

**CITY OF NORTH BONNEVILLE
ORDINANCE NO. 1025**

**AN ORDINANCE OF THE CITY OF NORTH BONNEVILLE AMENDING NORTH
BONNEVILLE MUNICIPAL CODE CHAPTER 17.04 CONSTRUCTION CODES BY
AMENDING SECTIONS 17.04.020 DEFINITIONS, 17.04.030 ADOPTION AND
17.04.040 BASIC BUILDING DESIGN.**

WHEREAS, the City of North Bonneville passed Ordinance 967 which adopted the International Building Code, and

WHEREAS, the City of North Bonneville, after careful consideration and study, has determined that some sections of the municipal code should be updated to include new dates and references to the International Building Code, and

WHEREAS, the City Council held a public hearing on ~~January 24~~^h 24, 2013,

NOW, THEREFORE, the City Council of the City of North Bonneville does hereby ordain as follows:

SECTION 1.

NBMC Section 17.04.020 Definitions

Shall be amended as follows:

“Start of construction” means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings or any work beyond the state of excavation. Permanent construction does not include land preparation, such as clearing, grading (see Appendix J Grading in the ‘International Building Code’) and filling, nor does it include the installation on the property of accessory buildings (less than 200 sq. ft. for residential use or 120 sq. ft. for commercial / industrial use), such as sheds not occupied as dwelling units or not as part of the main structure. Permanent construction does include the erection of a permanent foundation for a mobile home or mobile / manufactured housing when such work is beyond the stage of excavation.

NBMC Section 17.04.030 Adoption

Shall be amended as follows:

The City of North Bonneville hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27.074 for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties. The following codes shall not regulate roads, bridges, sidewalks, drainage structures, and similar structures regulated, approved and inspected by the city’s Public Works Department; and, electrical transmission towers and telephone poles (not including cell towers) under control of a utility. If any section, subsection, sentence, clause, phrase, or other portion of this chapter or the codes as amended by the State of Washington, or its application to this chapter or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.

A. The International Building Code, 2009 2012 Edition, published by the International Code Council Inc., copyright 2011 as amended as set forth in Chapter 51-50 of the

Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through Chapter 35 and the following appendices:

1. Appendix E – Supplementary Accessibility Requirements,
2. Appendix H – Signs,
3. Appendix I – Patio Covers, and
4. Appendix J – Grading;

B. The International Residential Code, ~~2009~~ 2012 Edition for One and Two Family Dwellings, published by the International Code Council Inc., copyright 2011, and as amended as set forth in Chapter 51-51 of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through Chapter 44, ~~excluding section 313 – Automatic Sprinkler Systems,~~ and in addition the following appendices:

1. Appendix A - Sizing and Capacities of Gas Piping,
2. Appendix B – Sizing of Venting Systems Serving Appliances Equipped with Draft hoods, Category 1 Appliances, and Appliances Listed for Use with Type B Vents,
3. Appendix C – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems,
4. Appendix D – Recommended Procedure for Safety Inspection of an existing Appliance Installation,
5. Appendix E – Manufactured Housing Used as Dwellings,
6. Appendix F – Radon Control Methods,
7. Appendix H – Patio Covers,
8. Appendix J – Existing Buildings and Structures,
9. Appendix K – Sound Transmission,
10. Appendix M – Home Day Care – R-3 Occupancy;

C. The International Mechanical Code, ~~2009~~ 2012 Edition, published by the International Code Council, Inc., copyright 2011 and as amended as set forth in Chapter 51-52 of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through 15 except that the standards for handling liquefied petroleum gas installations shall be NFPA 58 “Storage and Handling of Liquefied Petroleum Gases” and ANSI Z223.1/NFPA 54 “National Fuel Gas Code”, and Appendix A – Combustion Air Openings and Chimney Connector Pass-Throughs.

D. The ~~2003~~ 2012 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, copyright 2012 and as amended as set forth in Chapters 51-56 of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through 45 17 together with:

- ~~1. Appendix A – Sizing Water Supply System,~~
1. Appendix B – Explanatory Notes on Combination Waste and Vent Systems
2. Appendix D – Sizing Storm Water Drainage Systems,
3. Appendix E – Manufactured/Mobile Home Parks and Recreational Vehicle Parks,
4. Appendix I – Installation Standards, and
5. Appendix L – Sustainable Practices.

E. The International Fire Code, ~~2009~~ 2012 Edition, as published by the International Code Council, Inc., copyright 2011, and as amended as set forth in Chapter 51-54 of the Washington Administrative Code, and adopted by the State Building Code Council, including Chapters 1 through Chapter 45 67 and Chapter 80, together with:

- ~~1. Appendix E – Hazard Conditions,~~
1. Appendix F – Hazard Ranking,
2. Appendix G – Cryogenic Fluids – Weight and Volume Equivalents.

F. ~~The 2009 Washington State Energy Code~~ 2012 Edition of the International Energy Conservation Code, Residential and Commercial Provisions, as amended as set forth in Chapter 51-11 of the Washington Administrative Code, and adopted by the State Building Code Council pursuant to RCW 34.05.

G. ~~The 2009~~ 2012 International Fuel Gas Code as published by the International Code Council, Inc. copyright 2011.

H. The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160 and the 2009 International Code Council 2009 Accessible and Usable Buildings and Facilities.

I. ~~The 2009 Washington State Ventilation and Indoor Air Quality Code, as amended and as set forth in Chapter 51-13 of the Washington Administrative Code, and as adopted by the State Building Code Council.~~

I. In case of conflict among the codes enumerated in subsections A through ~~I~~ H of this section, the codes adopted in subsections A and B shall govern over those adopted in subsections C through ~~H~~ I.

J. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In the event the conflict cannot be determined, the building official shall have discretion to render interpretations of these codes and to make and enforce rules and supplemental regulations in order to carry out the application and intent of its provisions.

K. Lawfully installed existing installations that do not comply with the provisions of this chapter shall be permitted to be continued without change, except as is specifically covered in this chapter, the International Fire Code or as is deemed necessary by the building official for the general safety and welfare of the occupants and public. Where changes are required for correction of hazards due to preexisting conditions, a reasonable amount of time shall be given for compliance, depending on the degree of the hazard.

L. One complete copy of the City of North Bonneville Construction Code, together with complete copies of the above listed codes and/or rules are on file and open for inspection during regular business hours by the general public in the office of the City Building Official.

NBMC Section 17.04.040 Basic Building Design

Shall be amended as follows:

A. Any construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location removal and demolition of a building or structure will require an application for and issuance of a permit prior to start of construction. Accessory buildings less than 200 sq. ft. for residential use or 120 sq. ft. for commercial / industrial use not intended to be used as dwelling units are exempt from this requirement.

SECTION 2.

Severability.


If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 3.

Effective Date and Publication.

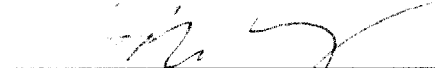
This ordinance shall become effective five days after its passage by the City Council, approval by the Mayor, and publication as provided by law.

PASSED BY THE CITY COUNCIL ON 9-24-13, 2013.



Don Stevens, Mayor

ATTEST:



Steve Hasson, City Clerk