

## Chapter 19.04 BUILDING CODE

Sections:

- 19.04.010 International Building Code (I.B.C.) adopted.**
- 19.04.020 Climatic and geographic design criteria.**
- 19.04.030 Site development.**
- 19.04.060 Board of appeals – Term of office.**
- 19.04.090 Building permits – Expiration.**
- 19.04.100 Demolition permit fee.**

### **19.04.010 International Building Code (I.B.C.) adopted.**

(a) The International Building Code (I.B.C.) Chapters 1 through 12, 14 through 28, 30 through 35, and Appendices A, J, and K (2021 Edition) published by the International Code Council (I.C.C.) is expressly referred to and adopted as the building code of the city, and by this reference and adoption made a part of this chapter as if fully set forth herein, save and except those specific deletions, amendments, and additions made in subsection (b) of this section. Public access to the 2021 International Building Code is available at <https://codes.iccsafe.org/content/IBC2021P2> (b) The following provisions designated “deletion” are deleted and excepted from the International Building Code chapters and appendices adopted in subsection (a) of this section. The following provisions designated “addition” are added to the International Building Code chapters and appendices adopted in subsection (a) of this section. The following provisions designated “amendment” are amendments to the International Building Code chapters and appendices adopted in subsection (a) of this section.

(1) Amendments to Cross-References. The I.B.C. is amended by deleting all the references to the “ICC Electrical Code or NFPA 70” and replacing them with “National Electrical Codeas adopted under Chapter [19.12](#) KMC, by deleting all references to the “International Fuel Gas Code” and all references to the “International Plumbing Code” and replacing them with “Uniform Plumbing Codeas adopted under Chapter [19.14](#) KMC, and by deleting all the references to the “International Property Maintenance Code” and replacing them with the “Uniform Code for the Abatement of Dangerous Buildings” as adopted under Chapter [19.28](#) KMC.

(2) Amendment. Chapter 1, Section 109.2 (Schedule of permit fees) of the I.B.C. is amended as follows:

109.2 Fee schedule. Building permit and plan review fees shall be assessed in accordance with the provisions of this subsection.

109.2.1 Alterations, additions, changes in occupancies, and new R-3 (one- and two-family dwellings).  
 The base permit fee for each permit application for alterations, changes in occupancy, and new R-3 (detached one- and two-family dwellings) shall be computed based on Table 109.2.1.

Table 109.2.1 Building Permit Fees

TOTAL VALUATION	FEE
\$0.00 to \$500.00	\$23.50
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two (2) hours)	\$57.00 per hour <sup>1</sup>
2. Inspections for which no fee is specifically indicated (minimum charge one-half hour)	\$57.00 per hour <sup>1</sup>

Table 109.2.1 Building Permit Fees

TOTAL VALUATION	FEE
3. Additional plan review required by changes, additions or revisions to plans (minimum charge one-half hour)	\$57.00 per hour <sup>1</sup>
4. For use of outside consultants for plan checking and inspections, or both	Actual amount paid <sup>2</sup>

1. Or the total hourly cost to the city, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employee involved.

2. Actual costs include administrative and overhead costs.

109.2.2 New construction valuation schedule, excluding new R-3 (one- and two-family dwellings). Valuation for new construction other than new R-3 (detached one- and two-family dwellings) will be computed based on the Valuation Schedule set out below times a regional multiplier of 1.3. The valuation shall be calculated using the dollar per square foot method. The area of the building shall be the gross floor area; the total horizontal area of all floors of a building, measured between exterior faces of exterior walls, including interior balconies, mezzanines, stairwells, elevator shafts, ventilation shafts, etc., but excluding area without floor structure in atria. The building official shall then use the valuation determined under this Section 109.2.2 or Sections 109.2.2.1 or 109.2.2.2 to determine the base permit fee based on the Fee Schedule set out below.

