

ORDINANCE NO. 1246

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, AMENDING CHAPTERS 15.04A AND 15.04B OF THE SNOQUALMIE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2018 EDITIONS OF CERTAIN INTERNATIONAL AND UNIFORM CODES, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Washington Legislature has established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, per RCW 19.27.031, the State Building Code is comprised of the entirety or portions of multiple different “International” codes, published by the International Code Council, Inc., and certain “Uniform” codes, including the following:

- (1) The International Building Code (“IBC”);
- (2) The International Residential Code (“IRC”);
- (3) The International Mechanical Code (“IMC”);
- (4) The International Fire Code, including certain standards of the National Fire Protection Association specifically referenced therein;
- (5) Portions of the International Wildland Urban Interface Code;
- (6) The Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials;
- (7) The National Electrical Code (“NEC”); and

WHEREAS, in RCW 19.27.074, the Legislature delegated to the Washington State Building Code Council (“SBCC”) the authority and obligation to adopt and maintain the State

Building Code by regularly reviewing updated versions of the I-codes and other pertinent information, amending the I-codes and other standards as deemed appropriate by the SBCC; and

WHEREAS, RCW 19.27.031 mandates that the State Building Code “shall be in effect in all counties and cities” in the State of Washington; and

WHEREAS, RCW 19.27.040 authorizes the governing body of each county or city to amend the State Building Code as it applies within the jurisdiction of the county or city, so long as the minimum performance standards of the Code and the legislative purposes enumerated in RCW 19.27.020 are not diminished and, if the local amendment affects single-family or multifamily residential buildings, so long as the amendment is approved by the SBCC; and

WHEREAS, RCW 19.27.060(4) authorizes the governing body of each county or city to limit the application of any portion of the state building code to exclude specified classes or types of buildings or structures according to use, except for single-family or multifamily residential buildings; and

WHEREAS, over the past several decades, the Snoqualmie City Council has regularly adopted the State Building Code and the regular SBCC amendments thereto, in order to give local effect within Snoqualmie to RCW 19.27.031’s mandate to clearly make the State Building Code effective within Snoqualmie while also from time to adopting local amendments and exceptions to the Code; and

WHEREAS, on May 23, 2016, the City Council of the City of Snoqualmie adopted Ordinance No. 1173 adopting by reference the 2015 editions of certain International codes and certain Uniform codes, as specified by the State Building Code, and adopting certain local amendments as permitted by law; and

WHEREAS, the State Building Code Council has amended chapter 51-50 WAC effective February 1, 2021, to incorporate by reference the 2018 editions rather than the 2015 editions of the International and Uniform codes; and

WHEREAS, it would promote the public health, safety and welfare to amend chapter 15.04A of the Snoqualmie Municipal Code in order to adopt by reference the 2018 editions of the International and Uniform codes, and to amend chapter 15.04B regulating the administration of said codes.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. **SMC Section 15.04A.010(A) and (B) Amended.** Snoqualmie Municipal Code Section 15.04A.010(A) and (B) are hereby amended as follows:

15.04A.10 International Building Code Adopted.

- A. The 2018 edition of the International Building Code (IBC), including the adoption of ICC/ANSI A117.1-2009, requirements for Accessible and Useable Buildings and Facilities, as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-50 WAC, excluding Chapter 1, "Administration," is hereby adopted by reference, together with the following appendices:
1. Appendix Chapter E, "Supplementary Accessibility Requirements."
 2. Appendix Chapter H, "Signs."
 3. Appendix Chapter J, "Grading," provided, this appendix shall govern only grading in conjunction with a building permit and all other grading shall be governed by Chapter 15.20 SMC.
 4. The 2018 International Existing Building Code (IEBC), is included in the adoption of the IBC as provided by IBC

Section 101.4.7 and amended in WAC 51-50-480000, excluding Chapter 1, Part 2 — Administration. The Construction Administrative Code, as set forth in Chapter 15.04B, SMC, shall be used in place of IEBC Chapter 1, Part 2 — Administration.

