

1                                   **BOARD OF COUNTY COMMISSIONERS**  
2                                   **COUNTY OF KITTITAS**  
3                                   **STATE OF WASHINGTON**

4                                   **ORDINANCE NO**

5                                   **ORDINANCE ADOPTING THE 2009 ENERGY CODE.**

6  
7           WHEREAS, the health and safety of the people of Kittitas County is of great concern to  
8 the Board of Kittitas County Commissioners, and

9           WHEREAS, in November of 2009, the Washington State Building Code Council  
10 completed the adoption of the Washington State Energy Code 2009 edition; and

11           WHEREAS, the aforementioned building code and amendments are mandated by the  
12 State to become effective January 1, 2011; and

13           WHEREAS, a copy of the code proposed for adoption by reference was filed with the  
14 Kittitas County Auditor at least 10 days before the potential adoption; and

15           WHEREAS, 10-days' notice was given before the public hearing; and

16           WHEREAS, a public hearing was held on February 15<sup>th</sup>, 2011 to consider the adoption of  
17 the Washington State Energy Code 2009 edition; and

18           WHEREAS, at said public hearing on February 15<sup>th</sup>, 2011 the Board of County  
19 Commissioners adopted the aforementioned building code; and

20           NOW, THEREFORE BE IT RESOLVED, that the Board of County Commissioners,  
21 after due deliberation and in the best interest of the public, does hereby approve the amendments  
22 to Title 14 of Kittitas County Code as rewritten below, the red-line version to which is shown on  
23 Attachment A.

1 **14.04.010 Adoption of referenced codes.**

2 Kittitas County hereby adopts the following codes, as amended by the Washington State Building Code  
3 Council pursuant to [RCW 19.27](#) for the purpose of establishing rules and regulations for the  
4 construction, alteration, removal, demolition, equipment, use and occupancy, location and  
5 maintenance of buildings and structures.

- 6 1. The International Building Code (IBC), 2009 Edition, published by the International Code  
7 Council as adopted and amended by the State of Washington in [Chapter 51-50 WAC](#); with the  
8 following adopted appendices and amendments:
- 9 a. Appendices
    - 10 i. Appendix C: Agricultural Buildings
    - 11 ii. Appendix H: Signs
    - 12 iii. Appendix I: Patio Covers
  - 13 b. Amendments
    - 14 i. Section 105.2 Work Exempt from Building Permit.
      - 15 1. One story detached accessory structures used as tool and storage  
16 sheds, playhouses and similar uses, provided the floor area does not  
17 exceed 120 square feet and is not used as habitable space. All  
18 accessory structures must meet all zoning and building setbacks, and  
19 must comply with the requirements of [KCC Title 17A](#) (Critical Areas)  
20 and [KCC Chapter 14.08](#) (Flood Damage Prevention).
    - 21 ii. Section 105.3.2 Expiration of Application
      - 22 1. If, after a plan review has been initiated, an application for building  
23 permit requires corrections, a letter will be sent notifying the  
24 applicant of those items necessary to complete the review of the  
25 application and that the application will expire 180 days from the date  
of notification if the corrections are not submitted. If expired, the  
application becomes null and void and the deposit is forfeited.
      - 2. After a plan review has been completed, a letter will be sent notifying  
the applicant that the permit is ready for issuance and that if not  
purchased 180 days from the date of notification, the application will  
expire. The Building Official is authorized to grant one extension, not  
to exceed 365 days. The extension shall be requested in writing, prior  
to permit expiration, and justifiable cause shall be demonstrated. Fees  
for extension shall be established by resolution. If expired, the  
application becomes null and void and, the deposit is forfeited. If a  
completed application expires and the deposit is less than the plan  
review fee, the applicant is responsible for any outstanding balance  
and an invoice will be sent to the property owner of record.
  - 2. The International Residential Code (IRC), 2009 Edition, published by the International Code  
Council as adopted and amended by the State of Washington in [Chapter 51-51 WAC](#); with the  
following adopted amendments:
    - a. Amendments
      - i. Section R105.2 Work Exempt from Building Permit
        - 1. One-story detached accessory structures used as tool and storage shed,  
playhouses and similar uses, provided the floor area does not exceed  
200 square feet and is not used for habitable space. All accessory  
structures must meet all zoning and building setbacks and must comply  
with the requirements of [KCC Title 17A](#) (Critical Areas) and [KCC  
Chapter 14.08](#) (Flood Damage Prevention).

