and safety
4469 or an imminent threat to the public right-of-way, in the following cases:

- 4470 1. If the owner fails to respond to the notice of abatement, responds untimely, or
4471 responds timely but fails to complete abatement within the required time frame; or
4472 2. If the owner cannot be located within the established time frame; or
4473 3. When the ((building)) code official determines the structures is an imminent
4474 hazard to public health and safety or an imminent threat to the public right-of-way, which
4475 must be abated immediately.

4476 SECTION 394. K.C.C. 16.16.220, as amended by this ordinance, is hereby
4477 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4478 ordinance).

4479 SECTION 395. Ordinance 12560, Section 124, as amended, and K.C.C.
4480 16.16.220 are each hereby amended to read as follows:

4481 **((Performance of work of repair or d))Demolition ((-UHC Chapter 15)) -**

4482 **General.** ~~((Chapter 15, Performance of Work of Repair or Demolition,))~~ Section 110.1
4483 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and
4484 is substituted with the ((procedures as specified in)) following:

4485 **General (IPMC 110.1).** Demolition shall be in accordance with K.C.C. Title 23.

4486 NEW SECTION. SECTION 396. There is hereby added to K.C.C. chapter 16.xx
4487 (created under section 330 of this ordinance) a new section to read as follows:

4488 **Demolition – Notice and orders.** Section 110.2 of the International Property
4489 Maintenance Code is not adopted.

4490 SECTION 397. K.C.C. 16.16.190, as amended by this ordinance, is hereby
4491 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4492 ordinance).

4493 SECTION 398. Ordinance 12560, Section 121, as amended, and K.C.C.
4494 16.16.190 are each hereby amended to read as follows:

4495 **Means of ((A))appeal ((–UHC Chapter 12)) – Application for appeal.**
4496 ~~((Chapter 12, Appeal,))~~ Section 111.1 of the ~~((Uniform Housing))~~ International Property
4497 Maintenance Code is not adopted and is substituted with the following:

4498 **Application for appeal. (IPMC 111.1).** ~~((a))~~ Appeals ~~((procedures as specified~~
4499 ~~in))~~ shall be in accordance with K.C.C. Titles 20 and 23.

4500 NEW SECTION. SECTION 399. There is hereby added to K.C.C. chapter 16.xx
4501 (created under section 330 of this ordinance) a new section to read as follows:

4502 **Means of appeal.** Sections 111.2 through 111.8 of the International Property
4503 Maintenance Code are not adopted.

4504 SECTION 400. K.C.C. 16.16.030, as amended by this ordinance, is hereby
4505 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4506 ordinance).

4507 SECTION 401. Ordinance 14111, Section 131, and K.C.C. 16.16.030 are each
4508 hereby amended to read as follows:

4509 **General - Responsibilities defined.** Section ~~((201.3))~~ 301.2 of the ~~((Uniform~~
4510 ~~Housing))~~ International Property Maintenance Code is not adopted and the following is
4511 substituted:

4512 **Responsibilities defined** ~~((UHC 201.3))~~ **(IPMC 301.2).** Owners remain liable
4513 for violations of duties imposed by this code even though an obligation is also imposed
4514 on the occupants of the building, and even though the owner has, by agreement, imposed
4515 on the occupant the duty of furnishing required equipment or of complying with this
4516 code.

4517 Buildings and structures and parts thereof shall be maintained in a safe and
4518 sanitary condition. The owner or the owner's designated agent shall be responsible for
4519 such maintenance. To determine compliance with this subsection, the building may be
4520 reinspected.

4521 Owners, in addition to being responsible for maintaining buildings in a sound
4522 structural condition, shall be responsible for keeping that part of the building or premises
4523 which the owner occupies or controls in a clean, sanitary and safe condition, including
4524 the shared or public areas in a building containing two or more dwelling units.

4525 Owners shall, when required by this code or the ~~((building))~~ code official or the
4526 health ordinance or the health officer, furnish and maintain such approved sanitary
4527 facilities as required, and shall furnish and maintain approved devices, equipment or
4528 facilities for the prevention of insect and rodent infestation, and when infestation has
4529 taken place, shall be responsible for the extermination of any insects, rodents or other
4530 pests when such extermination is not specifically made the responsibility of the occupant
4531 by law or ruling.

4532 Occupants of a dwelling unit, in addition to being responsible for keeping in a
4533 clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises
4534 which they occupy and control, shall dispose of their rubbish, garbage and other organic
4535 waste in a manner required by the health ordinance and approved by the health officer or
4536 the ((building)) code official.

