

## **Title 17**

### **BUILDINGS AND CONSTRUCTION\***

#### Chapters:

**17.04 Administration and Enforcement of State Building Code**

**17.08 Building Permits**

**17.12 Construction in Flood Hazard Areas**

\* For statutory provisions on the state building code, see RCW Ch. 19.27.

#### **Chapter 17.04**

### **ADMINISTRATION AND ENFORCEMENT OF STATE BUILDING CODE\***

#### Sections:

**17.04.010 State Building Code adopted.**

**17.04.020 Supplement to Section 508.3 of the International Fire Code.**

**17.04.030 Definitions.**

**17.04.031 Adds 503.1.1--Location on property.**

**17.04.040 Occupancy permits and on-site sewage disposal permits.**

**17.04.050 Building code fund established.**

**17.04.060 Payment of fees.**

\* Prior history: Ords. 28389 and 39882, Res. 56879.

#### **17.04.010 State Building Code adopted.**

A. There shall be in full force and effect in the unincorporated areas of Whitman County the State Building Code adopted July 1, 2004 per state law, which shall consist of the following codes and documents together with amendments included therein, which are adopted by reference:

2003 International Building Code (IBC) Standards and amendments -- WAC 51-50;

2003 International Residential Code (IRC) Standards and amendments -- WAC 51-51;

2003 International Mechanical Code (IMC) Standards and amendments -- WAC 51-50;

2003 International Fire Code (IFC) Standards and amendments -- WAC 51-54;

2003 Uniform Plumbing Code (UPC) Standard and amendments -- WAC 51-56.51-57.

B. In case of conflict among the codes and documents enumerated in this section, the first-named code per Section 19.17.031 of the State Building Code--Adoption--Conflict and opinions, shall govern over those following, save and except such portions as are deleted, modified or amended in this chapter. Such codes are in effect as fully as if set out at length in this chapter and from the effective date of the ordinance codified in

this chapter the provisions thereof shall be controlling within the unincorporated areas of Whitman County.

C. As used in this section, the words "current edition" means the current version of a code adopted by the state of Washington.  
(Ord. 64404 (part), 2005).

#### **17.04.020 Supplement to Section 508.3 of the International Fire Code.**

A. As provided for in Section 102.8, matters not provided for of the International Fire Code (IFC), this supplement to Section 508.3 is intended to provide a minimum fire flow standard for commercial/industrial development within Whitman County, in accordance with Section 508.3, required water supply for fire protection. PRDs are subject to this policy.

B. Understanding that it is unrealistic for rural wells and water systems in the Palouse region to produce sufficient water to provide IFC recommended fire flow quantities, the following provisions shall apply to all development located within commercial/industrial subdivisions and commercial/industrial development within the unincorporated boundaries of Whitman County that does not have the capability, or is determined by the county fire marshall to be impractical, to be connected to a public water system that can meet the fire flow and direction recommendations of Appendix B of the 2003 International Fire Code.

1. Exceptions to Providing Fire Flow.
  - a. R-3 single-family residence;
  - b. U-1 occupancies (i.e., garages, barns);
  - c. Structures that are normally unoccupied and are not located within a commercial/industrial subdivision, as approved by the Whitman County fire marshall.
2. Fixed Minimum Fire Flow. The development described below shall be required to provide only a minimum of twenty thousand gallons on-site fire flow capacity:
  - a. Single, occupied commercial/industrial structure;
  - b. No sleeping quarters;
  - c. Noncombustible construction as defined by IBC;
  - d. No more than ten full-time employees required/scheduled to be on-site all day.

C. The procedure for determining fire flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting, 2001 Edition (this policy does not adopt the entire NFPA 1142 standard).

D. Automatic sprinkling of a nonrequired structure in accordance with NFPA 13,13D or 13R may reduce or eliminate the need for additional fire flow at the discretion of the building official.

