

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON**

**ORDINANCE NO 2013-006**

ORDINANCE ADOPTING THE 2012 BUILDING CODES.

WHEREAS: The health and safety of the people of Kittitas County is of great concern to the Board of Kittitas County Commissioners; and

WHEREAS: In November of 2012, the Washington State Building Code Council completed adoption of the 2012 International Building Code, the 2012 International Residential Code, the 2012 International Fire Code, the 2012 International Mechanical Code published by the International Code Council and the 2012 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials; and

WHEREAS: The aforementioned building codes and amendments are mandated by the State to become effective July 1, 2013; and

WHEREAS: A copy of each code proposed for adoption by reference was filed with the Kittitas County Auditor at least 10 days before the potential adoption; and

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

WHEREAS: A public hearing was held on June 4, 2013 to consider the adoption of State and International Building Codes, including the adoption of the 2012 International Wildland-Urban Interface Code and the 2012 International Property Maintenance Code; and

WHEREAS: At said public hearing, the Board of County Commissioners adopted the aforementioned building codes; and

WHEREAS: Building permit applications deemed incomplete by Kittitas County Community Development Services will not be accepted; and

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

## Chapter 14.04 BUILDING CODE

### Sections

14.04.010 Adoption of referenced codes.

14.04.020 Design requirements.

14.04.030 Building relocation - Applicant.

14.04.040 Mobile, manufactured, designated manufactured and modular homes.

14.04.045 Recreational Vehicles and Park Model Trailers.

14.04.046 Other factory built dwellings.

14.04.050 Dry cabins.

14.04.060 Fees.

14.04.070 Permits.

### **14.04.010 Adoption of referenced codes.**

Kittitas County hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27 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.

1. The International Building Code (IBC), 2012 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-50 WAC; with the following adopted appendices and amendments:
  - a. Appendices
    - i. Appendix C: Agricultural Buildings
    - ii. Appendix H: Signs
    - iii. Appendix I: Patio Covers
  - b. Amendments
    - i. Section 105.2 Work Exempt from Building Permit.
      1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and is not used as 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).
    - ii. Section 105.3.2 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 to the property owner of record.
2. The International Residential Code (IRC), 2012 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), 2012 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 2012 International Fuel Gas Code (IFGC), the 2012 National Fuel Gas Code (NFPA 54) and the 2011 Liquefied Petroleum Gas Code (NFPA 58).
4. The International Fire Code (IFC), 2012 Edition, published by the International Code Council as adopted and amended by the State of Washington in Chapter 51-54A 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

*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. NFPA standard reference numbers as follows:
    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), 2012 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, 2012 Edition, as set forth in Chapter 51-11 WAC, Chapter 51-11C WAC (Commercial) and Chapter 51-11R WAC (Residential).
  - a. Amendments A, B and C.
7. The International Property Maintenance Code (IPMC), 2012 Edition, as published by the International Code Council.
8. The International Wildland-Urban Interface Code (IWUIC), most current 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:

**K101.5 Additions or alterations.** Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive. See Sections 402.3, 601.1 and Appendix A. Additions or alterations shall not cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

**K108.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, the code official may require site plans which include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan.

**K108.4 Vegetation management plans.** When required by the code official or when utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

**K108.7 Vicinity plan.** When required by the code official, the requirements for site plans shall include details regarding the vicinity within 300 feet (91, 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

**302.1 Wildland Urban Interface Area Declaration of Designations.** All unincorporated areas within Kittitas County are designated as Wildland Urban Interface areas.

**K402.1.1 Access.** New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code*.

**K402.1.2 Water supply.** New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with the *International Fire Code*.

**K402.2 Individual structures.** Individual structures shall comply with Sections 402.2.1 and 402.2.2.

**K402.2.1 Access.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code*

**402.2.2 Water supply.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with the *International Fire Code*.

**Exceptions:**

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

**K402.3 Existing conditions.** Existing address markers, roads and fire protection equipment shall be in accordance with the *International Fire Code*.

