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ORDINANCE NO. 456 - APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE FOLLOWING AMENDMENTS TO WALLA WALLA COUNTY CODE TITLE 15: UPDATING AND CLARIFYING CHAPTER 15.04 TO COMPLY WITH STATE-ADOPTED BUILDING CODE AMENDMENTS; ADOPTING THE INTERNATIONAL FUEL GAS CODE AND THE INTERNATIONAL EXISTING BUILDING CODE; UPDATING AND CLARIFYING CHAPTER 15.04 TO INCLUDE NEW PERMIT APPLICATION PROCESSES; AND UPDATING AND CREATING NEW FEES RELATED TO THE PROCESSING OF TITLE 15 PERMITS.

Auditor File Number(s) of document being assigned or released:

Grantor

1. **Walla Walla County Commissioners**
- 2.
- 3.

Additional names on page ____ of document.

Grantee

1. **The Public**
- 2.
- 3.

Additional names on page ____ of document.

Legal description (i.e.: lot and block or section township and range)

n/a

Additional legal is on page ____ of document.

Assessors Parcel Numbers

n/a

Additional parcel number is on page ____ of document.

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**BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON**

ORDINANCE NO. 456

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR THE FOLLOWING AMENDMENTS TO WALLA WALLA COUNTY CODE TITLE 15: UPDATING AND CLARIFYING CHAPTER 15.04 TO COMPLY WITH STATE-ADOPTED BUILDING CODE AMENDMENTS; ADOPTING THE INTERNATIONAL FUEL GAS CODE AND THE INTERNATIONAL EXISTING BUILDING CODE; UPDATING AND CLARIFYING CHAPTER 15.04 TO INCLUDE NEW PERMIT APPLICATION PROCESSES; AND UPDATING AND CREATING NEW FEES RELATED TO THE PROCESSING OF TITLE 15 PERMITS.

Whereas, effective July 1, 2016 the State Building Code Council updated the state building code to include the 2015 versions of the model codes and Washington state-specific codes;

Whereas, the State Building Code Council has adopted the International Fuel Gas Code and the International Existing Building Code; and

Whereas, additional permit application processes are necessary to ensure effective and fair administration and enforcement of the County Building Code; and

Whereas, RCW 19.27.100 authorizes the Board of County Commissioners, in their legislative capacity, to establish building permit fees; and

Whereas, the Board of County Commissioners conducted a workshop regarding proposed changes to Walla Walla County Code Title 15 on September 6, 2016; and

Whereas, it is necessary to hold a public hearing to consider the proposed changes; now therefore

NOW THEREFORE,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that:

Section I. The Board of County Commissioners Makes the Following Findings of Fact:

1. Effective July 1, 2016, the State Building Code Council updated the state building codes.
2. The Board of County Commissioners conducted a workshop regarding the proposed changes on September 6, 2016.
3. A public hearing was conducted on October 3, 2016 to review the proposed changes. Notice of the public hearing was published in the Walla Walla Union Bulletin, Tri-City Herald and Waitsburg Times on September 22, 2016.

Section II. The Board of County Commissioners Makes the Following Conclusions of Law:



1. The proposed amendments to Walla Walla County Code Title 15 are necessary to regulate public health, safety and welfare in Walla Walla County.
2. The proposed procedural amendments are necessary to ensure efficient and fair permit processing.
3. The proposed fee amendments are necessary to cover the costs of reviewing plans, conducting inspections and issuing permits.

Section III. Adoption of Amendments to Title 15:

The amendments to Title 15 are adopted as presented to the Board of County Commissioners on this date as attached in Exhibit A.

Section IV. Effective Date and Savings:

This ordinance is effective as of the date of signing.

Section V:

If any section, subsection, paragraph, sentence, clause or phase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section VI:

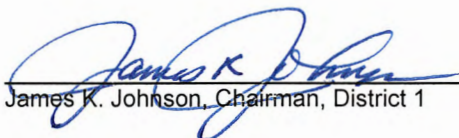
This ordinance will be published by an approved summary consisting of the title.

Passed by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 24th day of October, 2016.