Exception:

1. The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

2. The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under Chapter 70.114A, RCW, or Chapter 37, Laws of 1998 (SB6168). "Temporary worker housing" means a place, area or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" under RCW 70.54.110.

B. Section 403.2.1.1 of the IBC is hereby amended to add exception as follows:

Exception: The required fire-resistance rating of the structural frame shall not be less than 2 hours.

Section 2. SMC Section 15.04A.020(A) Amended. Snoqualmie

Municipal Code Section 15.04A.020(A) is hereby amended as follows:

15.04A.020 International Residential Code Adopted.

- A. The 2018 edition of the International Residential Code (IRC), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-51 WAC, together with Appendix Chapter G, Swimming Pools, Spas and Hot Tubs, and excluding Chapter 1, "Administration," Chapter 11, "Energy Efficiency" and Chapters 25 through 43, is hereby adopted by reference.

Section 3. SMC Section 15.04A.030 Amended. Snoqualmie Municipal Code

Section 15.04A.030 is hereby amended as follows:

15.04A.030 International Mechanical Code Adopted.

The 2018 edition of the International Mechanical Code (IMC), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapter 51-52 WAC, including the adoption of and amendments to the 2018 International Fuel Gas Code, the adoption of the 2018 National Fuel Gas Code (NFPA 54) and adoption of the 2017 Liquefied Petroleum Gas Code (NFPA 58), but excluding Chapter 1, "Administration," is hereby adopted by reference.

Section 4. SMC Sections 15.04A.040 - .060 Repealed. Snoqualmie Municipal Code

Sections 15.04A.040 - .060 are hereby repealed.

Section 5. SMC Section 15.04A.070 Recodified and Amended. Snoqualmie

Municipal Code Section 15.04A.070 is hereby recodified as SMC Section 15.04A.040 and amended as follows:

15.04A.070 International Fire Code adopted.

- A. The 2018 edition of the International Fire Code ("IFC"), as published by the International Code Council, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or

amended by the State Building Code Council in Chapter 51-54A WAC, excluding Chapter 1, "Administration," is hereby adopted by reference, as amended in this section:

- B. The manufacture, storage, handling, sale and use of fireworks shall be governed by Chapter 70.77 RCW and by Chapter 212-17 WAC and local ordinances consistent with Chapter 212-17 WAC.
- C. All references to the ICC Electrical Code are instead to reference the National Electric Code.
- D. The following optional sections and appendices are adopted:
 - 1. Section 503, "Fire Apparatus Access Roads".
 - 2. Appendix B, "Fire-Flow Requirements for Buildings".
 - 3. Appendix C, "Fire Hydrant Locations and Distribution".
 - 4. Appendix D, "Fire Apparatus Access Roads".
 - 5. Appendix E, "Hazard Categories".

E. Section 308.3 is hereby amended to read as follows:

308.3 Group A occupancies. Exception 4. Where approved by the fire code official.

F. Section 507.5.1 is hereby amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45.7m) from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception:

- 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
- 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

G. Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

All newly constructed buildings with a gross square footage of 3,600 square feet regardless of type or use as well as zero lot line townhouses with an aggregate area of 3,600 square feet or greater must be sprinklered. Additions to existing buildings which would result in a gross floor area greater than 3,600 square feet must be retrofitted with an automatic sprinkler system. Subject to the approval of the Fire Code Official, a phasing plan of up to five years is permitted.

Exception:

Additions to group R division 3 occupancies of up to 500 square feet are permitted without compliance with this section. This is a one-time exemption.

H. Section 903.4.2 is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

Exception:

When approved by the fire code official in NFPA 13D and NFPA 13R systems.