VALUATION SCHEDULE a, b, c, d

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	218.43	211.06	205.70	197.03	185.03	179.84	190.46	169.17	162.46
A-1 Assembly, theaters, without stage	199.96	192.59	187.22	178.56	166.57	161.38	171.98	150.70	144.00
A-2 Assembly, nightclubs	170.48	165.64	161.01	154.54	145.16	141.23	148.83	131.55	127.83
A-2 Assembly, restaurants, bars, banquet halls	169.48	164.64	159.01	153.54	143.16	140.23	147.83	129.55	126.83
A-3 Assembly, churches	201.93	194.56	189.19	180.53	168.68	163.49	173.95	152.81	146.11
A-3 Assembly, general, community halls, libraries, museums	168.94	161.57	155.21	147.54	134.66	130.47	140.97	118.80	113.09
A-4 Assembly, arenas	198.96	191.59	185.22	177.56	164.57	160.38	170.98	148.70	143.00

VALUATION SCHEDULE a, b, c, d

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB			
B-Business	175.94	169.50	163.74	155.73	141.26	135.99	149.30	124.14	118.20
E Education	183.47	177.15	171.88	164.04	152.79	144.62	158.31	132.93	128.42
F-1 Factory and industrial, moderate hazard	105.35	100.40	94.40	90.74	80.87	77.38	86.70	66.73	62.58
F-2 Factory and industrial, low hazard	104.35	99.40	94.40	89.74	80.87	76.38	85.70	66.73	61.58
H-1 High Hazard, explosives	98.69	93.74	88.74	84.08	75.41	70.92	80.04	61.27	N.P.
H234 High Hazard	98.69	93.74	88.74	84.08	75.41	70.92	80.04	61.27	56.12
H-5 HPM	175.94	169.50	163.74	155.73	141.26	135.99	149.30	124.14	118.20
I-1 Institutional, supervised environment	172.59	166.52	161.68	154.82	142.07	138.32	154.51	127.48	123.05
I-2 Institutional, hospitals	298.73	292.30	286.54	278.52	263.00	N.P.	272.10	245.87	N.P.
I-2 Institutional, nursing homes	206.05	200.06	194.30	186.29	171.80	N.P.	179.86	154.67	N.P.
I-3 Institutional, restrained	200.40	193.96	188.20	180.19	167.24	160.97	173.76	150.11	142.18
I-4 Institutional, day care facilities	172.59	166.52	161.68	154.82	142.07	138.32	154.51	127.48	123.05
M Mercantile	127.05	122.21	116.58	111.11	101.45	98.53	105.40	87.85	85.12
R-1 Residential, hotels	173.90	167.83	162.99	156.13	143.63	139.89	155.05	129.05	124.61
R-2 Residential, multiple family	145.89	139.82	124.98	128.12	116.31	112.56	127.81	101.72	97.29
R-4 Residential, care/assisted living facilities	172.59	166.52	161.68	154.82	142.07	138.32	154.51	127.48	123.05
S-1 Storage, moderate hazard	97.69	92.74	86.74	83.08	73.41	69.92	79.04	59.27	55.12
S-2 Storage, low hazard	96.69	91.74	86.74	82.08	73.41	68.92	78.04	59.27	54.12
U Utility, miscellaneous	73.21	69.14	64.71	61.11	54.84	51.28	58.17	42.89	40.62

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. Ft.

c. For shell only buildings deduct 20 percent

d. N.P. = not permitted

FEE SCHEDULE

<b>New Commercial Construction Valuation per Valuation Schedule times 1.3 regional multiplier</b>	<b>Base Building Permit Fee Established By:</b>
\$1.00 to \$500,000	Valuation x \$0.015
\$500,001 to \$1,000,000	Valuation x \$0.010
\$1,000,000 to \$5,000,000	Valuation x \$0.008
\$5,000,000 and up	Valuation x \$0.006

109.2.2.1 Fabric structures. The valuation for base permit fees for temporary and permanent fabric structures shall be calculated at \$30 per square foot.

109.2.2.2 Other valuations. Valuations used to determine base permit fees for projects not included in the Valuation Table or Sections 109.2.1 or 109.2.2.1, including decks, shall be determined by the permittee and verified by the building official. The building official may require additional documentation to verify valuation.

109.2.3 Plan review fees. In addition to the base permit fee, a plan review fee equal to 65% of the base permit fee shall be paid except that there is no plan review fee for detached one- and two-family dwellings. If plans are so incomplete or are revised to the extent that requires a new plan review, the plan review fee will be the same as for new plans. Where there are phased approvals under Section 107, the plan review fee for such phased work shall be equal to 65% of the base permit fee for the value of the phased work.

(3) Amendment. Chapter 1, Section 109.3 (Building permit valuations) of the I.B.C. is amended as follows:

109.3 Building permit valuations. The applicant for a building permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as structural, electrical, gas, mechanical, and plumbing equipment and other permanent systems. If, in the opinion of the city building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official. The valuation for all new construction, other than new R-3 (detached one- and two-family dwellings), must be based on the Valuation Schedule established in Section 109.2. The valuation for fabric structures must be based on the valuation established by Section 109.2.2.1.

