

**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. Permit application and Construction Plans submittal: 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. Additional documentation such as truss engineering, lateral and gravity calculations, energy code information, etc. may also be required. Building permit applications and drawings deemed incomplete by Kittitas County Community Development Services will not be accepted. The following are minimum submittal standards for construction plans/drawings are as follows:

- a. Plans ~~will be~~ drawn to a minimum of 1/4" scale on minimum page size of 11" x 17", 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".~~
- b. Plans must be on substantial paper, with have clear and readable text. Minimum text sizes for hand-drawn plans should be 1/8" and 3/32" for CADD
- c. Permit application in compliance with RCW 19.27.095 and RCW 19.27.097.

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

(Ord. 2015-xx; Ord. 2013-006, 2013; Ord. 2010-03, 2010; Ord. 2009-15, 2009; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004).

#### **14.04.040 Mobile, manufactured, ~~designated manufactured~~ and modular homes.**

##### 1. Definitions:

- a. "Mobile home" is a factory built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the State. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. A mobile home (pre June 15, 1976) from outside Kittitas County cannot be brought into Kittitas County; however, a mobile home may be moved from one site to another within Kittitas County if a fire & life safety inspection is first performed and approved by Washington State Department of Labor and Industries.
- b. "Manufactured home" is a single family dwelling built after June 15, 1976 and according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home means a structure designed and constructed to be transportable in one or more sections, and is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. (See also RCW 46.04.302 and RCW 43.22.335). ~~also:~~
  - ~~▪ Includes plumbing, heating, air conditioning and electrical systems; and~~
  - ~~▪ Is built on a permanent chassis; and~~
  - ~~▪ Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater (see RCW 46.04.302).~~
- c. "Modular home" means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating and electrical systems contained therein, does not contain its own running gear and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.

2. All manufactured, mobile or modular homes shall meet area specific snow load requirements. Snow load requirements shall be determined in the same method utilized for stick framed homes by the Building Official. If the home does not meet the site specific snow load, a snow roof shelter designed to meet the snow load may be constructed over it. A permit for the snow roof must be issued prior to or concurrent with the permit for the placement of the manufactured, mobile or modular home. The roof shelter must be completed and the permit finalized within 90 days of issuance regardless of the status of the manufactured, mobile or modular home placement permit. Homes located in manufactured home parks have the following options available:

- ~~a. Place a unit that meets snow load requirements.~~
- ~~b. The homeowner or manufactured home park owner shall provide a snow removal maintenance program for the home. Such maintenance program shall reasonably ensure that the home shall be safe and habitable under snow load conditions. The program shall be contained within an agreement approved by Kittitas County and shall hold Kittitas County harmless from any claims or damages caused by snow load failure of the home. The agreement shall be legally recorded with the Kittitas County Auditor.~~
- ~~c. Construct a shelter or ramada that meets the snowload requirement. When a manufactured home requires a snow shelter or ramada; the permit for the shelter or ramada must be issued prior to or concurrent with the manufactured home placement permit. The shelter or ramada shall be completed within 90 days of the issuance of a manufactured home placement permit, regardless of status of the manufactured home permit.~~

~~For homes located outside of mobile home parks option (b) is not applicable.~~

3. All mobile, manufactured or modular homes to be located in a Flood Hazard area shall comply with KCC Chapter 14.08 (Flood Damage Prevention).
4. All mobile, manufactured or modular homes located in a Wildland Urban Interface area, as determined by Kittitas County, shall comply with the provisions of the current adopted International Wildland-Urban Interface Code per KCC 14.04.010 (408)
5. All mobile and manufactured homes are State inspected dwellings and shall be placed on foundation systems that meet the requirements per the manufacturer's installation instructions or if the manufacturer is not specific, then to the standards listed in Chapter 296-150M~~I~~ WAC. All footings, foundations, skirting, landings, additions and other external appendages shall be inspected and approved by Kittitas County prior to occupancy.
6. Mobile and manufactured homes may be placed on stands or blocked in accordance with the manufacturer's installation instructions and skirted with materials approved for ground contact or below grade applications. Either of these dwellings placed on a basement shall require engineering. All alterations to a mobile or manufactured home shall require a permit through Washington State Department of Labor and Industries.
7. All modular home footings shall be designed by an engineer and specific to the home.
8. Any additions to a mobile, manufactured or modular home shall be by separate permit through Kittitas County. An additional permit may also be required by the Washington State Department of Labor and Industries.