**K403 Access.** This section not adopted.

**K404 Water supply.** This section not adopted.

**501.1 Scope.** Buildings and structures shall be constructed in accordance with the *International Building and Residential Codes*, as well as this code.

**Exceptions:**

1. Accessory structures not exceeding 200 square feet in floor area when located at least 50 feet from buildings containing habitable spaces.
2. Commercial structures of any size shall be required to be permitted.
3. Agricultural buildings at least 50 feet from buildings containing habitable spaces.

Table 503.1 Ignition Resistant Construction<sup>a</sup>

FIRE HAZARD SEVERITY						
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply (b)		Water Supply (b)		Water Supply (b)	
Defensible Space (c)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)	Conforming (d)	Nonconforming (e)
Nonconforming	IR2	IR1	IR1	IR1 N.C.	IR1 N.C.	Not Permitted
Conforming	IR3	IR2	IR2	IR1	IR1	IR1 N.C.
1.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR1
2.5 x Conforming	IR3	IR3	IR3	IR2	IR2	IR2

- a. Access shall be provided in accordance with section 402.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
  - a. IR1 = Ignitions-resistant construction in accordance with Section 504.
  - b. IR2 = Ignition-resistant construction in accordance with Section 505.
  - c. IR3 = Ignition-resistant construction in accordance with Section 506.
  - d. N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2 or
4. Meet the requirements in the schematics as shown in the WUI Application Packet.

505.7 Appendages and projections. Unenclosed accessory structures attached to building with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire resistance-rated construction, heavy timber construction or constructed of one of the following:

1. Approved noncombustible materials,
2. Fire-retardant treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code,
3. Ignition resistant building materials in accordance with section 503.2 or
4. Meet the requirements in the schematics as shown in the IWUIC Application Packet.

(Ord. 2013-xxx, 2013; Ord. 2011-001, 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)



14.04.020 General requirements.

1. Conflict between Codes: Whenever there is a conflict between a Referenced Code in Section 14.04.010 of this code and the General Requirements contained in Section 14.04.020 of this code, the General Requirements shall apply.
2. Table R301.2(1), Climatic and Geographic Design Criteria, of the International Residential Code, is amended as follows:

GROUND SNOW LOAD <sub>k</sub>	WIND SPEED <sub>d</sub> (mph)	SEISMIC DESIGN CATEGORY <sub>f</sub>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPE <sub>e</sub>	ICE SHIELD UNDER-LAYMENT REQUIRED <sub>h</sub>	FLOOD HAZARDS <sub>g</sub>	AIR FREEZING INDEX <sub>i</sub>	MEAN ANNUAL TEMP <sub>j</sub>
			Weathering <sub>a</sub>	Frost line depth <sub>b</sub>	Termite <sub>c</sub>					
Case Study (min. 30 Pf roof) <sup>1</sup>	85	C, D0 and D1 are present <sup>2</sup>	SEVERE	24"	Slight to Moderate	2° F	YES	Date Entered Into NFIP: 9/1979 Date of Current FIRM Maps Adopted: 5/5/1981 &	1,000 - 2,000	50° F

<sup>1</sup>All snow loads will be determined by the Building Official.

<sup>2</sup>The seismic design category (between C & D1) will be determined on a site-specific basis.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible", "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R 403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter. Deviations from the temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, for areas where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES". Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. The Structural Engineers Association of Washington has conducted a case study (CS) for Washington State. This case study, titled "Snow Load Analysis for Washington", may be used to establish the ground snowload in all areas of Kittitas County in lieu of a site specific case study.

