

Title 17

BUILDINGS AND CONSTRUCTION

Chapters:

- 17.04 Building Code**
- 17.05 Building Permits for Mobile Homes**
- 17.08 Building Permits**
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- 17.33 Excavations and Grading**
- 17.36 *Repealed***
- 17.40 *Repealed***

Chapter 17.04

BUILDING CODE¹

Sections:

- 17.04.010 Adoption – Amendment.
- 17.04.012 Building permits – Fees.
- 17.04.013 *Repealed.*
- 17.04.015 *Repealed.*

17.04.010 Adoption – Amendment.

The 1997 Edition of the Uniform Building Code (UBC), Volumes 1, 2, and 3, including Chapters 3, Division 1 and Division 4; Chapter 4; and Chapter 33 of the Appendix, and the 1997 Uniform Building Code Standards, as published by the International Conference of Building Officials, and as amended and adopted by the State Building Code Council pursuant to Chapter 51-30 WAC, as amended, are adopted and by this reference made a part of this chapter. (Ord. 1430 § 1, 1999; Ord. 1369 § 1, 1998; Ord. 1182 § 1, 1992; Ord. 1022 § 1, 1987; Ord. 869 § 1, 1982; Ord. 767 § 1, 1980).

17.04.012 Building permits – Fees.

A. There shall be a fee for building permits as established in the Uniform Building Code adopted by the city.

B. There shall be an additional fee where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, as established by city resolution. The payment of such fees shall not relieve any person from complying with the requirements of this code in the execution of the work or from any other penalty prescribed herein. (Ord. 1375 § 30, 1998; Ord. 1369 § 2, 1998; Ord. 1182 § 2, 1992; Ord. 858 § 1, 1982).

17.04.013 Consultant services – Fee and deposit.

Repealed by Ord. 1505. (Ord. 1375 § 31, 1998; Ord. 1173 § 6, 1992; Ord. 1129 § 2, 1991).

17.04.015 Mobile homes.

Repealed by Ord. 1505. (Ord. 678 § 1, 1978).

1. For statutory provisions regarding the adoption of building codes by reference, see RCW 35.21.180. Prior legislation: Ords. 681, 575.

17.05.010

Chapter 17.05

**BUILDING PERMITS FOR
MOBILE HOMES**

Sections:

- 17.05.010 Definition.
- 17.05.015 Mobile home allowed only in mobile home parks.
- 17.05.020 Application.
- 17.05.030 Fee.
- 17.05.040 Requirements of occupancy.
- 17.05.050 *Repealed*.

17.05.010 Definition.

“Mobile homes,” “prefabricated homes” and/or “factory-built homes,” as used in this chapter, means any dwelling or structure, as defined in the Uniform Building Code, which is built or manufactured at a place other than the property for which it is intended to be placed. (Ord. 697 § 1, 1978).

17.05.015 Mobile home allowed only in mobile home parks.

Mobile homes shall be allowed only in mobile home parks approved by conditional use permit. See PMC Title 16, Land Use and Environmental Procedures, for the permit process and PMC Title 20, Zoning, for which zones allow mobile home parks as a conditional use. (Ord. 1505 § 6, 2001).

17.05.020 Application.

An application for the erection or placing of a mobile home shall be made at the City Hall by the filing of a form provided for the same by the building official. The application shall then be submitted to the building official, and if the same meets the requirements of this chapter then a building permit shall be issued which will allow the applicant to place the mobile home on his property as specified in the application. (Ord. 1505 § 6, 2001; Ord. 1180 § 3, 1992; Ord. 697 § 2, 1978).

17.05.030 Fee.

There shall be a fee for building permits as established by city resolution. (Ord. 1375 § 32,

1998; Ord. 1369 § 3, 1998; Ord. 826, 1981; Ord. 697 § 3, 1978).

17.05.040 Requirements of occupancy.

The building official, prior to final approval and permission to occupy, shall require the following:

A. The mobile home must be properly certified by the United States Government, Department of Housing and Urban Development.

B. The foundation must be properly skirted or covered or an agreement must be executed by the owner that the same will be accomplished within 120 calendar days of occupancy.

C. The tongue and wheels must be removed.

D. The mobile home must be secured to the foundation in a manner approved by the building official. (Ord. 1505 § 6, 2001; Ord. 697 § 4, 1978).