I. Section 906.15.1.1 is amended to read as follows:

907.1 Monitoring. When required by the fire code official, all fire detection systems shall be monitored and shall meet the following requirements:

- a. Current NFPA Article 72, National Fire Alarm Code.
- b. The current International Building and Fire Codes.
- c. The system shall be supervised.
- d. All signals from the fire alarm control panel shall be transmitted to

an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories, and approved by the fire code official.

- e. The building owner must provide the fire code official proof of monitoring service.
- f. The installer shall provide written certification to the fire code official that the system has been installed in accordance with approved plans and specifications.
- g. The system must have a signal maintenance agreement prior to Certificate of Occupancy.
- h. The codes and standards referenced in this code shall be those that are listed in IFC Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

Section 6. SMC Section 15.04A.080 Recodified and Amended. Snoqualmie

Municipal Code Section 15.04A.080 is hereby recodified as SMC Section 15.04A.050 and amended as follows:

15.04A.050 Uniform Plumbing Code Adopted.

- A. The 2018 edition of the Uniform Plumbing Code ("UPC") and Uniform Plumbing Code Standards ("UPCS"), as published by the International Association of Plumbing and Mechanical Officials, as adopted by RCW 19.27.031 and as it may hereafter be adopted and/or amended by the State Building Code Council in Chapters 51-56 WAC, excluding Chapter 1, "Administration," Chapter 12, "Fuel Piping," Chapter 14, "Firestop Protection" and those requirements of Uniform Plumbing Code relating to venting and combustion air of fuel-fired appliances as found in Chapter 5 and those portions of the code addressing building sewers, is hereby adopted by reference, together with the following appendices and as amended in this section.

B. The following chapters of the appendix are adopted:

1. Appendix Chapter A, "Recommended Rules for Sizing the Water Supply System";
2. Appendix Chapter B, "Explanatory Notes on Combination Waste and Vent Systems";
3. Appendix Chapter C, "Alternate Plumbing Systems" and
4. Appendix Chapter I, "Installation Standards"

C. Section 708.0 is hereby amended to read as follows:

708.1 Grade of Horizontal Drainage Piping. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one-fourth (1/4) inch per foot (20.9 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or two (2) percent, any such pipe or piping four (4) inches (100 mm) or larger in diameter may have a slope of not less than one-eighth (1/8) of an inch per foot (10.9 mm/m) or one (1) percent, when first approved by the Authority Having Jurisdiction. Horizontal drainage piping connected to any dual flush gravity tank water closet shall have a slope of not less than one-fourth (1/4) inch per foot (10.9 mm/m).

D. Section 1101.11.2.2.2 is hereby amended to read as follows:

1101.12.2.2.2 Combined Systems. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1103.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4-inch maximum.

Section 7. SMC Section 15.04A.090 Recodified and Amended. Snoqualmie

Municipal Code Section 15.04A.090 is hereby recodified as SMC Section 15.04A.060 and amended as follows:

5.04A.060 International Energy Conservation Code adopted.

The 2018 edition of the International Energy Conservation Code ("IECC"), as published by the International Code Council and as adopted by RCW 19.27.031 and as it may hereafter be amended by the State Building Code Council in Chapter 51-11 WAC, is hereby adopted by reference.

Section 8. SMC Section 15.04A.110 Recodified and Amended. Snoqualmie

Municipal Code Section 15.04A.110 is hereby recodified as SMC Section 15.04A.070 and is amended as follows:

15.04A.070 International Property Maintenance Code adopted.

The 2018 edition of the International Property Maintenance Code (IPMC), as published by the International Code Council, is hereby adopted by reference.