2. Platforms, sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
- ii. Section R105.3.2 Expiration of Application
  1. If, after a plan review has been initiated, an application for building permit requires corrections, a letter will be sent notifying the applicant of those items necessary to complete the review of the application and that the application will expire 180 days from the date of notification if the corrections are not submitted. If expired, the application becomes null and void and the deposit is forfeited.
  2. After a plan review has been completed, a letter will be sent notifying the applicant that the permit is ready for issuance and that if not purchased 180 days from the date of notification, the application will expire. The Building Official is authorized to grant one extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit expiration, and justifiable cause shall be demonstrated. Fees for extension shall be established by resolution. If expired, the application becomes null and void and, the deposit is forfeited. If a completed application expires and the deposit is less than the plan review fee, the applicant is responsible for any outstanding balance and an invoice will be sent.
3. The International Mechanical Code (IMC), 2009 Edition, published by the International Code Council as adopted and amended by the State of Washington in [Chapter 51-52 WAC](#); including the adoption of and amendments to the 2009 International Fuel Gas Code (IFGC), the 2009 National Fuel Gas Code (NFPA 54) and the 2008 Liquefied Petroleum Gas Code (NFPA 58).
4. The International Fire Code (IFC), 2009 Edition, published by the International Code Council as adopted and amended by the State of Washington in [Chapter 51-52 WAC](#); including those standards of the National Fire Protection Association specifically referenced in the International Fire Code: PROVIDED, that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. The following appendices and amendments are specifically adopted:
  - a. Appendices
    - i. Appendix B: Fire Flow for Buildings
    - ii. Appendix C: Fire Hydrant Locations and Distribution
    - iii. Appendix D: Fire Apparatus Access Roads
    - iv. Appendix E: Hazard Categories
    - v. Appendix F: Hazard Ranking
    - vi. Appendix G: Cryogenic Fluids-Weight and Volume Equivalents

*In case of conflict among the codes enumerated in subsections 1, 2, 3, and 4 of this section, the first named code shall govern over those following.*
  - b. Amendments
    - i. Chapter 45: Referenced Standards
      1. NFPA13-07: "Installation of Sprinkler Systems" to replace prior edition NFPA13-02.
      2. NFPA13D-07: "Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes" to replace prior edition NFPA13D-02.
      3. NFPA13R-07: "Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height" to replace prior edition NFPA13R-02.
      4. NFPA72-07: "National Fire Alarm Code" to replace prior edition NFPA72-02.

ii. Appendix B: Fire Flow for Buildings to be amended as follows:

1. Agricultural buildings used for the sole purpose of agricultural processing may be exempt from fire flow requirements if the following conditions are met:

1. A monitored early detection system in compliance with current codes is installed and maintained;
2. The separation from other buildings and combustible materials, including hay piles by a minimum of 60 feet shall be continuously maintained;
3. Building size shall be limited to SEPA threshold requirements;
4. Occupancy shall be limited to a maximum of five (5) persons; and
5. Compliance with all applicable codes

5. The Uniform Plumbing Code (UPC), 2009 Edition, published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the State of Washington in [Chapter 51-56 WAC](#) and [Chapter 51-57 WAC](#).

6. The Washington State Energy Code, 2009 Edition, as set forth in [Chapter 51-11 WAC](#).

a. Amendments

- i. Table 6-2, Prescriptive requirements for single-family residential Climate Zone 2.

**TABLE 6-2  
PRESCRIPTIVE REQUIREMENTS<sup>0,1</sup> FOR SINGLE-FAMILY RESIDENTIAL  
CLIMATE ZONE 2**

Option	Glazing Area <sup>10</sup> % of floor	Glazing U - Factor		Door <sup>9</sup> U-Factor	Ceiling <sup>2</sup>	Vaulted Ceiling <sup>3</sup>	Wall Above Grade <sup>12</sup>	Wall int <sup>4</sup> Below Grade	Wall ext <sup>4</sup> Below Grade	Floor <sup>5</sup>	Slab <sup>6</sup> on Grade
		Vertical	Overhead <sup>11</sup>								
<input type="checkbox"/> I	12 %	0.32	0.50	0.20	R-49 or R-38 adv	R-38	R-21 Int. <sup>7</sup>	R-21 TB	R-12	R-30	R-10 2'
<input type="checkbox"/> II*	15 %	0.32	0.50	0.20	R-49 or R-38 adv	R-38	R-19 + R-5	R-21 TB	R-12	R-30	R-10 2'
<input type="checkbox"/> III	Unlimited	0.30	0.50	0.20	R-49 or R-38 adv	R-38	R-19 + R-5	R-21 TB	R-12	R-30	R-10 2'
OPTIONS IV, V AND VI have been developed by WSU Energy Program using the Component Performance Approach and are equivalent paths and allowed as an alternate method. Option VII is allowed per WSEC Chapter 4 for Systems Analysis and WSEC Chapter 5 for Component Performance Approach.											
<input type="checkbox"/> IV	15%	0.30 (weighted average)	0.50	0.20	R-49	R-49	R-21 Int. <sup>7</sup>	R-21 TB	R-12	R-30	R-10 2'
<input type="checkbox"/> V	18%	0.28 (weighted average)	0.50	0.20	R-60 adv	R-60 adv	R-21 Int. <sup>7</sup>	R-21 TB	R-12	R-38	R-10 2'
<input type="checkbox"/> VI	20%	0.28 (weighted average)	0.50	0.20	R-49 adv	R-49 adv	R35 (2 lb. foam in cavity)	R-21 TB	R-12	R-38	R-10 2'
<input type="checkbox"/> VII	Calculated	Complete a "Systems Analysis" or "Component Performance Approach" per WSEC 2009.									