Attest:



 Connie R. Vinti, Clerk of the Board



 James K. Johnson, Chairman, District 1



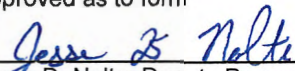
 Perry L. Dozier, Commissioner, District 2



 James L. Duncan, Commissioner, District 3

Constituting the Board of County Commissioners
 of Walla Walla County, Washington

Approved as to form



 Jesse D. Nolte, Deputy Prosecuting Attorney

EXHIBIT A
Amendments to Walla Walla County Code (WWCC).

Section I. WWCC Section 15.04.030 is amended as follows:

15.04.030 Statutory authority.

There is adopted by the county of Walla Walla, state of Washington, the State Building Code, state of Washington, consisting of the following current codes as adopted, amended or hereinafter adopted and amended by the state: the 2009 International Building Code (IBC), 2009 International Residential Code (IRC), ICC/ANSI A117.1-03 Accessible and Usable Buildings and Facilities, 2009 International Mechanical Code, 2008-Liquefied Petroleum Gas Code (NFPA 58), 2009 National Fuel Gas Code for LP Gas (ANSI Z223/NFPA 54), 2009 International Fuel Gas Code, International Fire Code, 2009 Uniform Plumbing Code, International Existing Building Code, Washington State Energy Code and statutes which are adopted by reference by this chapter. (Ord. 173 § 1.02(part), 1983; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 1(part), 2004; Ord. 346 § 1, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section II. WWCC Section 15.04.036 is amended as follows:

15.04.036 Application fee.

An application fee, as shown on Table 9A, shall be required to be paid at the time of submittal for all building permit applications requiring plan review. The application fee shall be paid at the time of permit application. A permit fee deposit, as shown on Table 9A, shall be required at time of submittal for building permit applications requiring plan review. ~~A portion of the application fee~~ The permit fee deposit shall be applied toward the final building permit fee at the time of permit issuance and full payment by the applicant. If a permit application is withdrawn or expires after approval, the application fee and the permit fee deposit is non-refundable. Application fees must be paid when an application is accepted by the community development department as substantially complete. An application is considered vested once the application fee is paid.

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section III. WWCC Section 15.04.040 is amended as follows:

15.04.040 Adoption.

In addition to the International Building Code, 2009 current E edition, as adopted, amended or hereafter amended by the state of Washington, the county adopts Appendix C, Agricultural Buildings and Appendix J, Grading; and the International Residential Code, 2009 current E edition, as adopted, amended or hereafter amended by the state of Washington, including Appendix G, Swimming Pools,



Spas and Hot Tubs, except Chapters 11, and 25 through 42. (Ord. 173 § 1.02(A)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 288 Attach. A (part), 2003; Ord. 303 § 1(part), 2004; Ord. 346 § 2, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section IV. WWCC Section 15.04.060 is amended as follows:

15.04.060 Moving dwellings and accessory buildings.

A. Any dwelling or accessory building proposed to be moved into Walla Walla County must be structurally sound. Structural defects must be corrected.

After relocation, the dwelling must be in substantial conformance with fire and life safety requirements of the current building code. This may include, but is not limited to:

1. Smoke alarms installed and interconnected where technically feasible;
2. Egress windows;
3. Stair landings, railings and guardrails;
4. Fire rated assemblies; and
5. Minimum requirements for sanitation, ventilation, heat and light.

Some requirements may be considered and modified on a case-by-case basis at the discretion of the building official where deemed not technically feasible.

B. Procedure.

1. Dwellings must be inspected prior to relocation within or into the county. If the dwelling is within Walla Walla County, or outside of Walla Walla County but within seventy road miles of the City of Walla Walla, inspections will be performed by a Walla Walla County building inspector at the cost of the applicant. All dwellings outside of the above defined area will be required to be inspected by an ICC certified building inspector or a licensed engineer, at the cost of the applicant, to verify structural integrity and compliance with all Washington state and Walla Walla county codes pertaining to a moved dwelling;
2. The county will notify the originating jurisdiction, as appropriate, if the building can be permanently relocated to a county location;
3. The homeowner must receive separate approval from the originating jurisdiction to move the building over and across public rights-of-way;
4. The homeowner must receive approval from county public works to move the building over and across county rights-of-way;
5. Prior to placement of any structure on a county land parcel, a building permit must be reviewed and approved.