(4) Amendment. Chapter 3, Section 305.2 (Group E, day care facilities) of the I.B.C. is amended to read as follows:

305.2 Group E, Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than five children including those related to the staff older than 2-1/2 years of age who receive educational, supervision or personal care services for less than 24 hours per day.

(5) Amendment. Chapter 3, Section 308.4.1 (Five or fewer persons receiving care) of the I.B.C. is amended to read as follows:

308.2.4 Five or fewer persons receiving custodial care.

A facility with five or fewer persons including persons related to the staff receiving custodial care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

(6) Amendment. Chapter 3, Section 308.5 (Institutional Group I-4, day care facilities) of the I.B.C. is amended to read as follows:

308.5 Institutional Group I-4, day care facilities.

Institutional Group I-4 occupancy shall include buildings and structures occupied by more than five persons of any age, including children related to the staff, who receive custodial care for fewer than 24 hours per day. This group shall include, but not be limited to, the following:

Adult day care

Child day care

(7) Addition. Chapter 3, Section 310.1 (Residential Group R) of the I.B.C. is amended by adding a new sentence at the end of the first paragraph to read as follows:

For facilities within this occupancy classification that have occupants needing physical assistance to respond in emergency situation, see Section 405 of the 2021 International Fire Code .

(8)

Amendment. Paragraph 1 of Chapter 4, Section 406.3.4 (Separation) of the I.B.C. is amended 406.3.2.1 Dwelling unit separation.

Private garages attached to dwelling units shall have the interior finished throughout with gypsum board. The private garage shall be separated from the dwelling unit and its attic area by means of gypsum board, not less than 5/8-inch (15.9 mm) Type X, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 5/8-inch (15.9 mm) Type X gypsum board applied to structures supporting the separation from habitable rooms above the garage. Gypsum board shall be fire taped at minimum. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 13/8 inches (34.9 mm) in thickness, or doors in compliance with Section 716.2.2.1 with a fire protection rating of not less than 20 minutes. Doors shall be self-closing and self-latching.

(9) Addition. Chapter 5, Section 510.10 (Special provisions) of the I.B.C. is amended by adding a new Section 510.10 to read as follows:

510.10 Day care facilities. Facilities that are operated in a primary residence (Group R-3) between the hours of 6:00 a.m. and 10:00 p.m., and accommodating up to a total of 12 children of any age may use the second story of the building without providing an automatic sprinkler system, or complying with Table 508.4, Table 602, and Type VA requirements set out in Table 503, if all other applicable legal provisions for a Group E occupancy are met.

(10) Amendment. Chapter 5, Table 509 (Incidental Uses) of the I.B.C. is amended by changing the wording in the first row of the first column to read as follows:

Furnace rooms in Group E, I, and R-1, R-2, and R-4 occupancies regardless of Btu input, and furnace rooms of all other occupancies where the largest piece of equipment is over 400,000 Btu per hour input.

(11)

Addition. Chapter 3, Section 305 Educational Group E of the I.B.C. is amended by adding Section 305.4 to read as follows:

305.4 Combination shops related to an educational facility shall be considered an F-1 occupancy and shall be separated from the E occupancy according to Table 508.4.

(12) Amendment. Chapter 9, Section 903.2.3 (Group E) of the I.B.C. is amended to read as follows:

903.2.3 Group E. An automatic sprinkler system must be provided throughout all buildings with Group E occupancies. The use of a fire wall or barrier does not establish a separate building or fire area for purposes of this section.

Exception: Buildings with Group E occupancies having an occupant load of 49 or less.

(A) An automatic sprinkler system must also be provided for every portion of educational building below the level of exit discharge.

(B) Home day care uses that are licensed to care for more than five persons between the hours of 10:00 p.m. and 6:00 a.m. must be equipped with an automatic sprinkler system designed and installed as described in Section 903.3.1.3 or an equivalent system approved by the building official.

(13) Addition. Chapter 9, Section 903.2.8 (Group R) of the I.B.C. is amended by adding a new Section 903.2.8.3 to read as follows:

Addition. Chapter 9, Section 903.2.8 (Group R) of the I.B.C. is amended by adding a new Section 903.2.8.5 to read as follows:

903.2.8.5 Rental cabins occupied for less than 30 days with potable water will be considered R-1 and will be required to comply with Section 903.2.8.