4537 Occupants shall, when required by this code, the health ordinance or the health
4538 officer, furnish and maintain approved devices, equipment or facilities necessary to keep
4539 their premises safe and sanitary.

4540 SECTION 402. Ordinance 12560, Section 111, as amended, and K.C.C.
4541 16.16.050 are each hereby repealed.

4542 SECTION 403. Ordinance 12560, Section 113, as amended, and K.C.C.
4543 16.16.080 are each hereby repealed.

4544 SECTION 404. K.C.C. 16.16.130, as amended by this ordinance, is hereby
4545 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4546 ordinance).

4547 SECTION 405. Ordinance 14111 Section 141, and K.C.C. 16.16.130 are each
4548 hereby amended to read as follows:

4549 **Exterior property areas - Fire hazard.** Section ((1001-9)) 302.4 of the
4550 ((Uniform Housing)) International Property Maintenance Code is not adopted and the
4551 following is substituted:

4552 **Fire hazard ((UHC 1001-9)) (IPMC 302.4).** Any building or portion thereof,
4553 device, apparatus, equipment, combustible waste, or vegetation that, in the opinion Fire
4554 Marshal or the ((Building)) Code Official, is in such a condition as to cause a fire or

4555 explosion or provide a ready fuel to augment the spread and intensity of fire or explosion
4556 arising from any cause shall be considered substandard. Upon failure of the owner or
4557 agent having charge of a property to cut and destroy weeds after service of a notice
4558 violation, they shall be subject to prosecution in accordance with provisions of K.C.C.

4559 Title 23

4560 NEW SECTION. SECTION 406. There is hereby added to K.C.C. chapter 16.xx
4561 (created under section 330 of this ordinance) a new section to read as follows:

4562 **Exterior property areas - Motor vehicles.** Section 302.8 of the International
4563 Property Maintenance Code is not adopted.

4564 NEW SECTION. SECTION 407. There is hereby added to K.C.C. chapter 16.xx
4565 (created under section 330 of this ordinance) a new section to read as follows:

4566 **Swimming pools, spas and hot tubs - Enclosures.** Section 303.2 of the
4567 International Property Maintenance Code is not adopted and the following is substituted:

4568 **Enclosures (IPMC 303.2).** Private swimming pools, hot tubs and spas,
4569 containing water more than twenty-four inches (610 mm) in depth shall be completely
4570 surrounded by a fence or barrier at least sixty inches (1,524 mm) in height above the
4571 finished ground level measured on the side of the barrier away from the pool. Gates and
4572 doors in such areas shall be self-closing and self-latching . Where the self-latching
4573 devices is less than fifty-four inches (1,372 mm) above the bottom of the gate, the release
4574 mechanism shall be located on the pool side of the gate. Self-closing and self-latching
4575 gates shall be maintained such that the gate will positively close and latch when released
4576 from an open position of six inches (152 mm) from the gatepost. No existing g pool

4577 enclosure shall be removed, replaced or changed in a manner that reduces its
4578 effectiveness as a safety barrier.

4579 NEW SECTION. SECTION 408. There is hereby added to K.C.C. chapter 16.xx
4580 (created under section 330 of this ordinance) a new section to read as follows:

4581 **Exterior structure - Premises identification.** Section 304.3 of the International
4582 Property Maintenance Code is not adopted and the following is substituted:

4583 **Premises identification. (IPMC 304.3).** Approved numbers or addresses shall
4584 be provided for all new buildings in such a position as to be plainly visible and legible
4585 from the street or road fronting the property as specified by the department.

4586 NEW SECTION. SECTION 409. There is hereby added to K.C.C. chapter 16.xx
4587 (created under section 330 of this ordinance) a new section to read as follows:

4588 **Exterior structure - Insect screens.** Section 304.14 of the International Property
4589 Maintenance Code is not adopted.

4590 NEW SECTION. SECTION 410. There is hereby added to K.C.C. chapter 16.xx
4591 (created under section 330 of this ordinance) a new section to read as follows:

4592 **Exterior structure - Building security.** Section 304.18 and all of the
4593 subsections thereto of the International Property Maintenance Code are not adopted.

4594 SECTION 411. K.C.C. 16.16.090, as amended by this ordinance, is hereby
4595 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4596 ordinance).