Section 9. SMC Section 15.04A.140 Amended. Tables 1-A, 2-A, 3-A, 4-A and 5-A

incorporated in Snoqualmie Municipal Code Section 15.04A.140 are hereby amended as follows:

**Table 1-A
Building Permit Fees**

TABLE 1-A BUILDING PERMIT FEES		
Building Permit	Residential	Commercial/Retail
Building Valuation		
\$1.00 to \$500.00	\$33.40	

\$501.00 to \$2,000.00	\$33.40 for the first \$500.00 plus \$4.28 for each additional \$100.00, or fraction thereof, to and including \$2,000	
\$2001.00 to \$25,000.00	\$110.49 for the first \$2,000 plus \$19.77 for each additional \$1,000.00, or fraction thereof, to and including \$25,000	
\$25,001.00 to \$50,000.00	\$565.11 for the first \$25,000 plus \$14.26 for each additional \$1,000, or fraction thereof, to and including \$50,000	
\$50,001.00 to \$100,000.00	\$921.53 for the first \$50,000 plus \$9.91 for each additional \$1,000, or fraction thereof, to and including \$100,000	
\$100,001.00 to \$500,000.00	\$1,416.83 for the first \$100,000 plus \$7.88 for each additional \$1,000, or fraction thereof, to and including \$500,000	
\$500,001.00 to \$1,000,000.00	\$4,570.37 for the first \$500,000 plus \$6.78 for each additional \$1,000, or fraction thereof, to and including \$1,000,000	
\$1,000,001.00 and up	\$7,961.20 for the first \$1,000,000 plus \$5.72 for each additional \$1,000 or fraction thereof	
Demolition Permit (\leq 2,500 sq ft)	\$144.84	\$144.84
Demolition Permit ($>$ 2,500 sq ft)	\$173.81	\$173.81
Temporary Tents/Canopies/Air Structures		
Private Use (includes review)	\$86.90	
Public Use (includes review)		\$173.81
Reroof (nonstructural)	\$144.84	Based on project valuation
WSBCC Surcharge	\$6.50 on each building permit issued, plus an additional surcharge of \$2.00 for each residential unit in a multi-unit building, but not including the first unit. \$25.00 for each commercial building permit issued.	
Building Plan Review Fees	Residential	Commercial/Retail/Multi-Family
Initial plan review (includes first re-check)	An amount equal to 65% of the determined building permit fee	
Fire safety review (Section 15.06.080)	An amount equal to 25% of the determined building permit fee	
Additional reviews after first re-check	The total hourly cost to the jurisdiction*	

Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined building permit fee
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*
Expedited Plan Review	Double plan review fee
Consultant Review Fees (Third party review)	Cost of Service plus 15% administrative fee

*The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

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**Table 2-A
Mechanical Permit Fees**

TABLE 2-A MECHANICAL PERMIT FEES		
Mechanical Permit Issuance	Residential	Commercial/Retail
For the issuance of each mechanical permit	\$40.56	\$52.14
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$17.38	\$26.07
Unit Fee Schedule (in addition to the issuance fee)		
Appliance Vent	\$11.70	\$14.48
Ventilation Fan	\$11.70	\$14.48
Furnace/Unit Heater	\$22.66	
Furnace ≤160,000 BTU/h		\$28.40
Furnace >160,000 BTU/h		\$42.20
Boiler/Compressor/Absorption Unit ≤3 HP and ≤100,000 BTU/h	\$22.89	\$22.89
Boiler/Compressor/Absorption Unit ≤15 HP and ≤500,000 BTU/h	\$42.03	\$42.03
Boiler/Compressor/Absorption Unit >15 HP but ≤30 HP and >500,000 BTU/h but ≤1,000,000 BTU/h	\$57.65	\$57.65
Boiler/compressor/Absorption Unit >30 HP but ≤50 HP and >1,000,000 BTU/h but ≤1,750,000 BTU/h	\$85.77	\$85.77
Boiler/Compressor/Absorption Unit >50 HP and >1,750,000 BTU/h	\$135.35	\$135.35
Air-Handling Unit ≤10,000 cubic feet per minute	\$16.75	\$16.75
Air-Handling Unit >10,000 cubic feet per minute	\$28.23	\$28.23
Evaporative Coolers	\$16.75	\$16.75
Exhaust Hood, residential kitchen	\$16.75	
Exhaust Hood, Type II		\$26.36
Exhaust Hood, Type I		\$38.06
Incinerator	\$28.17	\$42.20
Miscellaneous Appliances	\$16.75	\$16.75
Mechanical Plan Review Fees (does not include SF residential)		
Initial plan review (includes first re-check)		An amount equal to 65% of the determined mechanical permit fee
Additional reviews after first re-check		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined mechanical permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited Plan Review		Double plan review fee
Consultant Review Fees (Third party review)		Cost of Service plus 15% administrative fee