(14)

Addition. Chapter 9, Section 903.2.8 (Group R) of the I.B.C. is amended by adding a new Section 903.2.8.6 to read as follows:

903.2.8.6 Group R-2. An automatic sprinkler system or a residential sprinkler system installed in accordance with Section 903.3.1.2 must be provided throughout all buildings with a Group R-2 fire area that are more than two stories in height, including basements, or that have more than four dwelling units or 16 sleeping rooms.

(15) Deletion. Chapter 9, Section 906.1 (Where required) of the I.B.C. is amended by deleting all exceptions.

(16) Section 907.2.1 is deleted and replaced with the following: 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 100 or more. Group A occupancies not separated from one another in accordance with Section



707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy. Delete exception.

(17) Deletion. Chapter 9, Section 907.2.3 (Group E) of the I.B.C. is amended by deleting Exception 3.

(18)

Addition. Chapter 9, Section 907.2.3 (Group E) of the I.B.C. is amended by adding a Section 907.2.3.1 to read as follows:

907.2.3.1 Rooms used for sleeping or napping purposes with a day care use of a Group E occupancy must be provided with

Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

(19) Deletion. Chapter 9, Section 907.2.6.1 (Group I-1) of the I.B.C. is amended by deleting Exception 1.

(20) Deletion. Chapter 9, Section 907.2.9.1 (Manual fire alarm system) of the I.B.C. is amended by deleting Exception 2.

(21) Deletion. Chapter 9, Section 907.2.10.1 (Manual fire alarm system) of the I.B.C. is amended by deleting Exception 2.

(22)

Addition. Chapter 9, Section 915.2.1 (Dwelling units) of the I.B.C. is amended by adding a sentence at the end to read as follows:

At least one carbon monoxide detector or alarm shall be installed on each floor level. (23)

Addition. A new sentence is added to Chapter 10, Section 1011.7.2 (Outdoor conditions) of the I.F.C. to read as follows: 1011.7.2 Outdoor conditions.

Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces

In occupancies other than Group R-3 and Group U occupancies that are accessory to Group R-3 occupancies, surfaces and landings which are part of exterior stairs in climates with snow or ice shall be designed to minimize the accumulation of the snow or ice. (24)

Addition. A new sentence is added to Chapter 10, Section 1012.7.2 (Outdoor conditions) of the I.F.C. to read as follows: 1012.7.2 Outdoor conditions.

Outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on walking surfaces

In occupancies other than Group R-3 and Group U occupancies that are accessory to Group R-3 occupancies, surfaces and landings which are part of exterior ramps in climates with snow or ice shall be designed to minimize the accumulation of the snow or ice. (25)

Addition. A new sentence is added to Chapter 10, Section 1021.1 (General) of the I.B.C. to read as follows:

Exterior exit balconies shall be designed to minimize accumulation of snow or ice that impedes the means of egress.

(26) Addition. An exception is added to Chapter 10, Section 1006.3.4 (Single Exits) of the I.F.C. to read as follows: Exception: Basements or the first level below the first story in all occupancies except Group R-3 occupancies used exclusively for the service of the building, may have access to only one exit. Any other use of the basement or first level below the first story must have at least two exits arranged as described in Section 1007.1.1. For purposes of this paragraph storage rooms, laundry rooms, maintenance offices, and similar uses may not be considered as providing service to the building.

(27) Deletion. Chapter 10, Section 1031.2 (Where required) of the I.B.C. is amended by deleting Exceptions 1 and 3.

(28) Addition. Chapter 34, Section 3411.1 (Scope) of the I.B.C. is amended by adding a sentence at the end of the first paragraph to read as follows:

This Section 3411 is adopted as guidance for accessibility.

(29) Amendment. Chapter 34, Section 3412.2 (Applicability) of the I.B.C. is amended to read as follows:

3412.2 Applicability. Structures meeting the definition of "existing structure" under Section 202 of this code in which there is work involving additions, or changes of occupancy must conform to the requirements of this section or the provisions of Sections 3403 – 3408 of this code.

