

Chapter 23.05

Bellevue Building Code

**Adoption & Amendment
of the
2012 Editions
of the
IBC, IRC, IMC, IFGC & UPC**



**Development Services
Effective July 1, 2013**

**Copies of the Bellevue Building Code
which include amendments to the
2012 IBC, IRC, IMC, IFGC and UPC can
be obtained from:**

**Development Service
City of Bellevue
450-110th Ave NE,
Bellevue, WA 98009-9012
www.cityofbellevue.org/doc_library.htm**

**Chapter 23.05
CONSTRUCTION CODE
ADMINISTRATION**

Sections:

<u>23.05.010</u>	Purpose.
<u>23.05.020</u>	Scope.
<u>23.05.030</u>	Exemption from state notice requirements.
<u>23.05.040</u>	Applicability.
<u>23.05.050</u>	Existing structures.
<u>23.05.060</u>	Definitions.
<u>23.05.070</u>	Authority.
<u>23.05.080</u>	Duties and powers of building official.
<u>23.05.090</u>	Permits required.
<u>23.05.100</u>	Permit issuance.
<u>23.05.105</u>	Construction documents.
<u>23.05.110</u>	Temporary structures and uses.
<u>23.05.120</u>	Fees.
<u>23.05.130</u>	Inspections.
<u>23.05.140</u>	Certificate of occupancy.
<u>23.05.150</u>	Service utilities.
<u>23.05.160</u>	Hearing examiner.
<u>23.05.170</u>	Violations.
<u>23.05.180</u>	Stop work order.
<u>23.05.190</u>	Unsafe structures and equipment.
<u>23.05.200</u>	Partial invalidity.

Chapter 23.05
[Replaces Chapter 1 2012 IBC, IRC, IMC(IFGC) & UPC]
CONSTRUCTION CODE

ADMINISTRATION

23.05.010 Purpose.

The purpose of this chapter is to provide for the administration, organization and enforcement of the technical codes adopted by the city. The purpose of the technical codes is to establish minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. (Ord. [5528](#) § 2, 2004.)

23.05.020 Scope.

This chapter establishes the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the corporate limits of the city. (Ord. [5528](#) § 2, 2004.)

23.05.030 Exemption from state notice requirements.

Project permit applications pursuant to the technical codes are exempt from the requirements of RCW [36.70B.110](#) and [36.70B.130](#) and any local provisions implementing those sections, except when an applicant has chosen to include technical permits, e.g., building, mechanical, or plumbing permits, in a consolidated permit review process pursuant to the provisions of RCW [36.70B.120](#). (Ord. [5528](#) § 2, 2004.)

23.05.040 Applicability.

A. General. This chapter applies to the administration of the technical codes, as adopted by the city in other chapters of this title. Provisions in the appendices of the technical codes shall not apply unless specifically adopted.

B. Conflicting Provisions.

1. Where there is a conflict between the provisions or requirements of this chapter, or the technical codes, and other codes or

laws, this chapter, or the technical codes as the case may be, shall govern.

2. Where conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern or, if life safety is not at issue, the more restrictive provision shall govern.

3. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the hierarchy of the codes named in RCW [19.27.031](#), now or as hereafter amended, shall govern. In the event that the conflict is between provisions for which such hierarchy of codes is not determinative, the most restrictive provision shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

4. Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

C. Other Laws. The provisions of this chapter and the technical codes shall not be deemed to nullify any provisions of local, state or federal law.

D. Adoption by Reference. Where state laws or regulations or other city ordinances or code provisions are adopted by reference in this chapter or the technical codes, such reference shall be deemed to be to the law, regulation, ordinance or provision as subsequently amended after the date of adoption of this chapter, unless specifically provided otherwise.

E. Codes referenced within the technical codes adopted by the city shall not apply unless specifically adopted by the city in other chapters of this title. References to codes not adopted by the city shall be deemed to refer to the most applicable provision of codes or standards adopted by the city, as determined by the building official. (Ord. [5937](#) § 2, 2010; Ord. [5528](#) § 2, 2004.)

23.05.050 Existing structures.

A. Compliance with Technical Codes. Buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this section.

B. Additions, Alterations or Repairs.

1. Additions, alterations or repairs may be made to a building, structure, or its building service equipment without requiring the existing building, structure, or its building service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to the requirements of the technical codes for a new building, structure, or new building service equipment. Additions, alterations or repairs shall not be made to an existing building, structure, or building service equipment which will cause the existing building, structure, or building service equipment to be in violation of the provisions of the technical codes, nor shall such additions, alterations or repairs cause the existing building, structure, or building service equipment to become unsafe.

2. Building service equipment which was lawful under the technical codes current at the time such equipment was installed may be used, maintained or repaired if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

C. Existing Occupancy. The legal occupancy of any structure existing on the date of adoption of this chapter and the technical codes shall be permitted to continue without change, except as is specifically covered in this chapter and the technical codes, the International Fire Code, or if continued use poses a danger to life, health and safety of the occupants and the public, as is determined by the building official or fire official.

D. Change in Use. No change will be made in the character of occupancies or use of any building that would place the building in a different division of the same group or occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this chapter and the technical codes for such division or group of occupancy.

Exception: The character of the occupancy of existing buildings may be changed subject to the approval of the building official, and the building may be occupied for purposes in other groups without conforming to all the requirements of this chapter and

the technical codes for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required in BCC [23.05.140](#). The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this code.

E. Moved Buildings or Structures.

1. Buildings or structures intended to be relocated within or into the city must be inspected by the code official for compliance with the codes and standards adopted in this chapter prior to being relocated or moved. The owner of the building or structure must obtain a building permit and further must agree to correct all deficiencies identified by the inspection prior to moving the building. All deficiencies must be corrected before electric power is connected to the building.

2. Nonresidential buildings or structures moved into the jurisdiction must be inspected to ensure compliance with current requirements of this code.