3. Professional Preparation of Plans: Kittitas County shall require a Washington State licensed design professional, licensed under the provisions of RCW 18.08, WAC 308-12 (for Architects) or RCW 18.43 (for Engineers) to stamp, prepare or oversee the preparation of plans and calculations for buildings or structures when ANY of the following criteria are met but is not limited to the following:
  - a. A building of any occupancy over 4,000 square feet.  
*Exception: residential buildings that do not contain more than 4 dwelling units; farm buildings of any size associated with commercial agriculture; buildings such as garages, sheds, barn or shelters for animals and machinery that are used in connection with or auxiliary to farm buildings, or in connection with or accessory to residential buildings of four dwelling units or less.*
  - b. Buildings containing five or more residential dwelling units.  
*Exception: buildings less than 4000 square feet.*
  - c. All log and timber frame structures and log and timber frame structural components. This includes any log or beam style trusses used in stick framed buildings.
  - d. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
  - e. All structures located above 50-psf ground snow load that are regulated by the International Building Code.
4. Construction Plans: All submitted construction documents must be of sufficient detail and clarity to indicate the nature and extent of the work proposed. The amount of detail required will vary, depending on the nature and complexity of the project. The following minimum submittal standards for construction plans are as follows:
  - a. Plans will be drawn to a minimum of 1/4" scale on appropriately sized paper with minimum 1" margins. Elevations may be 1/8" scale.
  - b. Plans will be drawn on a minimum page size of 11" x 17".
  - c. Plans must be on substantial paper, with clear and readable text. Minimum text sizes for hand-drawn plans should be 1/8" and 3/32" for CADD

***Without these minimum standards, an application cannot be accepted.***

(Ord. 2013-xxx, 2013; Ord. 2010-03, 2010; Ord. 2009-15, 2009; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004).

#### **14.04.030 Building relocation - Applicant.**

1. Applicant must furnish to Kittitas County a bond, cashier's check or certified check in the sum of 1000.00 for houses and/or \$500.00 for outbuildings in addition to hourly plan review fee and a \$.30 per square foot of usable space regardless of the classification of the structure. The applicant must also submit an application for placement of the structure following and adhering to the adopted permit process and code requirements. Bond funds will be held by Kittitas County until the following conditions are met:
  - a. Appropriate inspections have been approved by the building department for setback requirements, foundation, structural, mechanical, plumbing, life safety, energy, ventilation and fire codes.
  - b. Electrical approval shall be made by the Washington State Department of Labor and Industries.
  - c. Final access approval must be made by the Kittitas County Department of Public Works prior to the issuance of a certificate of occupancy or use of the structure.
  - d. Final approval for potable water and sewage disposal from the Kittitas County Environmental Health Department is required prior to the issuance of a certificate of occupancy or use of the structure.
2. The structure must be completed as described in subsection (1) of this section within 365 days of the issuance of the building permit. If not completed, then the Building Official shall revoke the refund of the bond. This bond may then be utilized for the removal of the structure and any costs in excess of the bond amount shall be charged to the owner of record. 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 approved, any extension may occur only once.
3. The bond shall be held for 10 days from the date of compliance pursuant to KCC 5.16.070.
4. Refer to Chapter 5.16 KCC for definitions including other requirements for building relocation.

(Ord. 2013-xxx, 2013;Ord. 2010-03, 2010; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004; Ord. 98-23, 1998).

#### 14.04.050 Dry cabins.

1. Dry cabins may be utilized as recreational dwelling units and may be located only in those remote areas where electrical power is not available. They may be utilized for no more than 90 days per year. The Building Official shall make the final determination regarding locations that qualify. These cabins shall have the following requirements and/or restrictions:
  - a. A permit shall be required including critical areas approval before construction proceeds. Structural aspects will be enforced as with any other permitted building. Fire and life safety issues such as roof covering, solid fuel or gas appliance location and installation and smoke detectors shall apply as with any other habitable structure.
  - b. The usable floor space shall be no less than 121 square feet and no more than 800 square feet of living area and not more than 200 additional square feet of attached garage or accessory use area. If the cabin has a loft area that could be utilized for sleeping purposes it must have an egress window as defined in the current adopted edition of the IRC. If heated with propane or oil, minimum insulation requirements will be required.
  - c. Dry cabins shall be provided with either a privy or composting toilet for which a permit will also be required from the Kittitas County Environmental Health Department.
2. Only under special circumstances and by decision of the Building Official, in its entirety, shall decisions conflicting with this policy be made.
3. Fees shall be determined by adopted resolution.
4. Dry cabins may be constructed of alternative materials as approved by the Building Official. Factory assembled structures are not included in this category.
5. Habitable dry cabins intended for recreational use may be unheated.
6. Dry cabins located within the area designated as a Wild-Land Urban Interface area shall comply with the Wild-Land Urban Interface code with the following exception:
  - a. Properties may be exempt from the sprinkler requirement, upon Fire Marshal approval. All other applicable Wild-Land Urban Interface Codes shall apply.