4597 SECTION 412. Ordinance 12560, Section 114, as amended, and K.C.C.
4598 16.16.090 are each hereby amended to read as follows:

4599 ~~((Sanitation—Installation and maintenance))~~ Water system - General.

4600 Section ~~((505.7))~~ 505.1 of the ~~((Uniform Housing))~~ International Property Maintenance
4601 Code is not adopted and the following is substituted:

4602 ~~((Installation and maintenance (UHC 505.7)))~~ General (IPMC 505.1). ~~((All~~
4603 ~~sanitary facilities shall be installed and maintained in a safe and sanitary condition and))~~
4604 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other
4605 plumbing fixture shall be properly connected to either a public water system or to an
4606 approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs
4607 and showers shall be supplied with hot or tempered and cold running water in accordance
4608 with ~~((all applicable laws))~~ K.C.C. chapter 16.32.

4609 NEW SECTION. SECTION 413. There is hereby added to K.C.C. chapter 16.xx
4610 (created under section 330 of this ordinance) a new section to read as follows:

4611 **Heating facilities – Residential occupancies.** Section 602.2 of the International
4612 Property Maintenance Code is not adopted.

4613 SECTION 414. K.C.C. 16.16.100, as amended by this ordinance, is hereby
4614 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4615 ordinance).

4616 SECTION 415. Ordinance 12560, Section 115, as amended, and K.C.C. 16.16.100
4617 are each hereby amended to read as follows:

4618 ~~((Mechanical requirements –))~~ **Heating facilities – Heat supply.** Section
4619 ~~((701.1))~~ 602.3 of the ~~((Uniform Housing))~~ International Property Maintenance Code is
4620 not adopted and the following is substituted:

4621 ~~((Heating (UHC 701.1)))~~ Heat supply (IPMC 602.3) Dwellings units ((;)) and
4622 guest rooms ~~((and congregate residences))~~ shall be provided with heating facilities
4623 capable of maintaining a room temperature of 70° F. (21.1° C) ~~((at a point 3 feet (.914 m)~~
4624 ~~above the floor))~~ in all habitable rooms ~~((when the outside temperature is as set forth in~~
4625 ~~WAC 51-11, the Washington State Energy Code (second edition), effective June 30,~~
4626 ~~1995. Such facilities shall be installed and maintained in a safe condition and in~~
4627 ~~accordance with Section 3102 of the Building Code, the Mechanical Code, and all other~~
4628 ~~applicable laws. Unvented fuel-burning heaters shall not be permitted. All heating~~
4629 ~~devices or appliances shall be of an approved type)), bathrooms and toilet rooms.~~
4630 Cooking appliances shall not be used to provide space heating to meet the requirements
4631 of this section.

4632 NEW SECTION. SECTION 416. There is hereby added to K.C.C. chapter 16.xx
4633 (created under section 330 of this ordinance) a new section to read as follows:

4634 **Heating facilities – Occupiable work spaces.** Section 602.4 of the International
4635 Property Maintenance Code is not adopted.

4636 NEW SECTION. SECTION 417. There is hereby added to K.C.C. chapter 16.xx
4637 (created under section 330 of this ordinance) a new section to read as follows:

4638 **Heating facilities – Room temperature measurement.** Section 602.5 of the
4639 International Property Maintenance Code is not adopted and the following is substituted:

4640 **Room temperature measurement (IPMC 602.5).** The required room
4641 temperatures shall be measured three feet (.914 m) above the floor near the center of the
4642 room and two feet (610 mm) inward from the center of each exterior wall.

4643 NEW SECTION. SECTION 418. There is hereby added to K.C.C. chapter 16.xx
4644 (created under section 330 of this ordinance) a new section to read as follows:

4645 **Electrical facilities - Service.** Section 604.2 of the International Property
4646 Maintenance Code is not adopted.

4647 NEW SECTION. SECTION 419. There is hereby added to K.C.C. chapter 16.xx
4648 (created under section 330 of this ordinance) a new section to read as follows:

4649 **Electrical equipment - Receptacles.** Section 605.2 of the International Property
4650 Maintenance Code is not adopted.

4651 NEW SECTION. SECTION 420. There is hereby added to K.C.C. chapter 16.xx
4652 (created under section 330 of this ordinance) a new section to read as follows:

4653 **Elevators, escalators and dumbwaiters.** Section 606 of the International
4654 Property Maintenance Code is not adopted.