3. Residential buildings or structures wired in the U.S., to NEC requirements, and moved into the jurisdiction must be inspected to ensure compliance with the NEC requirements in effect at the time and place the original wiring was made. The building or structure must be inspected to ensure compliance with all current requirements of Chapter [19.28](#) RCW and the rules developed by the department if:

a. The original occupancy classification of the building or structure is changed as a result of the move; or

b. The building or structure has been substantially remodeled or rehabilitated as a result of the move.

4. Residential buildings or structures wired in Canada to Canadian Electrical Code (CEC) standards and moved into the jurisdiction must be inspected to ensure compliance with the following minimum safety requirements:

a. Service, service grounding, and service bonding must comply with this code.

b. Canadian Standards Association (CSA) listed Type NMD cable is allowed with the following qualifications:

i. CSA listed Type NMD cable, American wire gauge No. 10 and smaller installed after 1964 utilizing an equipment grounding conductor smaller than the phase conductors, must be:

(a) Replaced with a cable utilizing a full-size equipment grounding conductor; or

(b) Protected by a ground fault circuit interrupter protection device.

ii. CSA listed Type NMD cable, No. 8 AWG and larger, must:

(a) Utilize an equipment grounding conductor sized according to the requirements of the NEC in effect at the time of the installation;

(b) Be protected by a ground fault circuit interrupter protection device; or

(c) Be replaced.

c. Other types of wiring and cable must be:

i. Replaced with wiring listed or field evaluated in accordance with U.S. standards by a laboratory approved by the department; or

ii. Protected by a ground fault circuit interrupter protection device and arc fault circuit protection device.

d. Equipment, other than wiring or panelboards, manufactured and installed prior to 1997 must be listed and identified by laboratory labels approved by the department or CSA labels.

e. All panelboards must be listed and identified by testing laboratory labels approved by the department with the following qualifications:

i. CSA listed panelboards labeled "Suitable for Use as Service Equipment" will be considered to be approved as suitable for use only as service equipment.

ii. CSA listed panelboards must be limited to a maximum of 42 circuits.

iii. CSA listed panelboards used as lighting and appliance panelboards, as described in the NEC, must meet all current requirements of the NEC and this chapter.

f. Any wiring or panelboards replaced or changed as a result of the move must meet current requirements of Chapter [19.28](#) RCW and this chapter.

g. The location, type, and ground fault circuit interrupter protection of receptacles and equipment in a bathroom, kitchen, basement, garage, or outdoor area must meet the Washington requirements in effect at the time the wiring was installed.

h. Four 15-ampere kitchen small appliance circuits will be accepted in lieu of two 20-ampere kitchen small appliance circuits. Receptacles will not be required to be added on kitchen peninsular or island counters.

i. Spacing requirements for all other receptacles must meet the Washington requirements in effect at the time the wiring was installed.

j. Receptacles installed above baseboard or fixed wall space heaters must be removed and the outlet box covered with a blank cover. The receptacle is required to be relocated as closely as possible to the existing location.

k. Lighting outlet and switch locations must meet the Washington requirements in effect at the time the wiring was installed.

l. Dedicated 20-ampere small appliance circuits are not required in dining rooms.

m. Electric water heater branch circuits must be adequate for the load.

n. The location, type, and circuit protection of feeders must meet the Washington State requirements in effect at the time the wiring was installed. (Ord. [5937](#) § 3, 2010; Ord. [5528](#) § 2, 2004.)

23.05.060 Definitions.

For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

"Addition" means an extension or increase in floor area or height of a building or structure.

"Alter" or **"alteration"** means a change or modification of a building, structure or building service equipment.

"Approved," as to materials, types of construction, equipment and systems, means and refers to approval by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

"Approved agency" means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the building official.

"Building" means a structure used or intended for supporting or sheltering a use or occupancy.

"Building code" means the International Building Code and/or the International Residential Code, as applicable, promulgated by the International Code Council, as adopted by the city in Chapter [23.10](#) BCC.

"Building, Existing." "Existing building" means a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

"Building official" means the officer or other designated authority charged with the administration and enforcement of this chapter and the technical codes, or a regularly authorized deputy thereof.

"Building permit applications" means an application for a permit required pursuant to Chapter [23.10](#) BCC.

"Building service equipment" means and refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

"Complete response" means an adequate response to all requests from city staff in sufficient detail to allow the application to be processed.

"Construction documents" means plans, specifications, computations and other data required to be submitted for any application required by this chapter or the technical codes.

"Dangerous buildings code" means the Uniform Code for the Abatement of Dangerous Buildings promulgated by the International Conference of Building Officials, as adopted by the city in Chapter [23.10](#) BCC.

"Department" means the development services department unless otherwise specified.

"Director" means the director of the development services department unless otherwise specified.

"Electrical code" means the National Electrical Code promulgated by the National Fire Protection Association, as adopted by the city in Chapter [23.30](#) BCC.

"Energy code" means the Washington State Energy Code promulgated by the Washington State Building Code Council, as adopted by the city in Chapter [23.10](#) BCC.

"Housing code" means the Uniform Housing Code promulgated by the International Conference of Building Officials, as adopted by the city in Chapter [23.10](#) BCC.

"International Fire Code" means the International Fire Code promulgated by the International Code Council, as adopted by the city in Chapter [23.11](#) BCC.

"Listed" and **"listing"** are terms referring to equipment or materials included in a list by an approved testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of current production of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

“Mechanical code” means the International Mechanical Code promulgated by the International Code Council as adopted by the city in Chapter [23.50](#) BCC.

“Occupancy” means the purpose for which a building, or part thereof, is used or intended to be used.

“Owner” means any person, agent, firm or corporation having a legal or equitable interest in the property.

“Permit” means an official document or certificate issued by the building official authorizing performance or a specified activity.