(Ord. 2015-xx; Ord. 2008-22, 2008; Ord. 2007-29, 2007; Ord. 2004-18, 2004; Ord. 98-23, 1998; Ord. 80-2 § 3, 1980; Ord. 71-3 § 2, 1971)

#### **14.04.045 Recreational Vehicles and Park Model Trailers.**

1. Definitions
  - a. "Recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes."Recreational vehicle" (RV) is a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three

~~hundred twenty square feet. This definition includes vehicles such as travel trailers, camping trailers, truck campers and motor homes. An RV does not include a park model trailer for purposes of this section. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has an approval insignia from a state licensing authority, green and silver insignia from the Department of Labor and Industries.~~

- ~~b. Park model trailer, "recreational park trailer" is a trailer-type unit that is primarily designed to provide temporary living quarters for recreational, camping or seasonal use, that meets the following criteria:~~
- ~~c. Built on a single chassis, mounted on wheels;~~
- ~~d. Having a gross trailer area not exceeding 400 square feet (37.15 square meters) in the set-up mode;~~
- ~~b.e. Certified by the manufacturer as complying with ANSI A119.5. "Park model trailer" A trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding 400 square feet). A park model trailer does not include a modular home, a mobile home, or manufactured home.~~

2. A park model trailer may not be placed anywhere within the County, unless it is used as a primary residence and is located in manufactured/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Placement of park model trailer is further restricted in KCC 14.08.295 and KCC 14.08.310. Additionally, such placement shall be conditioned upon meeting all the requirements placed upon a mobile and/ or manufactured home in the same location.

23. All Park Model Trailers shall meet area specific snow load requirements. Snow load requirements shall be determined in the same method utilized for stick framed homes by the Building Official. If the park model trailer does not meet the site specific snow load, a snow roof shelter designed to meet the snow load may be constructed over it. A permit for the snow roof must be issued prior to or concurrent with the permit for the placement of the park model trailer. The roof shelter must be completed and the permit finalized within 90 days of issuance regardless of the status of the park model trailer placement permit. To meet the area specific snow load requirement they have the following options available:

- ~~c. Place a unit that meets snow load requirements.~~
- ~~d. The Park Model Trailer owner or manufactured home park owner shall provide a snow removal maintenance program for the home. Such maintenance program shall reasonably ensure that the home shall be safe and habitable under snow load conditions. The program shall be contained within an agreement approved by Kittitas County and shall hold Kittitas County harmless from any claims or damages caused by snow load failure of the home. The agreement shall be legally recorded with the Kittitas County Auditor.~~
- ~~e.f. Construct a shelter or ramada that meets the snowload requirement. When a Park Model Trailer requires a snow shelter or ramada; the permit for the shelter or ramada must be issued prior to or concurrent with a Conditional Use Permit (CUP) that authorizes the extended use of a Park~~

~~Model Trailer. The shelter or ramada shall be completed within 90 days of the issuance of a Park Model Trailer, regardless of status of the CUP.~~