E. Only the following listed sections of the NFPA Standard shall supplement Section 903.2 of the International Fire Code, and be used in the determination of fire flow requirements:

Chapter 5 Classification of Occupancy Hazard

Chapter 4 Classification of Construction

6-2\* Construction Classification Type

6-2.2

6-2.3

6-2.4

6-2.5

6-2.6

Chapter 7 Determining Minimum Water Supplies Pre-calculated Water Supply. Table H.1.4 (a + b)  
(Ord. 64404 (part), 2005).

**17.04.030 Definitions.**

The International Codes and American National Standards Specifications adopted in this chapter are amended so that as the following words appear they shall be changed to read, and shall mean as follows:

"Building official" means director of public works.

"City" means county.

"City council" means board of county commissioners.

"City limits" means county confines.

"Mayor" means board of county commissioners.  
(Ord. 64404 (part), 2005).

**17.04.031 Adds 503.1.1--Location on property.**

The location of buildings and structures on the property is subject to the land use ordinances and setback requirements established through Whitman County zoning ordinance, comprehensive plans and subdivision ordinances. Where this code has more permissive requirements pertaining to setbacks and location of structures on the property than any land use ordinance, the more restrictive requirements shall govern. Subsequent

amendments to said land use ordinances, when adopted by the board of county commissioners, shall be deemed as governing this code.  
(Ord. 64404 (part), 2005).

#### **17.04.040 Occupancy permits and on-site sewage disposal permits.**

No building or structure serviced by an on-site sewage disposal system shall be eligible for an occupancy permit unless the county environmental sanitarian has certified that any on-site sewage disposal system therefore complies with applicable laws and regulations.  
(Ord. 64404 (part), 2005).

#### **17.04.050 Building code fund established.**

There shall be established by the county treasurer a special fund to be known as the "Whitman County Building Code Fund," to be administered by the county director of public works.  
(Ord. 64404 (part), 2005).

#### **17.04.060 Payment of fees.**

All fees are set and adopted by resolution of the Whitman County BOCC, or permitted to be charged under the State Building Code by the director of public works of Whitman County or his designee.  
(Ord. 64404 (part), 2005).

### **Chapter 17.08**

#### **BUILDING PERMITS**

##### Sections:

- 17.08.010 Permit required--Exemptions.
- 17.08.015 Radon monitoring test kits--Supplemental fee.
- 17.08.017 Re-siding and re-roofing R-3 and M-1 occupancies--Fee.
- 17.08.020 Application for permit.
- 17.08.030 Verification of legal description--Permit fees and issuance.
- 17.08.032 Building department permit fees.
- 17.08.040 Violation--Penalty.

#### **17.08.010 Permit required--Exemptions.**

No person, firm or corporation shall hereafter erect, construct, enlarge, shore, underpin, repair, improve, convert, or otherwise alter any buildings or structure in this county for which the value of the materials exceed five hundred dollars without first obtaining a separate building permit for each building or structure from the public works department--building department; provided, that there shall be exempted from the requirements of this chapter buildings or structures lying within any incorporated city or town within this county which already requires such permits.  
(Ord. 64404 (part), 2005: Ord. 36600 (part), 1983: prior code § 2.04.010).

#### **17.08.015 Radon monitoring test kits--Supplemental fee.**

The building department shall charge a supplemental building permit fee, set by resolution of the board of county commissioners for radon monitoring test kits when the kits are required by the Washington State Ventilation and Indoor Air Quality Code.

(Ord. 64404 (part), 2005: Res. 46170, 1993).

**17.08.017 Re-siding and re-roofing R-3 and M-1 occupancies--Fee.**

The building department shall charge a fee for building permits issued for re-siding and re-roofing R-3 and M-1 occupancies. This fee will be set by resolution of the board of county commissioners and reviewed annually.

(Ord. 64404 (part), 2005: Res. 45864, 1993).