“Person” means a natural person, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

“Plumbing code” means the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials, as adopted by the city in Chapter [23.60](#) BCC.

“Protective parking devices” means those devices regulated by Chapter [23.18](#) BCC.

“Repair” means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

“Shall,” as used in this chapter, is mandatory.

“Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structural observation” means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspections required by the technical codes.

“Technical codes” means and refers to all codes adopted pursuant to Chapters [23.10](#), [23.30](#), [23.50](#) and [23.60](#) BCC; Protective Parking Devices, Chapter [23.18](#) BCC; and Posting notice of construction hours, BCC [9.18.044](#).

“Valuation” or **“value,”** as applied to a building and its building service equipment, means and shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs.

“Ventilation code” means the Washington State Ventilation and Indoor Air Quality Code promulgated by the Washington State Building Code Council, as adopted by the city under Chapter [23.10](#) BCC. (Ord. [5821](#) §§ 21, 22, 2008; Ord. [5572](#) § 1, 2004; Ord. [5528](#) § 2, 2004.)

23.05.070 Authority.

A. Enforcement Agency. The development services department shall be responsible for enforcement of the technical codes under the administrative and operational control of the building official, who shall be appointed by the director.

B. General. Whenever the term or title “administrative authority,” “responsible official,” “building official,” “chief inspector,” “code enforcement officer” or other similar designation is used in this chapter or in any of the technical codes, it shall be construed to mean the building official designated by the director.

C. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the director, the building official shall have the authority to appoint a deputy building official, related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. (Ord. [5821](#) § 23, 2008; Ord. [5528](#) § 2, 2004.)

23.05.080 Duties and powers of building official.

In addition to the duties and powers set forth in other sections of this chapter and the technical codes, the building official shall have the following duties and powers:

A. General. The building official is hereby authorized and directed to enforce the provisions of this chapter and the technical codes. The building official shall have the authority to render interpretations of this chapter and the technical codes and to adopt policies and procedures supplemental to this chapter and the technical codes as deemed necessary in order to clarify the application of their provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this chapter and the technical codes.

B. Applications and Permits. The building official shall receive applications, review construction documents and issue permits for the erection, alteration, demolition and moving of buildings, structures and building service equipment, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this chapter and the technical codes.

C. Notices and Orders. The building official shall issue all necessary notices or orders to ensure compliance with this chapter and the technical codes.

D. Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at the applicant's expense.

E. Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this chapter and the technical codes.

F. Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this chapter and the technical codes, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this chapter and the technical codes which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this chapter and the technical codes; provided, that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

G. Liability. The building official charged with the enforcement of this chapter and the technical codes, acting in good faith and without malice in the discharge of his duties, shall not thereby be rendered personally liable for damage that may accrue to persons or property as a result of an act or omission in the discharge of the assigned duties.

H. Approved Materials and Equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

I. Used Materials and Equipment. The use of used materials and building service equipment is permitted when approved by the building official.

J. Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this chapter and the technical codes, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this chapter and the technical codes

impractical and the modification is in compliance with the intent and purpose of this chapter and the technical codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department. The building official is authorized to charge an additional fee to evaluate any proposed modification under the provisions of this section.

K. Alternative Materials, Design and Methods of Construction and Equipment. The provisions of this chapter and the technical codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this chapter and the technical codes; provided, that any such alternative has been approved. An alternative material, design or method of construction may be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this chapter and the technical codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the technical codes in quality, strength, effectiveness, fire resistance, durability and safety. The building official is authorized to charge an additional fee to evaluate any proposed alternate under the provisions of this section.

L. Research Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in technical codes, shall consist of valid research reports from approved sources.

M. Tests. Whenever there is insufficient evidence of compliance with the provisions of this chapter and the technical codes, or evidence that a material or method does not conform to the requirements of the technical codes, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the city. Test methods shall be as specified in technical codes or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records. (Ord. [5528](#) § 2, 2004.)

23.05.090 Permits required.

A. Technical Codes Other Than the Electrical Code – Required. Any person who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this

chapter and the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

B. Technical Codes Other than the Electrical Code – Work Exempt from Permit.

Certain work is exempt from the permit requirements of this chapter and the technical codes. Exemptions from permit requirements of this chapter and the technical codes shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter, the technical codes or any other laws or ordinances of the city. An exemption from the permit requirements of one technical code does not exempt work from the permit requirements of other technical codes or other laws or ordinances of the city. Permits shall not be required for the following:

1. Emergency Repairs. Where equipment replacements and equipment repairs must be performed in an emergency situation posing a significant and immediate risk to life and safety, or a significant and immediate risk of loss to property, the permit application shall be submitted within the next working business day to the building official.
2. Repairs. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.
3. The following work otherwise governed by Chapter [23.10](#) BCC:
 - a. One-story detached accessory structures used as tool and storage sheds, tree-supported play structures, playhouse and similar uses, provided the floor area does not exceed 200 square feet (11.15 m²).
 - b. Fences not over eight feet (2,438 mm) high.
 - c. Oil derricks.

d. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

e. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed two to one.

f. Sidewalks, decks and driveways not more than 30 inches (762 mm) above grade (or grade plane, as applicable) and not over any basement or story below and which are not part of an accessible route or means of egress.

g. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

h. Temporary motion picture, television and theater stage sets and scenery.

i. Prefabricated swimming pools accessory to structures regulated by the IRC or accessory to Group R-3 and Group U occupancies regulated by the IBC, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

j. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

k. Swings, slides and other similar playground equipment.

l. Window awnings supported by an exterior wall which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of structures regulated by the IRC or of Group R-3 and Group U occupancies regulated by the IBC.

m. Movable cases, counters and partitions not over five feet, nine inches (1,753 mm) in height.

n. Work primarily within public right-of-way.

o. Public utility towers and poles owned by public utilities. Note:

Communication towers owned by private companies are not exempt.

p. Replacement of nonstructural siding on IRC structures except for stucco, and brick or stone veneer greater than four feet above grade plane.

q. In-kind (same size) window replacement for structures where no alteration of structural members is required.

r. Single-story construction job shacks that are placed on a permitted job site during construction. Job shacks shall be removed upon final approval of construction, or may be required to be removed if the permit expires or is suspended or cancelled. A construction job shack is a portable structure for which the primary purpose is to house equipment and supplies, and which may serve as a temporary office during construction for the purposes of the construction activity.

s. Replacement of residential and commercial roofing.

t. Photovoltaic (PV) panels meeting all of the following criteria:

1. PV system is designed and proposed for a detached single family house.
2. PV system is designed for the rooftop of a house in compliance with applicable codes.
3. The mounting system is engineered and designed for PV.
4. The rooftop is made from lightweight material such as shingles.
5. PV system has an approved and issued electrical permit.
6. To address uplift, panels are mounted no higher than 18" above the surface of the roofing to which they are affixed, and except for flat roofs, no portion of the system may exceed the highest point of the roof.
7. Total dead load of panels, supports, mountings, raceways and all other appurtenances weigh no more than:
 - Three and one-half (3.5) pounds per square foot (PSF); or
 - Four and one-half (4.5) pounds per square foot for frameless panels on a roof with a slope of at

- Three and one-half (3.5) pounds per square foot (PSF); or
- Four and one-half (4.5) pounds per square foot for frameless panels on a roof with a slope of at

least three (3) vertical in twelve (12) horizontal; or

Five (5.0) pounds per square foot for frameless panels on a roof with a slope of at least five (3) vertical in twelve (12) horizontal.

8. Supports for solar panels are installed to spread the dead load across as many roof-framing members as needed to ensure that at no point are loads caused in excess of fifty (50) pounds.

9. Attachment to the roof is specified by the mounting system manufacturer.

10. A method and type of weatherproofing roof penetrations is provided

11. The house is code compliant with setbacks and height, or the code allows expansion of nonconformity for solar panels.

12. The PV panels are mounted no higher than the roof ridge or apex of roof (applies only to sloped roofs).

u. Flag and light poles located on private property less than or equal to 20 feet in height, but not exempting permit requirement for any electrical work.

4. The following work otherwise governed by Chapter [23.50](#) BCC:

a. Portable heating, cooking, or clothes-drying appliances.

b. Portable ventilation equipment.

c. Portable cooling unit.

d. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this chapter and the technical codes.

e. Replacement of any minor part which does not alter its approval or make it unsafe.

f. Portable evaporative cooler.

g. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

h. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

5. The following work otherwise governed by Chapter [23.60](#) BCC:

- a. The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this chapter and the technical codes.
- b. The clearing of stoppages.
- c. Reinstallation or replacement of fixtures and or valves that have accessible connections to rough in plumbing, except that replacement of a water heater in any building or use, and reinstallation or replacement of any fixture or valve within a commercial kitchen, does require a plumbing permit.

C. The Electrical Code – Required. In accordance with Chapter [19.28](#) RCW, an electrical permit is required for the following installations:

1. The installation, alteration, repair, replacement, modification or maintenance of all electrical systems, wire and electrical equipment regardless of voltage.
2. The installation and/or alteration of low voltage systems defined as:
 - a. NEC, Class 1 power limited circuits at 30 volts maximum.
 - b. NEC, Class 2 circuits powered by a Class 2 power supply as defined in NEC 725.41(A).
 - c. NEC, Class 3 circuits powered by a Class 3 power supply as defined in NEC 725.41(A).
3. Telecommunications Systems.
 - a. All installations of telecommunications systems on the customer side of the network demarcation point for projects greater than 10 telecommunications outlets.
 - b. All backbone installations regardless of size and all telecommunications cable or

equipment installations involving penetrations of fire barriers or passing through hazardous locations require permits and inspections.

c. The installation of greater than 10 outlets and the associated cables along any horizontal pathway from a telecommunications closet to work areas during any continuous 90-day period requires a permit and inspection.

d. In R1 and R2 occupancies as defined in the building code, permits and inspections are required for all backbone installations, all penetrations of fire resistive walls, ceilings and floors; and installations of greater than 10 outlets in common areas.

e. Definitions of telecommunications technical terms will come from Chapter [19.28](#) RCW, the currently adopted WAC rules, EIA/TIA standards, and the National Electrical Code.

D. The Electrical Code – Work Exempt from Permit. Certain work is exempt from the permit requirements of this chapter and the electrical code.

Exemptions from permit requirements of this chapter and the electrical code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter, the technical codes or any other laws or ordinances of the city. An exemption from the permit requirements of one technical code does not exempt work from the permit requirements of other technical codes or other laws or ordinances of the city. Permits shall not be required for the following:

1. Emergency Repairs. Where equipment replacements and equipment repairs must be performed in an emergency situation posing a significant and immediate risk to life and safety, or a significant and immediate risk of loss to property, the permit application shall be submitted within the next working business day to the building official.