2. All ~~P~~park ~~M~~model ~~T~~trailers located in a Wildland Urban Interface area, as determined by Kittitas County, shall comply with the provisions of the current adopted International Wildland-Urban Interface Code per KCC 14.04.010(10)
3. All ~~P~~park ~~M~~models ~~s~~ trailers are State inspected dwellings and shall be placed on foundation systems that meet the requirements per the manufacturer's installation instructions or if the manufacturer is not specific, then to the standards listed in Chapter 296-150P WAC. All footings, foundations, skirting, landings, additions and other external appendages shall be inspected and approved by Kittitas County prior to occupancy.
4. A ~~P~~park ~~M~~model ~~T~~trailer may be placed on stands or blocked in accordance with the manufacturer's installation instructions and skirted with materials approved for ground contact or below grade applications. Otherwise the ~~P~~park ~~M~~model must be placed on a basement or poured concrete foundation and such placement shall require engineering. Alterations to a ~~P~~park ~~M~~model ~~T~~trailer are prohibited.
5. Additions to a ~~P~~park ~~M~~model are prohibited.
6. An RV may not be used as a residence, except if it is a primary residence and is located in a manufacturer/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Such placement shall be conditioned upon meeting all the requirements placed upon a ~~P~~park ~~M~~models, mobile and/or manufactured home in the same location.
7. Except as provide in KCC 17.92.010, unless an RV is being used as a primary residence pursuant to subsection (7) above, an RV may be used for no more than four (4) weeks out of any six (6) weeks and shall be fully licensed and ready for highway at all times. An RV must be disconnected from utilities during the weeks that it is not in use.
8. A ~~P~~park ~~M~~model ~~T~~trailer must be connected to government approved utilities during use.
- ~~9. A Park Model Trailer may not be placed anywhere within the County, unless it is used as a primary residence and is located in manufactured/mobile home community as defined in RCW 59.20.030 that was in existence before June 8, 2008. Placement of Park Model Trailer is further restricted in KCC 14.08.295 and KCC 14.08.310. Additionally, such placement shall be conditioned upon meeting all the requirements placed upon a mobile and/or manufactured home in the same location.~~

( Ord. 2015-xx; Ord. 2010-002 , 2010)

#### **14.04.046 Other factory built dwellings.**

1. Factory built dwellings that are not certified as having been constructed to HUD Standards are prohibited.
2. This section shall not apply to ~~M~~mobile, manufactured, ~~designated manufactured~~ and modular homes as defined in KCC 14.04.040 .
3. This section shall not apply to ~~R~~recreational ~~V~~ehicles and ~~P~~park ~~M~~model ~~T~~trailers as defined in KCC 14.04.045.

(Ord. 2015-xx; Ord. 2010-002 , 2010)

## Chapter 17A.06 GEOLOGICALLY HAZARDOUS AREAS

### Sections

~~[17A.06.010 Kittitas County Uniform Building Code. Repealed.](#)~~

[17A.06.015](#) Areas requiring specialized engineering.

[17A.06.020](#) Natural resource based activities.

[17A.06.025](#) Areas of snow avalanche hazards - Snoqualmie Pass.

[17A.06.030](#) Siting of structures on mine hazard areas.

[17A.06.035](#) Disposal of volcanic ash fallout.

~~[17A.06.010 Kittitas County Uniform Building Code.](#)~~

~~The Kittitas County adopted version of the Uniform Building Code contains provisions for geologically hazardous areas and shall apply to all such areas. (Ord. 94-22 (part), 1994). [Repealed](#)~~

#### **17A.06.015 Areas requiring specialized engineering.**

Areas identified as high risk erosion/landslide geologic hazard areas including cliff or talus slopes, may require specialized engineering to ascertain the property is suitable for development purposes. The ~~Director~~ [or Building Official](#) is authorized to require such engineering. (Ord. 94-22 (part), 1994).

#### **17A.06.020 Natural resource based activities.**

Natural resource based activities shall not be unduly restricted or prohibited in areas of known geologic hazards. (Ord. 94-22 (part), 1994).

#### **17A.06.025 Areas of snow avalanche hazards - Snoqualmie Pass.**

In conjunction with the ~~Uniform~~[International](#) Building Code, Kittitas County shall enforce the policies contained within the Snoqualmie Pass Sub-Area Comprehensive Plan for avalanche hazard areas. (Ord. 94-22 (part), 1994).

#### **17A.06.030 Siting of structures on mine hazard areas.**

Siting of structures on known mine hazard areas should be avoided. (Ord. 9422 (part), 1994).

#### **17A.06.035 Disposal of volcanic ash fallout.**

Intentional disposal of volcanic ash fallout into any bodies of water shall not be allowed. (Ord. 94-22 (part), 1994).