*The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Table 3-A
Plumbing Permit Fees**

TABLE 3-A PLUMBING PERMIT FEES		
Plumbing Permit Issuance	Residential	Commercial/Retail
For the issuance of each plumbing permit	\$40.56	\$52.14
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$17.38	\$26.07
Unit Fee Schedule (in addition to the issuance fee)		
For each additional plumbing fixture on one trap or a set of fixtures on one trap	\$10.85	\$14.65
For each building and each trailer park sewer	\$10.85	\$14.65
Rainwater systems – per drain (inside building)	\$10.85	\$14.65
For each water heater and/or vent	\$10.56	\$14.65
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$10.85	\$14.65
For each installation, alteration or repair or water piping and/or water treatment, each	\$10.85	\$14.65
For each repair or alteration of a drainage or vent piping, each fixture	\$10.85	\$14.65
For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$10.85	\$14.65
For atmospheric-type vacuum breakers, 1-5	\$7.95	\$11.70
Additional atmospheric-type vacuum breakers exceeding 5, each	\$1.87	\$1.87
Backflow protective device other than atmospheric-type vacuum breakers: ≤2-inch	\$19.37	\$26.36
Backflow protective device other than atmospheric-type vacuum breakers: >2-inch	\$51.57	\$60.26
For initial installation and testing for a reclaimed water system	\$38.62	\$52.71
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$38.62	\$52.71
For each medical gas piping system serving 1- 5 inlet(s)/outlet(s) for a specific gas		\$99.63
Additional medical gas inlet(s)/outlet(s), each		\$8.80
Gas piping system, 1 – 5 outlets	\$7.95	\$11.70
Additional gas piping outlets, each	\$1.87	\$1.87
Bath Tub/Shower	\$10.85	\$14.65
Bidet	\$10.85	\$14.65

Clothes Washer	\$10.85	\$14.65
Dishwasher	\$10.85	\$14.65
Drinking Fountain	\$10.85	\$14.65
Floor Drain	\$10.85	\$14.65
Grease Trap	\$10.85	\$14.65
Hose Bib	\$10.85	\$14.65
Ice Maker	\$10.85	\$14.65
Laundry Tub	\$10.85	\$14.65
Pressure Reducing Valve	\$10.85	\$14.65
Roof Drain	\$10.85	\$14.65
Sink (kitchen/bath)	\$10.85	\$14.65
Urinal	\$10.85	\$14.65
Water Closet	\$10.85	\$14.65
Plumbing Plan Review Fees (does not include SF residential)		
Initial plan review (includes first re-check)		An amount equal to 65% of the determined mechanical permit fee
Additional reviews after first re-check		The total hourly cost to the jurisdiction*
Resubmittal (complete) after plans reviewed and approved		An amount equal to 65% of the determined mechanical permit fee
Resubmittal (partial) after plans reviewed and approved		The total hourly cost to the jurisdiction*
Expedited Plan Review		Double plan review fee
Consultant Review Fees (Third party review)		Cost of Service plus 15% administrative fee

*The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Table 4-A
Fire Permit Fees**