17.05.050 Effective date.

Repealed by Ord. 1505. (Ord. 697 § 5, 1978).

Chapter 17.08**BUILDING PERMITS**

Sections:

- 17.08.010 *Repealed.*
 17.08.020 Building permit – Plan review fee.
 17.08.021 Minimum size.
 17.08.030 Building official shall check.
 17.08.050 *Repealed.*
 17.08.055 *Repealed.*
 17.08.060 Relocation of buildings.
 17.08.065 *Repealed.*
 17.08.070 *Repealed.*
 17.08.080 Building permits required before construction.
 17.08.090 Drainfield and septic tank fees.
 17.08.100 *Repealed.*
 17.08.110 Violation – Penalties.
 17.08.120 *Repealed.*

17.08.010 Generally.

Repealed by Ord. 1375. (Ord. 638 § 1, 1977; Ord. 360 § 1, 1963).

17.08.020 Building permit – Plan review fee.

There shall be a fee for plan review for building permits as established by city resolution. (Ord. 1375 § 63, 1998).

17.08.021 Minimum size.

No building permit shall be granted for the construction or erection of any single family residential unit (as distinguished from a multi-family residential unit) which is less than 816 square feet of living space and/or has a width of less than 17 feet at all points perpendicular to the length of the dwelling. All other building permits for living units in the city shall be governed by the Uniform Building Code. (Ord. 825, 1981; Ord. 698 § 1, 1978).

17.08.030 Building official shall check.

The building official shall check proposals for compliance with all development regulations (PMC Titles 16 through 23) before issuing any permits. (Ord. 1505 § 6, 2001).

17.08.050 Masonry construction – Brick or concrete blocks.

Repealed by Ord. 1369. (Ord. 638 § 1(4), 1977; Ord. 360 § 1(4), 1963).

17.08.055 Fireplaces.

Repealed by Ord. 1369. (Ord. 638 § 1(5), 1977).

17.08.060 Relocation of buildings.

A. Relocation of a dwelling or accessory building on the same property requires a building permit. There shall be a fee for a relocation building permit as established by city resolution.

B. The foundation for a dwelling in a new location shall comply with the family code.

C. A dwelling moved to a location other than the same property shall comply throughout with the building code. There shall be a fee for a relocation building permit as established by city resolution. (Ord. 1375 § 33, 1998; Ord. 1369 § 4, 1998; Ord. 638 § 1(6), 1977; Ord. 360 § 1(5), 1963).

17.08.065 Demolition of existing dwellings.

Repealed by Ord. 1369. (Ord. 638 § 1(7), 1977).

17.08.070 New foundations for existing buildings.

Repealed by Ord. 1369. (Ord. 638 § 1(8), 1977; Ord. 360 § 1(6), 1963).

17.08.080 Building permits required before construction.

All building permits must be purchased before any work commences. Failure to secure a permit before starting work will require payment of additional fees as established by city resolution. (Ord. 1457 § 4, 2000; Ord. 1375 § 34, 1998; Ord. 903 § 1, 1983; Ord. 735 § 1, 1979; Ord. 638 § 1(9), 1977; Ord. 360 § 1(7), 1977).

17.08.090 Drainfield and septic tank fees.

Septic tanks and drainfields must meet city's percolation specification prior to issuing permits, taken from December through April.

17.08.100

There shall be a fee as established by city resolution for site, drainfield and septic tank inspection. (Ord. 1375 § 35, 1998; Ord. 638 § 1(10), 1977; Ord. 360 § 1(8), 1963).

17.08.100 Miscellaneous.

Repealed by Ord. 1369. (Ord. 638 § 1(11), 1977; Ord. 360 § 1(9), 1963).

17.08.110 Violation – Penalties.

The penalties for violation of the fee schedules in this chapter, including failure to pay any fee as prescribed hereinabove, shall be considered a misdemeanor and every person convicted of such violation shall be subject to a fine not to exceed \$500.00 for each violation, and costs. (Ord. 1167 § 11, 1992; Ord. 638 § 2, 1977; Ord. 360 § 2, 1963).

17.08.120 Refunds.

Repealed by Ord. 1457. (Ord. 662 § 1, 1977).