2. An electrical permit shall not be required for the following:

a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord

or cable is permitted by the National Electrical Code.

b. Repair or replacement of fixed motors, transformers or fixed approved appliances or devices rated 50 amperes or less which are like-in-kind in the same location.

c. Temporary decorative lighting, when used for a period not to exceed 45 days and removed at the conclusion of the 45-day period.

d. Repair or replacement of current-carrying parts of any switch, conductor or control device which are like-in-kind in the same location.

e. Repair or replacement of attachment plug(s) and associated receptacle(s) rated 50 amperes or less which are like-in-kind in the same location.

f. Repair or replacement of any over current device which is like-in-kind in the same location.

g. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

h. Removal of electrical wiring.

i. Telecommunications Systems.

i. Telecommunications outlet installations within the individual dwelling units of group R1 and R2 occupancies as defined by the building code;

ii. All telecommunications installations within R3 and R4 occupancies as defined in the building code;

iii. The installation or replacement of cord and plug connected telecommunications equipment or for patch cord and jumper cross-connected equipment.

j. Low voltage installation wiring that is not part of a fire/smoke alarm system, where installed within a structure regulated by the International Residential Code,

provided the power is supplied by a listed Class 2 power supply.

k. The installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy or in the operation of signals for the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

l. Induction detection loops described in WAC [296-46B-300\(2\)](#) and used to control gate access devices.

m. Heat cable repair.

n. Travel trailers.

o. Unless specifically noted, the exemptions listed do not include: the replacement of an equipment unit, assembly, or enclosure that contains an exempted component or combination of components (i.e., electrical furnace/heat pumps, industrial milling machine, etc.).

3. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

E. Application for Permit – General. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use and occupancy for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required by the submittal requirements established by the city.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

F. Application for Permits Governed by Chapter 23.10 BCC – Other Filings Required.

1. At the time of filing a building permit application, the applicant shall submit all information required to be submitted, together with any application form and application fee therefor, for any of the following approvals which may be applicable to the proposed project:
 - a. Design review, Land Use Code, Part 20.30F;
 - b. Administrative conditional use permit, Land Use Code, Part 20.30E;
 - c. Conditional use permit, shorelines conditional use permit, planned unit development, Land Use Code, Parts 20.30B, 20.30C and 20.30D;
 - d. Variance or shorelines variance, Land Use Code, Parts 20.30G, 20.30H and shorelines substantial development permit, Land Use Code, Part 20.25E;
 - e. Clearing and grading permit, Chapter 23.76 BCC.
2. No building permit application will be accepted for filing by the building official for any proposed project for which any of the approvals referred to in subsection (A) of this section is required unless the building permit application is accompanied by all information required to be filed for such required approvals.
3. The filing of a complete building permit application for a proposed project, which is in compliance with applicable state law and the codes, ordinances and regulations of the city in effect at the time of such filing, shall establish a vested right, if a building permit is issued, to proceed with construction of the proposed project in accordance with such then-existing codes, ordinances and regulations; provided, however, such proposed project may nonetheless be conditioned or denied by the city under the State Environmental Policy Act. For the purpose of this subsection, a "complete building permit application" means an application which

contains all information required to be submitted by any applicable provisions of this chapter and the technical codes, including, but not limited to, all information required to be submitted by subsection (A) of this section.

4. No application for design review, administrative conditional use permit, planning commission design review, planned unit development, conditional use permit, variance, shorelines variance, shorelines substantial development permit or a clearing and grading permit shall be accepted by the city for filing unless it is accompanied by a complete building permit application.

G. Applications for Permits Governed by Chapter 23.10 BCC – Optional Method of Obtaining Prior Approvals – Vested Rights.

1. Notwithstanding the provisions of subsection (F) of this section, an applicant may apply for a design review approval, an administrative conditional use permit, planned unit development approval, a conditional use permit, a shorelines conditional use permit, a variance, a shorelines variance, a shorelines substantial development permit or a clearing and grading permit prior to filing an application for a building permit, upon the following terms and conditions:

- a. The filing of an application for any of the approvals referred to in this chapter, prior to the filing of a valid and complete application for a building permit, shall not establish or create a vested right to proceed with construction of any proposed project in accordance with the codes, ordinances or regulations existing at the time of the filing of such application or at any time thereafter prior to the filing of a valid and complete building permit application.
- b. An applicant who elects to take advantage of the provisions of this section shall be deemed to have specifically acknowledged, by submitting the application for the approvals referred to in subsection (G)(1) of this section, that the acceptance and processing of such application shall in no way establish or create a vested right to proceed with construction of any proposed project in accordance with the codes, ordinances or regulations existing at the time of filing of such application,

or at any time thereafter prior to the filing of a valid and complete building permit application, except as provided in Land Use Code Section [20.40.500](#).

2. An applicant who elects to take advantage of the provisions of this section may at any time elect to file a complete building permit application, notwithstanding that the approval applied for under this section has not previously been obtained.



H. Time Limitation of Application.

1. Applications for which no permit is issued within one year following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law by the building official. The building official may, prior to expiration, extend the time for action by the applicant for a period not exceeding 180 days.

2. Applications may be canceled for inactivity if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 90 days of the date of request. The building official may extend the response period beyond 90 days if, within the original 90-day time period, the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections or other information needed by the department.

3. In addition to the extension allowed in subsection (H)(1) of this section, the building official may extend the life of an application if any of the following conditions exist:

a. Compliance with the State Environmental Policy Act is in progress; or

b. Any other city review is in progress; provided the applicant has submitted a complete response to city requests or the building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final city decision; or

c. Litigation against the city or the applicant is in progress, the outcome

of which may affect the validity or the provisions of any permit issued pursuant to such application.

In no event may the building official extend the application for a period of more than 180 days following the conclusion of the applicable condition described in subsection (H)(3)(a). (Ord. [5937](#) § 4, 2010; Ord. [5572](#) § 2, 2004; Ord. [5528](#) § 2, 2004.)

23.05.100 Permit issuance.

A. Issuance.

1. The application and construction documents filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this chapter and the technical codes and other pertinent laws and ordinances, and that the fees specified in BCC [23.05.120](#) have been paid, and the applicant is the correct person to whom a permit may be issued as defined in this chapter, the building official shall issue a permit therefor to the applicant.

2. When a permit is issued when plans are required, the building official shall endorse in writing or stamp the plans and specifications "Approved." Approved construction documents shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this chapter and the technical codes shall be done in accordance with the approved construction documents.