**17.08.020 Application for permit.**

A. To obtain a permit the applicant shall fill out a blank permit form to be supplied by the building department. The applicant shall include thereon:

1. The permittee's name and address;
2. A legal description of the property on which the building or structure is located or will be located;
3. A general description of the nature of the proposed work;
4. The estimated value of the materials to be used in the proposed work.

B. The permit form shall be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.

(Ord. 64404 (part), 2005: Ord. 36600 (part), 1983: prior code § 2.04.020).

**17.08.030 Verification of legal description--Permit fees and issuance.**

Prior to issuance of the permit, the accuracy of the legal description included thereon shall be verified by the building department, who may refer to assessor's records. Upon payment of all fees, the building inspector shall sign the permit and shall issue the original thereof to the applicant.

(Ord. 64404 (part), 2005: Ord. 36600 (part), 1983: prior code § 2.04.030).

**17.08.032 Building department permit fees.**

A. Permit fees shall be set by resolution of the board of county commissioners and reviewed annually.

1. The State Building Code fee of four dollars and fifty cents shall be added to the cost of all building permits.
2. If plan review is required, an additional fee of sixty-five percent of the building permit fee shall

be charged.

3. Work less than five hundred dollars valuation shall not require a permit, but still must comply with applicable codes. However, all plumbing and mechanical work requires a permit, regardless of dollar valuation, including work valued at less than five hundred dollars.
4. Other inspections and fees shall be set at an hourly rate by resolution and shall include wages and fringe benefits of all the employees involved.
5. Permit fees for work started prior to permit issuance, shall be up to four times the fee computed on the total valuation of the project.
6. There will be a permit fee for planning department review of building permits excluding some flat fee items such as re-siding, re-roofing and changing out windows.

B. Building and inspection fees will be set by resolution and reviewed yearly. Final building permit valuation shall be set by the building inspector. Flat fees will be in place for the following activities:

Demolition	
For R-3 and U occupancies	
Re-roofing	
Re-siding	
Change out of windows	
Manufactured/mobile homes	Single, double and triple wide
	No plan review fees

(Ord. 64404 (part), 2005: Res. 54461, 1999: Res. 49034 (part), 1996).

#### **17.08.040 Violation--Penalty.**

It shall be unlawful for either the owner of the property, the manager of the property, or the contractor performing the work to violate any portion of this chapter. Any person violating any portion of this chapter shall be deemed guilty of a civil infraction, punishable by a fine of up to one thousand dollars per violation. Conduct in violation of any portion of this chapter, which occurs on separate days, or continues from day to day, shall be a separate offense on each new day. Each such violation shall constitute a separate offense and shall be punishable as such.

(Ord. 64404 (part), 2005: Ord. 36600 (part), 1983: prior code § 2.04.040).

## **Chapter 17.12**

### **CONSTRUCTION IN FLOOD HAZARD AREAS**

#### Sections:

17.12.010 Review of building permit applications.

17.12.020 Review of subdivision proposals and new developments.

17.12.030 Sewage systems.

### **17.12.010 Review of building permit applications.**

The county building inspector and county planner shall review all building permit applications for new construction or substantial improvement to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must:

- A. Be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure;
- B. Use construction materials and utility equipment that are resistant to flood damage; and
- C. Use construction methods and practices that will minimize flood damage.

(Ord. 64404 (part), 2005: Res. 27883 § 1, 1974).

### **17.12.020 Review of subdivision proposals and new developments.**

The county planner shall review subdivision proposals and other proposed new developments to assure that:

- A. All such proposals are consistent with the need to minimize flood damage;
- B. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage; and
- C. Adequate drainage is provided so as to reduce exposure to flood hazards.

(Ord. 64404 (part), 2005: Res. 27883 § 2, 1974).

### **17.12.030 Sewage systems.**

The environmental health director shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

(Ord. 64404 (part), 2005: Res. 27883 § 3, 1974).