Chapter 17.12

PLUMBING CODE¹

Sections:

17.12.010 Adoption – Amendment.

17.12.020 Plumbing permit fees.

17.12.010 Adoption – Amendment.

The 1997 Edition of the Uniform Plumbing Code (UPC), and the 1997 Uniform Plumbing Code Standards, as published by the International Association of Plumbing and Mechanical Officials, and as amended and adopted by the State Building Code Council pursuant to Chapter 51-27 WAC, as amended, are adopted and by this reference made a part of this chapter. (Ord. 1430 § 2, 1999; Ord. 1369 § 5, 1998; Ord. 1182 § 4, 1992; Ord. 865 § 1, 1982; Ord. 763 § 1, 1980).

17.12.020 Plumbing permit fees.

Plumbing permit fees shall be as established by city resolution. (Ord. 1375 § 36, 1998; Ord. 1369 § 6, 1998).

1. For statutory authorization for the adoption by reference of plumbing codes, see RCW 35.21.180.

Chapter 17.18**DEMOLITION CODE**

Sections:

- 17.18.010 Requirements.
- 17.18.020 Permit – Fee.
- 17.18.030 Completion.
- 17.18.040 Noncompliance – Fee.
- 17.18.050 Enforcement.

17.18.010 Requirements.

There is required, upon the demolition or removal of any building or other structure within the city limits, of the owner, contractor, builder or any other individual charged with said demolition or removal, the following:

A. All visible remnants of the building razing or removal shall be removed from the lot, site or parcels.

B. Footings, foundations and foundation walls shall be removed.

C. Basement excavations shall be filled and compacted to prevent future soil settlement per the requirements of the city.

D. Driveways and parking lot surfacing shall be removed. All on-site parking lot bull-rails, traffic channeling devices and sidewalks shall be removed.

E. The grade of the former building site, including driveways and parking lots, shall be restored to natural grade or as determined by the city.

F. Perimeter sidewalks, curbs and curb-cuts in city rights-of-way shall be left undisturbed or replaced after demolition in accordance with Chapter 13.02 PMC.

G. Earth retaining walls, formerly used to establish grade for the building site or provided protection of adjoining property, shall not be removed. (Ord. 1505 § 6, 2001; Ord. 673 § 1, 1977).

17.18.020 Permit – Fee.

Every owner, contractor, builder or other individual in charge of demolition or removal shall obtain a demolition and/or removal permit. There shall be a fee for a demolition and/or removal permit as established by city

resolution. (Ord. 1375 § 37, 1998; Ord. 673 § 2, 1977).

17.18.030 Completion.

The requirements set forth in PMC 17.18.010 shall be completed within 90 calendar days following building removal or demolition; an extension of 30 calendar days thereof may be granted at the discretion of the building official. A new permit shall be required after the expiration of any extension. (Ord. 1505 § 6, 2001; Ord. 673 § 3, 1977).

17.18.040 Noncompliance – Fee.

Any owner of record, contractor, builder or other individual in charge of the demolition or removal, found to be in noncompliance with PMC 17.18.010 shall be subject to a fee as established by city resolution. (Ord. 1375 § 38, 1998; Ord. 673 § 4, 1977).

17.18.050 Enforcement.

The building official shall be charged with the administration and enforcement of this chapter, and is granted all of the powers of enforcement and administration as otherwise granted to them in this title for the enforcement of the other chapters of this title. (Ord. 1505 § 6, 2001; Ord. 673 § 5, 1977).

Chapter 17.20

REVIEW OF BUILDING PERMITS

(Repealed by Ord. 1505)

Chapter 17.21

FLOOD CONTROL

(Renumbered to be Chapter 23.20 PMC
by Ord. 1505)

Chapter 17.22

**MECHANICAL CODE AND
SIGN CODE¹**

Sections:

17.22.010 Adoption – Amendment.

17.22.010 Adoption – Amendment.

The 1997 Edition of the Uniform Mechanical Code (UMC), as published by the International Association of Plumbing and Mechanical Officials and the International Conference of Building Officials, and as amended and adopted by the State Building Code Council pursuant to Chapter 51-32 WAC, as amended, and the 1997 Uniform Sign Code, as published by the International Conference of Building Officials, are adopted and by this reference made a part of this chapter. (Ord. 1430 § 3, 1999; Ord. 1369 § 7, 1998; Ord. 1323 § 2, 1997; Ord. 1182 § 5, 1992; Ord. 864 § 1, 1982; Ord. 822 § 1, 1981).