3. The building official may issue a permit for the construction of foundations or any other part of a building or structure or building service equipment before the construction documents for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this chapter and the technical codes. The holder of such partial permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire building, structure or building service will be granted.

B. To Whom Permit Issued. Permits shall be issued only to a person, firm or corporation who demonstrates to the satisfaction of the building official that he/she is properly licensed, or exempt, as required by Chapter 18.27 RCW, or for electrical contractors, as required by Chapter 19.28 RCW, now or as hereafter amended, or to a person doing work at his/her own residence or place of business or other property owned by him/her; provided further, no such person, firm or corporation shall employ any unlicensed person, firm or corporation to perform the work authorized by the permit.

C. Retention of Plans. One set of approved construction documents shall be retained by the building official for the period required by law, and one set of approved construction documents shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

D. Validity of Permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter or the technical codes or of any other ordinance of the city. Permits presuming to give authority to violate or cancel the provisions of this chapter, the technical codes, or other ordinances of the city shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure which is in violation of this chapter, the technical codes, or of any other ordinances of the city.

E. Expiration of Permit.

1. Every permit issued by the building official under the provisions of this chapter shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one year from the date of such permit, or if work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days except that the building official may extend single-family permits for an additional period of up to 180 days at his sole discretion.

2. Permits issued under which work is continuously performed and the necessary periodic inspections are made shall be extended beyond the one-year period by the building official for a period of no more than one year. No more than two one-year extensions shall be granted except that the building official may extend single-family permits for an additional period of up to 90 days at his sole discretion.

F. Suspension or Revocation.

1. The building official may revoke or suspend the permit provided for in this section whenever:

- a. The permittee requests such revocation or suspension;
- b. The work does not proceed in accordance with the construction documents, as approved, or is not in compliance with the requirements of this section, the technical codes or other city ordinances;
- c. Entry upon the property for the purpose of investigation or inspection has been denied;
- d. The permittee has made a misrepresentation of a material fact in applying for such permit;
- e. The progress of the work indicates that the plan is or will be inadequate to protect the public, the adjoining property, street, utilities in the street, or the work endangers or will endanger the public, the adjoining property, street or utilities in the street;
- f. The permit has not been acted upon within the time allowed for extensions pursuant to this section; and
- g. The related building permit has expired without renewal, or has been revoked or canceled.

2. Upon suspension or revocation of the permit, all work thereupon shall cease, except as authorized by the building official.

G. Assurance Device for Permits. Before issuing any permit provided for in this section, the city may, in the discretion of the building official, require the applicant to execute and file with the city an assurance device pursuant to LUC [20.40.490](#) in such reasonable sum and with the securities as the responsible administrative official may specify, conditioned that the applicant will pay any and all damages that may be recovered against the city by any person on account of injury to persons or property occasioned by or in any manner resulting from the issuance of the permit or by reason of any act or thing done pursuant thereto, or from the occupancy or disturbance of any street or sidewalk in the city and also to save and keep the city free from all such damages and costs as may be incurred in defending any such claim, and/or further conditioned that the

applicant will pay to the city the cost of repairing any and all damage which may be done by the applicant or his agents to the streets, utilities or property of the city during or pursuant to the work covered by such permit.

d. As required by the building official for installations which by their nature are complex, hazardous or pose unique design problems.

H. Placement of Permit. The permit or copy shall be kept on the site of the work until the completion of the project. Approved plans and manufacturer's installation instructions, as required by the technical codes, shall be available on the job site at the time of inspection. (Ord. [5750](#) § 1, 2007; Ord. [5528](#) § 2, 2004.)

23.05.105 Construction documents.

A. Submittal Documents.

1. General. Construction documents, special inspection and structural observation programs, and other data and information as required by the submittal requirements established by the city for each permit shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where the building official, in his/her discretion, deems necessary, he/she may require additional construction documents for any application, which may be required to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this chapter or the technical codes.

2. Electrical Engineer. Electrical plans for the following installations shall be prepared by, or under the direction of, a consulting electrical engineer registered under Chapter 18.43 RCW and Chapters 246-320, 388-97, and 392-344 WAC. All electrical plans must bear the engineer's stamp and signature.

- a. All educational facilities, hospitals and nursing homes;
- b. All services or feeders rated 1,600 amperes or larger;
- c. All installations identified in the National Electrical Code requiring engineering supervision;

B. Information on Construction Documents.

Construction documents and other information required to be provided shall conform to standards and specifications established by the city. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this chapter, the technical codes and relevant laws, ordinances, rules and regulations, as determined by the building official.

C. Use of Consultants. Whenever review of an application requires retention by the city for professional consulting services for other than normal plan review, the applicant shall reimburse the city the cost of such professional consulting services. This fee shall be in addition to the normal plan review and permit fees. The city may require the applicant to deposit an amount with the city estimated in the discretion of the building official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure reimbursement for such costs.

D. Design Professional in Responsible Charge.

When it is required that documents be prepared by a qualified registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by IBC Section 1709, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in IBC Section 1704).

E. Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral

of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge, or the applicant, if no design professional is required, shall list the deferred submittals on the construction documents for review by the building official. Where a design professional is required, documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official. The building official is authorized to charge an additional plan review fee to evaluate the deferred submittal under.

F. Amended Construction Documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. The building official may authorize minor field changes subject to the approval of the field inspector. (Ord. [5572](#) § 3, 2004; Ord. [5528](#) § 2, 2004.)

23.05.110 Temporary structures and uses.

A. Temporary Permits – Technical Codes Other Than the Electrical Code. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause. Additional permits may be required under the technical codes or other city codes and regulations, including the Land Use Code. All temporary installations allowed under this section shall be made in accordance with the requirements of this chapter and the technical codes; provided, that the building official may permit deviations which will not permit hazards to life or property; and further provided, that whenever such hazards are deemed by the building official to exist, the building official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of, all energy to such equipment.