(Ord. 2013-xxx, 2013;Ord. 2010-03, 2010; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004; Ord. 98-23, 1998).

#### 14.04.070 Permits.

1. Except as specified in KCC 14.04.010 (work exempt from permit), no building or structure shall be erected, placed, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from Kittitas County Community Development Services.
2. The building permit or copy thereof shall be kept on the site of the work until the completion of the project.
3. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide safe access to and means for inspection of such work.
4. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portions shall not be covered or concealed until authorized by the building official.
5. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of Kittitas County. Certificates presuming to give authority to violate or cancel provisions of this code or other ordinances of Kittitas County shall not be valid.

- a. Exception: Certificates of occupancy are not required for work exempt from permits.
- b. Exception: Certificates of occupancy are not required for accessory buildings or structures. (All structures require a final inspection).
- 6. All permits shall expire by limitation and be declared void if any one of the following apply:
  - a. Work is not started within 365 days of obtaining a permit.
  - b. Work is abandoned for 365 days or more after beginning work.
  - c. An inspection and approval of work completed has not been performed by Kittitas County Community Development Services for 365 days.
- 7. The Building Official is authorized to grant one or more extensions, not to exceed 365 days per extension. 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.
- 8. If a permit has expired, a new permit may be obtained for one-half the amount of the original permit fee(s) for a new permit for such work, plus issuance fees and less plan review fees, provided no changes have been made or will be made in the original construction documents for such work, and provided further that the permit was reviewed under the current adopted codes. If the permit is renewed under a different code, a plan review must be completed and charged at the current rate. If construction has or, will, deviate from the original permit, a revisions permit must be submitted, approved and issued in addition to renewal of the expired permit. Fees shall be established by resolution.
- 9. The Building Official, or designee, is authorized to perform a final inspection and issue a Certificate of Occupancy on an expired permit, provided that all inspections have been successfully completed except for the final inspection. The Building Official may require a re-inspection fee. A re-inspection fee shall be established by resolution.

(Ord. 2013-xxx, 2013; Ord. 2010-03, 2010; Ord. 2009-05, 2009; 2008-22, 2008; Ord. 2004-18, 2004; Ord. 98-23, 1998; Ord. 9414, 1994; Ord. 80-2 § 5, 1980; Ord. 71-3 § 6, 1971).

ADOPTED this 4<sup>th</sup> day of June 2013 at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

Approved as to Form



Obie O'Brien, Chairman

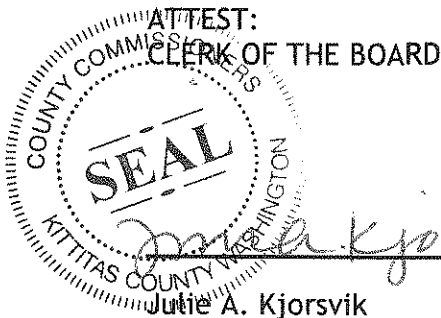
Neil Caulkins  
Civil Deputy signing for  
Gregory L. Zempel  
Prosecuting Attorney




Paul Jewell, Vice-Chairman



Gary Berndt, Commissioner



  
Julie A. Kjorsvik