\*Reference Case

**FOOTNOTES:**

0. Nominal R-values are for wood frame assemblies only or assemblies built in accordance with Section 601.1.
  1. Minimum requirements for each option listed. For example, if a proposed design has a glazing ratio to the conditioned floor area of 13%, it shall comply with all of the requirements of the 15% glazing option (or higher). Proposed designs which cannot meet the specific requirements of a listed option above may calculate compliance by Chapters 4 or 5 of this Code.
  2. Requirement applies to all ceilings except single rafter or joist vaulted ceilings complying with note 3. 'Adv' denotes Advanced Framed Ceiling.
  3. Requirement applicable only to single rafter or joist vaulted ceilings.
  4. Below grade walls shall be insulated either on the exterior to a minimum level of R-12 continuous, or on the interior as a framed wall. Exterior insulation installed on below grade walls shall be a water resistant material, manufactured for its intended use, and installed according to the manufacturer's specifications. See Section 602.2.
  5. Floors over crawl spaces or exposed to ambient air conditions.
  6. Required slab perimeter insulation shall be a water resistant material, manufactured for its intended use, and installed according to manufacturer's specifications. See Section 602.4. For slabs inside a foundation wall, the insulation shall be installed to provide a thermal break (TB) between the slab edge and the foundation. Monolithic slabs shall include insulation, installed outside the foundation wall, and shall extend downward from the top of the slab for a minimum distance of 24 inches or downward and then horizontally for a minimum combined distance of 24 inches. Monolithic slabs shall also include R-10 insulation under the non-load-bearing portions of the slab.
  7. Int. denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
  8. Reserved.
  9. Doors, including all fire doors, shall be assigned default U-factors from Table 10-6C.
  10. Where a maximum glazing area is listed, the total glazing area (combined vertical plus overhead) as a percent of gross conditioned floor area shall be less than or equal to that value. Overhead glazing with U-factor of U=0.35 or less is not included in glazing area limitations.
  11. Overhead glazing shall have U-factors determined in accordance with NFRC 100 or as specified in Section 502.1.5.
  12. Log and solid timber walls with a minimum average thickness of 3.5" are exempt from this insulation requirement.
7. The International Property Maintenance Code (IPMC), 2009 Edition, as published by the International Code Council.
  8. The International Wildland-Urban Interface Code (IWUIC), 2009 Edition, as published by the International Code Council; with the following adopted appendices and amendments:
    - a. Appendices
      - i. Appendix A: General Requirements
      - ii. Appendix B: Vegetation Management Plan
    - b. Amendments
      - i. Section 502.1 General. The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban interface areas shall be established in accordance with table 502.1

1. Critical fire weather frequency, in days per annum, for Kittitas County shall be determined by historical area data from the Northwest Interagency Coordination Center.
- ii. Section 504. 5 Exterior Walls
  1. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire resistance rated construction with ignition resistant siding or constructed with approved non-combustible materials.
- iii. Section 505.5 Exterior Walls
  1. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire resistance rated construction with ignition resistant siding or constructed with approved non-combustible materials.

(Ord. 2011-000, 2011; Ord. 2010-010, 2010; Ord. 2010-003, 2010; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2007-19, 2007; Ord. 2004-18, 2004; Ord. 98-23, 1998; Ord. 95-7, 1995; Ord. 93-4, 1993; Ord. 92-29, 1992; Res. 84-29, 1984)

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2011 at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON**

Approved as to Form

\_\_\_\_\_  
Commissioner, Chairman

\_\_\_\_\_  
Neil Caulkins  
Civil Deputy signing for  
Gregory L. Zempel  
Prosecuting Attorney

\_\_\_\_\_  
Commissioner, Vice-Chairman

ATTEST:  
CLERK OF THE BOARD

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Julie A. Kjorsvik