1. Code reviser’s note: For the city’s sign regulations, see Ch. 20.84 PMC.

Chapter 17.24

Chapter 17.28

HOUSING CODE

DANGEROUS BUILDINGS CODE

Sections:

17.24.010 Adoption – Amendment.

Sections:

17.28.010 Adoption – Amendment.

17.24.010 Adoption – Amendment.

The 1994 Edition of the Uniform Housing Code (UHC), as published by the International Conference of Building Officials, is adopted and by this reference made a part of this chapter. (Ord. 1369 § 8, 1998; Ord. 1182 § 6, 1992; Ord. 866 § 1, 1982; Ord. 839 § 1, 1981).

17.28.010 Adoption – Amendment.

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings (UCADB), as published by the International Conference of Building Officials, is adopted and by this reference made a part of this chapter. (Ord. 1430 § 4, 1999; Ord. 1369 § 9, 1998; Ord. 1182 § 7, 1992; Ord. 867 § 1, 1982; Ord. 839 § 2, 1981).

Chapter 17.32

ENERGY CODE

Sections:

- 17.32.010 Adoption – Amendment.
- 17.32.020 *Repealed.*

17.32.010 Adoption – Amendment.

The 1997 Washington State Energy Code, as adopted and set forth in Chapter 51-11 WAC, as amended, and the Washington State Ventilation and Indoor Air Quality Code, as adopted and set forth in Chapter 51-13 WAC, are adopted and by this reference made a part of this chapter. (Ord. 1430 § 5, 1999; Ord. 1369 § 10, 1998; Ord. 1182 § 8, 1992; Ord. 986 § 1, 1986).

17.32.020 Conflict of provisions.

Repealed by Ord. 1369. (Ord. 1182 § 9, 1992; Ord. 986 § 2, 1986).

Chapter 17.33

EXCAVATIONS AND GRADING

Sections:

- 17.33.010 Adoption – Amendments.
- 17.33.020 Amendment to UBC Appendix Chapter 33, Section 3306 – Permits required.
- 17.33.030 Amendment to UBC Appendix Chapter 33, Section 3308 – Definitions.
- 17.33.040 Amendment to UBC Appendix Chapter 33, Section 3309.4 – Grading permit requirements.
- 17.33.050 Fill and grade application reviews and permits – Fees.
- 17.33.060 Review coordination.
- 17.33.070 Penalties and enforcement.
- 17.33.080 Permit denial.
- 17.33.090 Permit time limit.
- 17.33.110 *Repealed.*
- 17.33.120 Violation – Penalty.
- 17.33.130 Consultant services – Fee and deposit.

17.33.010 Adoption – Amendments.

Chapter 33 of the Appendix to the 1997 Edition of the Uniform Building Code (UBC), as published by the International Conference of Building Officials, is adopted and by this reference made a part of this chapter, subject to the amendments in this chapter. (Ord. 1369 § 11, 1998; Ord. 1182 § 10, 1992; Ord. 1037 § 1, 1988).

17.33.020 Amendment to UBC Appendix Chapter 33, Section 3306 – Permits required.

Section 3306 of Chapter 33 of the Appendix to the Uniform Building Code is amended as follows:

1. Subparagraph 3306.2(1) is deleted.
2. Subparagraph 3306.2(8) is amended

as follows:

An excavation which is less than 2 feet in depth involving the removal or displacement of not more than 250 cubic

yards of material throughout the life of the project.

(Ord. 1369 § 12, 1998; Ord. 1182 § 11, 1992; Ord. 1037 § 1, 1988).

17.33.030 Amendment to UBC Appendix Chapter 33, Section 3308 – Definitions.

The definition of the word “Approval” in Section 3308 of Chapter 33 of the Appendix to the Uniform Building Code is amended as follows:

Approval shall mean the proposed work or completed work conforms to this chapter in the opinion of the building official. Approval shall mean that permission to use the prepared material, equipment, or methods is granted but shall in no way imply or guarantee an opinion by the building official that the proposed material, equipment or methods will be totally suitable.