C. Building Permit Fee and Procedure.

1. The homeowner or owner's authorized agent must submit a complete application, site plan and ~~two~~ a PDF copy copies of construction details for foundation and other requirements specified in the pre-location inspection.
2. Fees are as set forth in Tables 9-A and 9-G, at the end of this title.(Amd. 9 (part), 5-26-98; Ord. 303 § 3(part), 2004; Ord. 346 § 6, 2007)



(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section V. WWCC Section 15.04.090 is amended as follows:

15.04.090 Adoption.

The International Mechanical Code, 2009 ~~current~~ E edition, as published by the International Code Council and adopted, amended or hereafter amended by the state of Washington, is adopted. (Ord. 173 § 1.02(B)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 4, 2004; Ord. 346 § 8, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section VI. WWCC Section 15.04.140 is amended as follows:

15.04.140 Adoption.

- A. The International Fire Code, 2009 ~~E~~ current edition, as adopted, amended or hereafter amended by the state of Washington is adopted, provided that wherever the term "fire code official" is used, it shall, for the purpose of administration and enforcement of this code, mean the building official/fire marshal.
- B. The following appendix chapters are hereby adopted.

Appendix B	Fire-flow requirements for buildings
Appendix C	Fire hydrant locations and distribution
Appendix D	Fire apparatus access roads

- C. Every applicant for a fireworks sale stand shall first obtain a permit and pay the fee established in Table 9-B, at the end of this title. Fireworks may be offered for sale by permittees, and may be discharged only between the hours of nine a.m. and eleven p.m. on July 1st, 2nd and 3rd, between the hours of nine a.m. on July 4th and twelve a.m. on July 5th. Fireworks may be offered for sale by permittees between the hours of nine a.m. and eleven p.m. on December 29th and 30th, and between the hours of nine a.m. on December 31st and one a.m. on January 1st and may be discharged only between the hours of nine a.m. on December 31st and one a.m. on January 1st.
- D. Every applicant for a fire operational permit shall first obtain a permit and pay the fee established in Table 9-G. Operational permits are issued on an annual basis based on the month each permit is issued. The annual renewal fee shall be equal to the operational fees shown in Table 9-G. (Ord. 173 § 1.20(C)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Ord. 221 (part), 1994; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Amd. 11, 6-28-99; Ord. 303 § 7(part), 2004; Ord. 346 § 11, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)



Section VII. WWCC Section 15.04.150 is amended as follows:

15.04.150 Adoption.

The Uniform Plumbing Code, ~~2009~~ current edition, as adopted, amended or hereafter amended by the state of Washington and published by the International Association of Plumbing and Mechanical Officials, is adopted, excepting Chapter 12, fuel gas piping. (Ord. 173 § 1.02(D)(part), 1983; Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 8, 2004; Ord. 346 § 14, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section VIII. WWCC Section 15.04.210 is amended as follows:

15.04.210 Adoption.

The Washington State Energy Code ~~2009~~ current E-edition, as adopted, amended or hereafter amended by the State Building Code Advisory Council, is adopted. The ~~2009~~ Energy Code shall be effective only to the extent that it has been implemented by the State Building Code Council. (Ord. 190 (part), 1986; Ord. 201 (part), 1989; Ord. 209 (part), 1992; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 12, 2004; Ord. 346 § 17, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section IX. WWCC Section 15.04.212 is amended as follows:

15.04.212 Adoption.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by the International Conference of Building Officials, is adopted, provided, that all agricultural buildings are exempted. (Ord. 190 (part), 1986; Ord. 210 (part), 1989; Amd. 4 (part), 9-19-95; Amd. 9 (part), 5-26-98; Ord. 303 § 13, 2004; Ord. 346 § 18, 2007)

Section X. WWCC Section 15.04.400 is amended as follows:

15.04.400 Adoption.

The International Building Code, ~~2009~~ current E edition, Appendix J, Grading, as published by the International Code Council, is adopted. (Ord. 303 § 17(part), 2004; Ord. 346 § 23, 2007)

(Ord. No. 384, § III(Exh. A), 8-23-2010)

Section XI. Table 9 (fee schedule) is amended as follows:

**Table 9-A
Building Permits**

Permit Activity	Valuation/Description	Fee
Application fee <u>Permit fee deposit</u>		\$200.00 <u>\$50.00</u> (\$150.00 credited to final permit if permit is not withdrawn or expired) <u>\$150.00</u>
New construction (all except as noted below)	Building valuation data	\$1.00 - \$500.00 = \$23.50
		\$501.00 - \$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.
		\$2,001.00 - \$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.
		\$25,001.00 - \$50,000.00 = \$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
		\$50,001.00 - \$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.
		\$100,001.00 - \$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.
		\$500,001.00 - \$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.
		\$1,000,001.00 and up = \$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.