TABLE 4-A FIRE PERMIT FEES		
Alarm/Detection Systems	Residential	Commercial/Retail
Fire alarm system, 1-4 zones		\$187.44
Additional zones, each		\$34.08
Each device		\$6.82
Monitoring Systems		
Fire alarm control panel (FACP)		\$227.20
Transmitter		\$227.20
Fire Suppression Systems		
Single-family 13D System	\$255.60	
Multi-family 13R System,	\$312.40	
Plus for each head/plug	\$3.41	
Automatic Sprinkler System (NFPA 13 system)		\$369.20
Plus for each head/plug		\$4.54
Riser, each	\$85.20	\$85.20
Post/wall indicator valve, double detector check valve, FD connection	\$85.20	\$85.20
Standpipe systems		
Class I		\$340.80
Class II		\$340.80
Class III		\$681.60
Fire pump		\$284.00
Type I Hood system		\$284.00
Plus for each nozzle		\$18.18
Storage Tanks		
Flammable or combustible liquids storage tanks		Based on project valuation
Liquefied petroleum tanks		
500 gallons or less, each	\$142.00	\$198.80
501 gallons – 999 gallons, each	\$170.40	\$255.60
1000 gallons or more, each	\$198.80	\$340.80
Hazardous materials storage tanks		
500 gallons or less, each		\$255.60
More than 500 gallons, each		\$369.20
Cryogenic tank, each		\$198.80
Fuel tanks for oil burning equipment	\$85.20	\$142.00
Flammable Liquid Devices		
Spray booths (updraft), each		\$198.80
Spray booths (downdraft), each		\$255.60
Dip tanks, each		\$170.40
Flow coaters, each		\$255.60
Mixing/handling room		\$340.80
Fiberglass work systems		
Spray or chopper booth		\$284.00
Lay-up areas		\$198.80
High-piled storage racks		\$312.40

Smoke removal systems		\$340.80
Fire Safety Inspection (annual fire inspection, required for all business license)		
First inspection		\$56.80
First re-inspection (when corrections are required)		No charge
Additional re-inspections (each)		\$56.80
Fire Code Plan Review Fees		
Initial plan review (includes first re-check)	An amount equal to 65% of the determined fire permit fee	
Additional reviews after first re-check	The total hourly cost to the jurisdiction*	
Resubmittal (complete) after plans reviewed and approved	An amount equal to 65% of the determined fire permit fee	
Resubmittal (partial) after plans reviewed and approved	The total hourly cost to the jurisdiction*	
Expedited Plan Review	Double plan review fee	
Consultant Review Fees (Third party review)	Cost of Service plus 15% administrative fee	

*The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Table 5-A
Administrative & Other Permit Fees**

TABLE 5-A ADMINISTRATIVE AND OTHER INSPECTION FEES	
Inspection/Re-inspection Fee	\$142.00 per inspection
Inspections outside of normal business hours (minimum charge 2-hours)	The total hourly cost to the jurisdiction*
Housing inspections (fire/life safety), site inspections and inspections for which no fee is specifically indicated (minimum charge 1-hour)	The total hourly cost to the jurisdiction*
Certificate of Occupancy (when not a part of a current building permit)	\$170.40
Change of use (when not a part of a current building permit)	\$170.40
Permit extension request (all)	\$170.40
Evaluate requests for code modifications per SMC 15.04B.080(K)	The total hourly cost to the jurisdiction*
Evaluate request submittals for alternate materials, design and methods of construction and equipment per SMC 15.04B.080(L)	The total hourly cost to the jurisdiction*

*The total hourly cost to the jurisdiction. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Section 10. SMC Section 15.04B.010 Amended. Snoqualmie Municipal Code

Section 15.04B.010 is hereby amended as follows:

- A. This chapter shall be known as the construction administrative code of the City of Snoqualmie.
- B. The provisions of this code shall apply to the administration of the technical codes as adopted by the State of Washington and as listed below:
 - 1. 2018 International Building Code — Chapter 51-50 WAC
 - 2. 2018 International Residential Code — Chapter 51-51 WAC
 - 3. 2018 International Mechanical Code — Chapter 51-52 WAC
 - 4. 2018 International Fire Code — Chapter 51-54A WAC
 - 5. 2018 Uniform Plumbing Code — Chapter 51-56 WAC
 - 6. 2020 National Electrical Code — Chapter 296-46B WAC
- C. The provisions of this code shall not apply to work located primarily in a public way, public utility towers and poles and hydraulic flood control structures.