(Ord. 1369 § 13, 1998; Ord. 1182 § 12, 1992; Ord. 1037 § 1, 1988).

17.33.040 Amendment to UBC Appendix Chapter 33, Section 3309.4 – Grading permit requirements.

The first paragraph of Section 3309.4 of Chapter 33 of the Appendix to the Uniform Building Code is amended as follows:

The building official may require two sets of plans and specifications prepared and signed by a civil engineer or supporting data consisting of a soils engineering report or an engineering geology report. The building official may authorize the city engineer to carry out any of the duties and responsibilities of the building official under this chapter.

(Ord. 1369 § 14, 1998; Ord. 1182 § 13, 1992; Ord. 1037 § 1, 1988).

17.33.050 Fill and grade application reviews and permits – Fees.

A. There shall be a fee as established by city resolution for fill and grade application review based upon the number of cubic yards.

B. There shall be a fee as established by city resolution for fill and grade permits based upon the number of cubic yards.

C. There shall be a fee as established by city resolution for grading permits that authorize additional work to that done under a valid permit. (Ord. 1375 § 64, 1998).

17.33.060 Review coordination.

Whenever a permit under this chapter is required as part of any project requiring other permits or hearings, the permit under this chapter will not be granted until other permits are granted or hearings and appeals are concluded. (Ord. 1037 § 1, 1988).

17.33.070 Penalties and enforcement.

A. The city is authorized to make inspections and take such actions as required to enforce the provisions of this chapter. The city may enter onto such land to inspect the same or perform any duty imposed upon the city by this chapter; provided, that the city shall present proper credentials and make a reasonable effort to contact the property owner before entering onto said property, subject to the provisions of Chapter 1.12 PMC.

B. The city may require the applicant to remove or replace illegally placed fill material, restore an illegally graded parcel, or mitigate or correct work that adversely impacted adjacent or downstream property owners, with all costs borne by the applicant. Such costs may be impressed as a lien upon the property. (Ord. 1037 § 1, 1988).

17.33.080 Permit denial.

A permit shall not be issued where:

A. The work will create an unreasonable risk of harm to person or property, create the likelihood of interference or degradation of an existing drainage course, wetland or body of water, or adversely affect an environmentally sensitive area in such a manner as is likely to cause temporary or permanent damage to that area.

B. The site is subject to a geological hazard to the extent that no reasonable amount of corrective work can eliminate or sufficiently

17.33.090

reduce sediment, slope instability or other hazard. (Ord. 1037 § 1, 1988).

17.33.090 Permit time limit.

A permit granted under this chapter shall be valid for one year from the date of approval by the building official. An extension of up to one additional year may be granted by the building official if substantial work toward completion has been undertaken by the applicant. (Ord. 1182 § 15, 1992; Ord. 1037 § 1, 1988).

17.33.110 Appeals.

Repealed by Ord. 1505. (Ord. 1182 § 16, 1992; Ord. 1037 § 1, 1988).

17.33.120 Violation – Penalty.

Any person, firm or corporation failing to comply with the provisions of this chapter shall, upon conviction, be fined in a sum not to exceed \$500.00 or imprisoned for a term not to exceed 30 days, or both such fine and imprisonment. (Ord. 1167 § 12, 1992).

17.33.130 Consultant services – Fee and deposit.

In addition to the fee imposed pursuant to Table Nos. A-33-A and A-33-B of Section 3310 of Chapter 33 of the Appendix to the Uniform Building Code, the applicant shall reimburse the city for the costs of any professional consultants hired by the city to process or review any application or reports or to carry out any inspections. These professional services may include, but shall not be limited to, engineering, legal, financial and accounting services. The applicant shall submit along with the application a nonrefundable base deposit as established by city resolution to cover anticipated costs of retaining professional consultants. Additional amounts shall be deposited at the request of the city. (Ord. 1375 § 39, 1998; Ord. 1369 § 15, 1998; Ord. 1182 § 17, 1992).

Chapter 17.36

SIGN CODE – HIGHWAY COMMERCIAL DISTRICT

(Repealed by Ord. 1394)

Chapter 17.40

INSPECTIONS

(Repealed by Ord. 1505)