Remodel, repair, alteration (all except as noted below)	Contract amount or 50% of building valuation data	(Fee scale above)
Pole/pre-engineered steel building (noncommercial)		
2 sides or less	\$12.50 per square foot	(Fee scale above)
3 sides or greater	\$18.50 per square foot	(Fee scale above)
One/two-family dwellings (R3 and U)	80% of value data Building valuation data	(Fee scale above)
Basement, finished	50% of value data	(Fee scale above)
Covered P patio, porch, carport, deck etc.	\$20.00 per square foot	(Fee scale above)
Garage, shop, storage	\$25.00 per square foot	(Fee scale above)
Elevated deck/patio, uncovered	\$10.00 per square foot	(Fee scale above)
Commercial tenant improvements	Contract amount	(Fee scale above)
Building shell only	50% of building valuation data	(Fee scale above)
Re-siding	Buildings up to 2,000 sf	\$100.00
Re-siding	Buildings over 2,000 sf	\$150.00
Window replacement	Per window	\$10.00 window/minimum \$50
Residential re-roofing	10 squares or less	\$150.00
	Over 10 squares	\$150.00 + \$15 per square
Commercial re-roofing	10 squares or less	\$150.00
	Over 10 squares	\$250.00 - 150 + \$15 per square
Foundation replacement	Per lineal foot	\$1.00 per lineal ft./minimum \$50.00
Manufactured home/commercial coach	Per installation	\$600.00
Hot tub/swimming pool/enclosures	Per installation	\$100.00
Demolition	5,000 sf or less	\$50.00
	Over 5,000 sf	\$75.00



Sign	100 sf or less	\$100.00
	Over 100 sf	\$150.00
Metrological or cellular communications tower	Per installation	\$500.00
Solar Array	Per installation	\$150.00
Wind turbine foundation	Per installation	\$1,000.00

**Table 9-B
Misc. Permits/Service Fees**

Permit Activity	Valuation/Description	Fee
Compliance/safety (title eliminations, building evaluations, changes in use (without remodeling))	Per site visit	\$100
Title elimination certificate	Each	\$25.00
Relocated building/pre-inspection	Per site visit	\$100.00 (Plus 50¢/mile if in adjacent county)
Re-inspection fee	Per incident	\$71-100.00
Permit renewal (expired) (No plan review required unless code cycle change)		Cost based on percentage of work completed
1. No progress after issuance	Each	Full building permit fee (100%)
2. Footing insp. approved		2- 95%
3. Stemwall Foundation insp. approved		3- 90%
4. Underfloor insp. approved		4- 85%
5. Framing insp. approved		5- 60%
6. Plumb./mech.insp. approved		6- 50%
7. Insulation insp. approved		7- 40%
8. Sheetrock insp. approved		8- 30%



9. Final		9. 20% or 2× inspection fee, whichever is greater
Permit renewal of expired over the counter permits within 180 days after expiration date	Each	One-half of original fee
Stop work (no permit)		
Owner	Per incident	\$100
Contractor	Per incident	Double permit fee
Special projects/plan review/inspection/overtime	Per hour	\$75 100/hr.
Fire suppression systems	Contract amount	(Fee scale above)
Fire and smoke alarms	Per system contract amount	(Fee scale above)
Temporary MH/Commercial coach/RV installation (Residential)	Per structure	\$100.00
	180 days extension	\$150.00
Temporary MH/Commercial coach/RV installation (Commercial)	Per structure	\$300.00
	180 days extension	\$150.00
Temporary medical hardship mobile home	At time of issuance	\$100.00
Permanent RV installation in mobile home park	At time of issuance	\$300.00
Temporary structure	Per structure - 180 days	\$50.00
Fireworks stand	Per stand/activity	\$100.00
Temp. certificate of occupancy		NC
Initial issuance/90 day max.		
Renewal/180 day max.	5% of bldg. permit fee	\$35 minimum
<u>Technology Fee</u>		<u>3 % of all building permit fees</u>
State surcharge	Per building permit	\$4.50 <u>\$2.00 each additional unit for multi-family</u>

**Table 9-C
Grading Permits**

Cut and Fill Quantities	Fee
50 cubic yards (38.2 m ³) or less	\$25
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$40
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$40 for the first 100 cubic yards, plus \$18.00 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3 m ³ to 7,645.5 m ³)	\$202 for the first 1,000 cubic yards, plus \$15.00 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards (7,646.3 m ³ to 76,455 m ³)	\$337 for the first 10,000 cubic yards, plus \$65.00 for each additional 10,000 yards or fraction thereof.
100,001 cubic yards (76,456 m ³) or more	\$922 for the first 100,000 cubic yards, plus \$35.00 for each additional 10,000 cubic yards or fraction thereof.