4655 SECTION 421. Ordinance 14111, Section 139, and K.C.C. 16.16.110 are each
4656 hereby repealed.

4657 SECTION 422. Ordinance 14111, Section 140, and K.C.C. 16.16.120 are each
4658 hereby repealed.

4659 SECTION 423. Ordinance 12560, Section 117, as amended, and K.C.C. 16.16.150
4660 are each hereby repealed.

4661 SECTION 424. Ordinance 12560, Section 122, as amended, and K.C.C.
4662 16.16.200 are each hereby repealed.

4663 SECTION 425. Ordinance 12560, Section 123, as amended, and K.C.C.
4664 16.16.210 are each hereby repealed.

4665 SECTION 426. Ordinance 12560, Section 125, as amended, and K.C.C.

4666 16.16.230 are each hereby repealed.

4667 SECTION 427. Ordinance 14111, Section 153, and K.C.C. 16.20.010 are each

4668 hereby repealed.

4669 SECTION 428. Ordinance 14238, Section 2, and K.C.C. 16.20.035 are each

4670 hereby repealed.

4671 SECTION 429. Ordinance 12560, Section 128, as amended, and K.C.C.

4672 16.20.040 are each hereby repealed.

4673 SECTION 430. Ordinance 12560, Section 129, as amended, and K.C.C.

4674 16.20.050 are each hereby repealed.

4675 SECTION 431. Ordinance 12560, Section 130, as amended, and K.C.C.

4676 16.20.060 are each hereby repealed.

4677 SECTION 432. Ordinance 12560, Section 131, as amended, and K.C.C.

4678 16.20.070 are each hereby repealed.

4679 SECTION 433. Ordinance 14111, Section 161, and K.C.C. 16.20.090 are each

4680 hereby repealed.

4681 SECTION 434. Ordinance 12560, Section 133, as amended, and K.C.C.

4682 16.20.100 are each hereby repealed.

4683 SECTION 435. Ordinance 14111, Section 163, and K.C.C. 16.20.110 are each

4684 hereby repealed.

4685 SECTION 436. Ordinance 14111, Section 164, and K.C.C. 16.20.120 are each

4686 hereby repealed.

4687 SECTION 437. Ordinance 14111, Section 165, and K.C.C. 16.20.130 are each
4688 hereby repealed.

4689 SECTION 438. Ordinance 14111, Section 166, and K.C.C. 16.20.140 are each
4690 hereby repealed.

4691 SECTION 439. Ordinance 12560, Section 134, as amended, and K.C.C.
4692 16.20.150 are each hereby repealed.

4693 SECTION 440. Ordinance 12560, Section 135, as amended, and K.C.C.
4694 16.20.160 are each hereby repealed.

4695 SECTION 441. Ordinance 12560, Section 138, as amended, and K.C.C.
4696 16.20.190 are each hereby repealed.

4697 SECTION 442. Ordinance 12560, Section 139, as amended, and K.C.C.
4698 16.20.200 are each hereby repealed.

4699 SECTION 443. Ordinance 12560, Section 140, as amended, and K.C.C.
4700 16.20.210 are each hereby repealed.

4701 SECTION 444. Ordinance 12560, Section 141, as amended, and K.C.C.
4702 16.20.220 are each hereby repealed.

4703 SECTION 445. Ordinance 12560, Section 142, as amended, and K.C.C.
4704 16.20.230 are each hereby repealed.

4705 SECTION 446. Severability. If any provision of this ordinance or its application
4706 to any person or circumstance is held invalid the remainder of the ordinance or the

4707 application of the provision to other persons or circumstances is not affected.

4708 SECTION 447. Effective date. This ordinance takes effect July 1, 2004.

4709

Ordinance 14914 was introduced on 4/12/2004 and passed as amended by the Metropolitan King County Council on 5/24/2004, by the following vote:

Yes: 10 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. McKenna, Mr. Ferguson, Mr. Hammond, Ms. Hague and Mr. Irons

No: 0

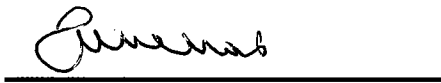
Excused: 3 - Mr. Gossett, Ms. Patterson and Mr. Constantine

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



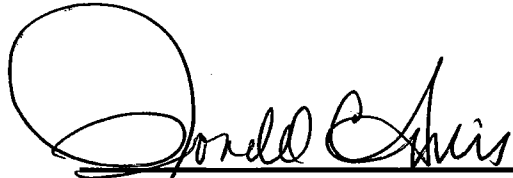
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 3 day of June, 2004.



Ron Sims, County Executive

Attachments None

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