B. Temporary Permits – Electrical Code. If the building official finds that the safety of life and property will not be jeopardized, permits may be issued for temporary electrical installations for use during the construction of buildings or for carnivals, conventions, festivals, fairs, the holding of religious services, temporary lighting of streets, or other approved uses. Permission to use such temporary installation shall not be granted for a greater length of time than 90 days, except that a permit for a temporary installation to be used for constructing of a

building may be issued for the period of construction. Should such temporary lighting be over the street area, the proper authorization for such use of the street must first be obtained. Additional permits may be required under the technical codes or other city codes and regulations, including the Land Use Code. All temporary electrical installations allowed under this section shall be made in accordance with the requirements of this chapter and the technical codes; provided, that the building official may permit deviations which will not permit hazards to life or property; and further provided, that whenever such hazards are deemed by the building official to exist, the building official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of all energy to such equipment.

C. For temporary electrical installations, the city will consider a permit applicant to be the owner per RCW [19.28.261](#) under the following conditions. Any person, firm, partnership, corporation, or other entity registered as a general contractor under Chapter [18.27](#) RCW will be permitted to install a single electrical service per address for the purposes of temporary power during the construction phase of a project, when all of the following conditions are met:

1. The installation is limited to the mounting and bracing of a pre-assembled pole or pedestal mounted service, the installation of a ground rod or ground plate, and the connection of the grounding electrode conductor to the ground rod or plate;
2. The total service size does not exceed 200 amperes, 250 volts nominal;
3. The service supplies no feeders;
4. Branch circuits not exceeding 50 amperes each are permitted, provided such branch circuits supply only receptacles that are either part of the service equipment or are mounted on the same pole;
5. The general contractor owns the electrical equipment;
6. The general contractor has been hired by the property owner as the general contractor for the project; and
7. The general contractor must purchase an electrical work permit for the temporary service, request inspection, and obtain approval prior to energizing the service.

D. Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this chapter and the

technical codes as necessary to ensure the public health, safety and general welfare.

E. Termination of Approval. The building official is authorized to terminate any temporary permit issued under this section and to order the activity, use or structure authorized under the permit to be discontinued. (Ord. [5937](#) § 5, 2010; Ord. [5528](#) § 2, 2004.)

23.05.120 Fees.

The fee for each permit shall be as set forth in the fee ordinance, as now or hereafter amended. (Ord. [5528](#) § 2, 2004.)

23.05.130 Inspections.

A. General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter, the technical codes, or of other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of this chapter, the technical codes, or of other ordinances of the city shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. When the installation of an electrical system is complete, an additional and final inspection shall be made. Electrical systems and equipment regulated by the National Electrical Code shall not be connected to the energy source until authorized by the building official.

B. Preliminary Inspections. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

C. Required Inspections. The building official, upon notification, shall make the following inspections:

1. **Footing and Foundation Inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.

2. **Electrical Underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors are installed, and before

backfill is installed. Where excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be provided in the form of granular or selected material, approved running boards, sleeves or other means.

3. **Concrete Slab and Under-Floor Inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

4. **Lowest Floor Elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R323 shall be submitted to the building official.

5. **Exterior Wall Sheathing Inspection.** Exterior wall sheathing shall be inspected after all wall framing is complete, strapping and nailing is properly installed but prior to being covered.

6. **Roof Sheathing Inspection.** Roof sheathing shall be inspected after all roof framing is complete. No roof coverings shall be installed until inspections are made and approved.

7. **IMC/UPC/GAS/NEC Rough-in Inspection.** Rough-in mechanical, gas piping, plumbing and electrical shall be inspected when the rough-in work is complete and, if required, under test. No connections to primary utilities shall be made until the rough-in work is inspected and approved. Electrical rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes. All required equipment grounding conductors installed in concealed cable or flexible conduit systems must be completely installed and made up at the time of the rough-in cover inspection.

Exception: Ground-source heat pump loop systems tested in accordance with Section 1208.1.1 shall be permitted to be backfilled prior to inspection.

8. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

9. Lath Inspection and Gypsum Board Inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance rated assembly or a shear assembly.

10. Fire-Resistant Penetration Inspections. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

11. Energy Efficiency Inspection.

12. Electrical. The building official may

a. Envelope.

i. Wall Insulation Inspection. To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.

ii. Glazing Inspection. To be made after glazing materials are installed in the building.

iii. Exterior Roofing Insulation. To be made after the installation of the roof insulation, but before concealment.

iv. Slab/Floor Insulation. To be made after the installation of the slab/floor insulation, but before concealment.

b. Mechanical.

i. Mechanical Equipment Efficiency and Economizer. To be made after all equipment and controls required by this chapter and the technical codes are installed and prior to the

concealment of such equipment or controls.

ii. Mechanical Pipe and Duct Insulation. To be made after all pipe and duct insulation is in place, but before concealment.

c. Lighting and Motors.

i. Lighting Equipment and Controls. To be made after the installation of all lighting equipment and controls required by this chapter and the technical codes, but before concealment of the lighting equipment.

ii. Motor Inspections. To be made after installation of all equipment covered by the energy code, but before concealment.

require special inspection of equipment or wiring methods under the following conditions:

a. Where the installation requires special training, equipment, expertise, or knowledge;

b. Where there is insufficient evidence of compliance with the provisions of this code;

c. Where the material or method does not conform to the requirements of this code; or

d. To substantiate claims for alternative materials or methods.

Where such special inspection is required, it shall be performed by an accredited electrical products testing laboratory approved by the state of Washington under WAC [296-46B-999](#) and acceptable to the building official. The special inspection person/agency shall be designated and approved prior to beginning the installation of wiring or equipment. A written report from the designated special inspection agency indicating that the installation conforms to the appropriate codes and standards shall be received by the building official prior to that installation being approved. All costs for such testing and reporting shall be the responsibility of the permit holder.