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**19.04.020 Climatic and geographic design criteria.**

- (a) The area within the city shall be considered Seismic Design Category B:  $S_s = 0.261$  (0.2 second),  $S_1 = 0.167$  (1.0 second).
- (b) The frost line within the city is 32 inches below undisturbed soil where frost susceptible materials are present. Where footings are to be placed on compacted drainage materials that extend below 32 inches, the minimum depth of bury to the top of the footing shall be 12 inches.
- (c) The ground snow load within the city is 55 pounds per square foot. The design snow load for roofs equal to or greater than a 4:12 pitch and not subject to snow drifting shall be 40 pounds per square foot.
- (d) The wind loads for the area within the city are as follows:
  - (1) Structures constructed within 300 feet from the waterfront shall be 120 mph, three-second gusts exposure D.
  - (2) Structures constructed between 300 feet and 600 feet from the waterfront shall be designed to 120 mph, three-second gusts, exposure D or C. Exposure C must meet criteria as established in Section 1609.4.2 (surface roughness categories) and 1609.4.3 (exposure categories) of the 2006 I.B.C.
  - (3) Any structure constructed further than 600 feet from the waterfront shall be designed to 110 mph, three-second gusts, exposure D or C. Exposure C must meet criteria as established in Section 1609.4.2 (surface roughness categories) and Section 1609.4.3 (exposure categories) of the 2006 I.B.C.

Exception: Lesser exposure categories may be granted by the city senior project engineer for site-specific construction locations where the characteristics of the ground surface roughness that arise from natural topography and vegetation, as well as from construction features, provide adequate buffering.

- (4) Other miscellaneous climatic designs within the city are as follows: the weathering factor is moderate; termites are not indigenous to the area; the decay factor from mold and the marine

environment is severe; the winter design temperature is 14 degrees; ice shielding is not required; the air freezing index is 550; the mean annual temperature is 45 degrees; and the flood hazard map (FEMA) is designated from the April 16, 1990, FIRM. (Ord. 1736 § 1, 2013)

**19.04.030 Site development.**

Appendix J, Grading, and provisions of Chapter 18, Soils and Foundations, of the International Building Code (I.B.C.), as amended herein, shall govern site development.

(a) Section J103.1, Permits Required, is amended as follows:

J103.1 Permits Required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a site development permit from the public works director or his/her designee.

Exemptions. A site development permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing, or stockpiling rock, sand, gravel, aggregate, or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.

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

(b) New Section J103.3, Permit Expiration, is added as follows:

Site Development Permits shall expire twelve (12) months from the date of issuance or upon completion of the permitted project, whichever comes first. The public works director or his/her

designee is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. New fees shall be charged commensurate to the amount of work left to perform.

(c) Section J104.2, Site Plan Requirements, is amended as follows:

In addition to the provisions of Section 106, a site development plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code to include the set-back from adjoining property line of any soil retainage system that will impact the adjoining property.

(d) Section J104.3, Soils Report, Exception, is amended as follows:

Exception: A soils report is not required where the public works director or his/her designee determines that the nature of the work applied for is such that a report is not necessary.

(e) Section J104.4, Liquefaction Study, Exception, is amended as follows:

Exception: A liquefaction study is not required where the public works director or his/her designee determines from established local data that the liquefaction potential is low.

(f) Section J104.5, Permit Fees, is added as follows:

J104.5 Permit fees.

J104.5.1 Permit fees are as set forth in table A-33-B below.

J104.5.2 Permit fees based on cubic yards shall be doubled for permits issued after work has commenced.

TABLE A – 33-B – GRADING PERMIT FEES <sup>1</sup>

50 cubic yards (38.2 m <sup>3</sup> ) or less	\$23.50
51 to 100 cubic yards (40 m <sup>3</sup> to 76.5m <sup>3</sup> )	\$37.00
101 to 1,000 cubic yards (77.2 m <sup>3</sup> to 764.6 m <sup>3</sup> ) –\$37.00 for the first 100 cubic yards (76.4 m <sup>3</sup> ), plus \$17.50 for each additional 100 yards (76.5 m <sup>3</sup> ) or fraction thereof.	

1,001 to 10,000 cubic yards (765.3 m <sup>3</sup> to 7645.5 m <sup>3</sup> ) –\$194.50 for the first 1,000 cubic yards (764.6 m <sup>3</sup> ), plus \$14.50 for each additional 1,000 cubic yards (764.6 m <sup>3</sup> ) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m <sup>3</sup> to 76,455 m <sup>3</sup> )–\$325.00 for the first 10,000 cubic yards (7645.5 m <sup>3</sup> ), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m <sup>3</sup> ) or fraction thereof.	
1,000,001 cubic yards (76,456 m <sup>3</sup> ) or more –\$919.00 for the first 100,000 cubic yards (76,455 m <sup>3</sup> ), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m <sup>3</sup> ) or fraction thereof.	
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge two hours)	\$50.50 per hour <sup>2</sup>
2. Reinspection fees assessed under provisions of Section 108.8	\$50.50 per hour <sup>2</sup>
3. Inspections for which no fee is specifically indicated (minimum charge one-half hour)	\$50.50 per hour <sup>2</sup>

- 1 The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.
- 2 Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

(g) Section J105.2, Special Inspections, is amended as follows:

The special inspections requirements of Section 1704.7 shall apply to work performed under a site development permit where required by the public works director or his/her designee.