Section 11. SMC Section 15.04B.050 Amended. Snoqualmie Municipal Code Section

15.04B.050 is hereby amended as follows:

15.04B.050 Referenced Codes.

- A. The codes listed in this section and adopted by reference elsewhere in this title are part of the requirements of this chapter to the prescribed extent of each reference.
- B. International Building Code. The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, except detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height

with separate means of egress and their accessory structures shall comply with the International Residential Code.

- C. International Residential Code. The provisions of the International Residential Code for one and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of detached one and two-family dwelling and multiple single-family dwellings (townhomes) not more than three stories in height with separate means of egress and their Accessory structures.

Exception:

Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one and two-family dwellings or townhomes. Fire suppression required by Section 419.5 of the International Building Code when constructed under the International Residential Code for one and two-family dwellings shall conform to Section 903.3.1.3 of the International Building Code.

- D. Mechanical. These provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems, except as follows:

1. The International Fuel Gas Code shall apply to all installations utilizing natural gas except those regulated by the International Residential Code and those utilizing LPG.
2. The International Residential Code shall apply to all structures regulated by the IRC except LPG installations.
3. NFPA 54 and NFPA 58 shall apply to all LPG installations.

- E. Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

- F.** Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

- G.** Fire Prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

- H.** Plumbing. The provisions of the 2018 Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

- I.** Energy. The provisions of the 2018 International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

- J.** Electrical. The provisions of the 2020 National Electrical Code (NEC) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. Within the city of Snoqualmie, enforcement of the NEC shall fall under the jurisdiction of the State of Washington.

- K.** International Property Maintenance Code. The provisions of the 2018 International Property Maintenance Code shall apply to the maintenance of buildings and private property.

Section 12. SMC Section 15.04B.100(A) – (D) Amended. Snoqualmie Municipal

Code Section 15.04B.100(A) – (D) is hereby amended as follows:

15.04B.100 Submittal documents.

A. Submittal documents consisting of construction documents, special inspection and structural observation programs, and other data 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 special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional, provided, the building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional 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 code.

1. Construction documents shall be dimensioned and drawn upon suitable material. 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 code and relevant laws, ordinances, rules and regulations, as determined by the building official.
2. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9, 2018 International Building Code. Shop drawings shall be prepared by a certified individual as required by the State of Washington.
3. The construction documents shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, as

applicable in the 2018 International Building Code, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

- B. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.
- C. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.
 - 1. Whenever review of a building permit application requires retention by the jurisdiction for professional consulting services, the applicant shall reimburse the jurisdiction the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The jurisdiction may require the applicant to deposit an amount with the jurisdiction 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.
 - 2. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as “Approved, Subject To Field Inspection.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open

to inspection by the building official or a duly authorized representative.

2. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted; provided, that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.
- D.** 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 Chapter 17, 2018 International Building Code, 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.

Section 13. SMC Section 15.04B.120(A) Amended. Snoqualmie Municipal Code

Section 15.04B.120(A) is hereby amended as follows:

15.04B.120 Fees.

- A. A permit shall not be valid until the fees prescribed in Tables 1-A, 2-A, 3-A, 4-A and 5-A of SMC Section 15.04A.140, or otherwise by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Section 14. Effective Date. This ordinance shall be effective from and its adoption and the expiration of five days after its publication, as provided by law.

Section 15. Severability. If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other section of this ordinance.

Section 16. Corrections by the City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations, or ordinance numbering and section/subsection numbering.

PASSED by the City Council of the City of Snoqualmie, Washington, this 8th day of March, 2021.

Matthew Larson

Matthew R. Larson, Mayor

Attest:

Jodi Warren

Jodi Warren, MMC, City Clerk

Approved as to form:



Bob C. Sterbank, City Attorney