13. Final Inspection. The final inspection shall be made after all work required by the permit is completed.

D. Reinspection. The building official may require a structure or portions of work to be re-inspected. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete, when corrections called for are not made, when the approved plans and permit are not on site, or when the building is not accessible.

E. Other Inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this chapter, the technical codes and other laws that are enforced by the department of building safety.

F. Special Inspections. In addition to the inspections specified above, the building official is authorized to make or require special inspections for any type of work related to the technical codes by an approved agency at no cost to the city.

G. Final Inspection. The final inspection shall be made after all work required by the building permit is completed.

H. Inspection Agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

I. Inspection Requests. It shall be the duty of the permit holder or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this chapter and the technical codes.

J. Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this chapter and the technical codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. (Ord. [5937](#) § 6, 2010; Ord. [5528](#) § 2, 2004.)

23.05.140 Certificate of occupancy.

A. Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or

structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this chapter, the technical codes, or of other ordinances of the city. Certificates presuming to give authority to violate or cancel the provisions of this chapter, the technical codes or other ordinances of the city shall not be valid.

B. Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this chapter, the technical codes, or other laws that are enforced by the city, and finds compliance with the terms of all applicable permits, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this chapter and the technical codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the technical code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code.
9. The type of construction as defined in Chapter 6 of the International Building Code.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the permit.

C. Temporary or Phased Occupancy. The building official is authorized to issue a temporary or phased certificate of occupancy before the completion of the

entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The building official is authorized to require, in addition to the completion of life safety building components, any or all accessibility components. The building official shall set a time period during which the temporary or phased certificate of occupancy is valid. The building official is authorized to require that a performance bond or other assurance device be posted with the city which shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the duty of the applicant to request the refund.

D. Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this chapter wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this chapter or the technical codes. (Ord. [5528](#) § 2, 2004.)

23.05.150 Service utilities.

A. Connection of Service Utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this chapter and the technical codes for which a permit is required, until approved by the building official.

B. Temporary Connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

C. Authority to Disconnect Service Utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or building service equipment regulated by this chapter and the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property, or when such utility connection has been made without the required approval. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or building service equipment shall be notified in writing as soon as practical thereafter. (Ord. [5528](#) § 2, 2004.)

23.05.160 Hearing examiner.

Pursuant to Chapter [3.68](#) BCC the hearing examiner shall hear and decide appeals of interpretations of the technical codes made by the building official, as provided in Chapter [3.68](#) BCC; provided, however, that appeals of interpretations made by the building official in proceedings authorized under Chapter [1.18](#) BCC shall be heard simultaneously with the underlying action before the hearing examiner

presiding over the proceeding. (Ord. [5750](#) § 2, 2007; Ord. [5528](#) § 2, 2004.)

23.05.170 Violations.

A. Unlawful Acts. It shall be unlawful for any person to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this chapter or the technical codes, or cause same to be done, in conflict with or in violation of any of the provisions of this chapter or the technical codes.

B. Civil Violation. Any violation of any of the provisions of this chapter or of the technical codes constitutes a civil violation as provided for in Chapter [1.18](#) BCC, for which a monetary penalty may be imposed as provided therein.

C. Criminal Penalty. In addition to or as an alternative to any other penalty provided in this chapter or by law, any person who violates any of the provisions of this chapter or the technical codes shall be guilty of a misdemeanor and upon conviction shall be punished as provided in Chapter [10.92](#) BCC.

D. Separate Offense. Each day or portion thereof upon which a violation occurs constitutes a separate offense for purposes of subsections (B) and (C) of this section.

E. Destruction of Notice. It shall be unlawful for any person to remove, mutilate, destroy or conceal any notice issued and posted by the building official pursuant to the provisions of this chapter or the technical codes. (Ord. [5528](#) § 2, 2004.)

23.05.180 Stop work order.

A. Authority. Whenever the building official finds any work being performed in a manner contrary to the provisions of this chapter, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this chapter or the technical codes, or in a manner that violates the terms and conditions of any permit issued by the city, the building official is authorized to issue a stop work order.

B. Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. If, with reasonable diligence the stop work order cannot be given to any such person, the stop work order may be posted on the site. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

C. Investigation Fee. The building official is authorized to assess a special investigation fee for the issuance of a stop work order.

D. Unlawful Continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law. (Ord. [5528](#) § 2, 2004.)

23.05.190 Unsafe structures and equipment.

A. Buildings or structures regulated by this chapter and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe buildings.

B. Building service equipment regulated by such codes which constitutes a fire, electrical or health hazard, or an unsanitary condition, or which is otherwise dangerous to human life is, for the purpose of this section, unsafe. Use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

C. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or otherwise unable to sustain the design loads which are specified in the building code are designated as unsafe building appendages.

D. Unsafe buildings, structures or appendages and building service equipment are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the dangerous buildings code or such alternative procedure as may be adopted by the city. As an alternative, the building official or other employee or official of the city as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

E. Authority to Condemn Electrical Systems.

Wherever the building official determines that any electrical system, or portion thereof, regulated by this code has become hazardous to life, health or property, the building official shall order in writing that such electrical systems either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective electrical system or equipment after receiving such notice. Where such electrical system is to be disconnected, written notice as prescribed in this code shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

(COB Chapter 1 Replacement, Pg. 20a)

F. Connection after Order to Disconnect. A person shall not make utility service or energy source connections to systems regulated by this code which have been disconnected or ordered to be disconnected or the use of which has been ordered to be discontinued by the building official, until the building official authorizes the reconnection and use of such systems. (Ord. [5937](#) § 7, 2010; Ord. [5528](#) § 2, 2004.)

23.05.200 Partial invalidity.

In the event that any part or provision of this chapter or the technical codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions. (Ord. [5528](#) § 2, 2004.)