**Table 9-D
Plumbing Permits**

Permit Activity	Unit Fee
<u>Plumbing fee for new residential construction</u>	<u>15 % of building permit fee</u>
<u>Plumbing fee for new commercial construction</u>	<u>15 % of building permit fee</u>
<u>Over-the-counter plumbing permit only fee for residential</u>	<u>\$100</u>
<u>Over-the-counter plumbing permit only fee for commercial</u>	<u>\$200</u>
Sink, lavatory, utility, floor, etc.	\$7.00
Drinking fountains	7.00
Toilet, water closet, bidet, urinal	7.00
Bath-tub	7.00
Shower	7.00
Dishwasher	7.00
Garbage disposal	7.00
Clothes washer	7.00
Water softener	7.00

Hot water heater (tank or in-line)	7.00
Floor drain, French drain, condensate	7.00
Roof drain	7.00
Sewage ejectors/grinders/sumps	15.00
Cross connection and backflow devices (incl. lawn sprinkler system)	7.00
Grease, sand, misc. interceptors	15.00
Hose bibs	4.00
Misc. water using and dispensing devices	7.00
Misc. fixtures	7.00
Building waste (DWV) and water supply system (per building)	15.00
Medical gas systems (each system)	15.00
Roof drains (building interior)	7.00
Hot tub/built in place (mech. plumb. bldg. combo)	35.00
Swimming pool/built in place (mech. plumb. bldg. combo)	100.00
Permit processing fee	20.00

**Table 9-E
Mechanical Permits**

Permit Activity	Unit Fee
<u>Mechanical permit fee for new residential construction</u>	<u>15 % of building permit fee</u>
<u>Mechanical permit fee for new commercial construction</u>	<u>15 % of building permit fee</u>
<u>Over-the-counter mechanical permit only fee for residential</u>	<u>\$100</u>
<u>Over-the-counter mechanical permit only for commercial</u>	<u>\$200</u>
Furnace — up to 100,000 BTU, gravity and forced air (ducts and vents included)	\$15.00
Furnace — over 100,000 BTU, gravity and forced air (ducts and vents included)	18.00
Unlisted appliance, less than 400,000 BTU	65.00
Used appliance, less than 400,000 BTU	65.00



Refrigeration/boiler	
100 K BTU/3 HP	15.00
to 500 K BTU/3-15 HP	25.00
to 1 M BTU/15-30 HP	35.00
to 1.75 M BTU/30-50 HP	55.00
over 1.75 M BTU/over 50 HP	90.00
Gas log, gas insert, gas fireplace (freestanding or built in)	10.00
Fuel burning appliance with vent (oven, range, dryer, water heater, etc.)	10.00
Vent/exhaust fans, kitchen hoods (type III), dryers	6.00
Evaporative coolers	10.00
Air handlers (individual system)	10.00
Duct systems, per each system	10.00
Heat pump/air conditioner	
to 3 T	12.00
3-15 T	15.00
15-30 T	20.00
>30 T	25.00
Type I Hoods	50.00
Type II Hoods	25.00
Wood/pellet stoves — freestanding or inserts	25.00
Incinerators	15.00
LPG tank or meter set	12.00
Gas piping	10.00
Misc. appliance/equipment	10.00
Permit processing fee	20.00

**Table 9-F
Plan Review Fees**

Permit Activity	Fee
Residential and commercial buildings or modifications (all)	65% of the building permit fee

Grading and fill	65% of the building permit fee
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**Table 9-G
Fire Operational/Construction Permits**

Permit Activity	Fee
Burn permit, residential per calendar year	\$30.00 <u>35.00</u>

Applications for other fire operational/construction permits shall be charged at the rate of thirty-five dollars per hour.