**Commented [CC1]:** There is no 1704.7 in the 2012 or 2021 Codes

(h) Section J106.1, Maximum Slope, is amended as follows:

The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 2 horizontal to 1 vertical (50 percent) unless the applicant furnishes a soils report justifying a steeper slope.

Exception:

1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67 percent) provided that all the following are met:

- 1.1 It is not intended to support structures or surcharges.
- 1.2 It is adequately protected against erosion.
- 1.3 It is no more than 8 feet (2438 mm) in height.
- 1.4 It is approved by the public works director or his/her designee.
- 2. A cut surface in bedrock shall be permitted to be at a slope of 1 horizontal to 1 vertical (100 percent).

(i) Section J108.1, Setbacks, is amended as follows:

Construction setbacks are as set forth in Table-A below entitled "Construction Set-Back Requirements."

Table-A

CONSTRUCTION SET-BACK REQUIREMENTS	
	<p>Note: Clearance from building to slope may be determined by using one-half of the small <math>h</math> providing the level area is a paved driveway and its narrowest width is not less than one-half of the total <math>H</math></p>
<p>Note: The height of the slope for the second story shall be measured from the base of the retaining wall to top of the slope.</p>	<p>Note: <math>1 \begin{smallmatrix} &lt; 2 \\   \end{smallmatrix}</math> indicates a slope that is steeper than 2 to 1.</p>

(j) Section J108.3, Slope Protection, is amended as follows:

Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the public works director or his/her designee, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.
3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

(k) New Section J108.4, Retaining Walls and Other Soil Retaining Systems, is added as follows:

Engineered zero lot line, reinforced concrete retaining walls, may be built to property lines. Other engineered systems built to property lines must be approved by the public works director or his/her designee.

Stacked rock or stacked block walls shall meet the set-back provisions of J108.1 and Figure J108.1. Stacked Rock walls shall meet the minimum provisions of the standard Rock Wall Construction guidelines published by the Associated Rockery Contractors, PO Box 1794, Woodinville, Washington, 98072. Printed guidelines may be obtained from the City Public Works Department.

Construction plans that include any additional bearing weight behind a stacked wall, such as a building or other surcharge, will be required to meet the following criteria:

1. The toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the bottom of the stacked wall keyway and a perpendicular plane at the rear of the stack rock wall base course.
2. The bottom of the load bearing footing is required to be set-back from the toe of the slope a minimum of one unit horizontal to one unit vertical. (100% slope/45 degree angle).

(l) Section J109.3, Interceptor drains, is amended as follows:

Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet (12 192 mm), measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the public works



director or his/her designee, but shall not be less than 50 horizontal to 1 vertical (2 percent). The drain shall be paved with concrete not less than 3 inches (76 mm) in thickness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the public works director or his/her designee.

(Ord. 1736 § 1, 2013)

**19.04.060 Board of appeals – Term of office.**

(a) Each of the five members of the board of appeals shall be appointed by the city council for a term of three years; provided, members first appointed shall determine by lot the length of the first terms of office so that the term of one member shall be for one year, the terms of two members shall be for two years, and the terms of two members shall be for three years, resulting in staggered terms for members subsequently appointed. A person appointed to a term of office shall serve until a successor is appointed.

(b) Appointments to fill vacancies occurring on the board of appeals shall be for the unexpired term.

(Ord. 1736 § 1, 2013)

**19.04.090 Building permits – Expiration.**

Unless otherwise exempt as provided in International Building Code Section 105.2, all building permits shall expire one year after date of issue or upon completion of work, whichever date shall first occur; provided, however, upon written application submitted prior to expiration of the permit, the public works director or his/her designee shall have authority to grant one or more extensions in time, in writing, for all periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (Ord. 1736 § 1, 2013)

**19.04.100 Demolition permit fee.**

The fee for a permit to demolish any building or structure shall be \$25.00. The provisions of this section shall supersede and control over any other provision adopted and incorporated by reference as part of this code. (Ord. 1736 § 1, 2013)