

Attachment A

Chapter 14.04 BUILDING CODE

Modified Sections

- 14.04.010 Adoption of referenced codes.
- 14.04.020 Design requirements.
- 14.04.055 Small Residential Structures.
- 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), 201~~2~~5 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, is not used as habitable space ~~and does not contain plumbing or mechanical.~~ 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).
 - 1.2. Other exemptions as specified in Section 105.2.
 - 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 or are not adequate to resolve the corrections items listed. If expired, the application becomes null and void and the deposit is forfeited. The Building Official is authorized to grant an extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit application expiration, and justifiable cause shall be demonstrated. Fees for extension shall be established by

Comment [A1]: Conflicts with KCC 17.70.

Comment [A2]: Now included as Sunrooms in IRC R301.2.1.1.1 and does not necessitate engineering if done prescriptively.

Comment [A3]: This was previous language from KCC 14.04.

Comment [A4]: This addition would prevent installation of equipment regulated elsewhere.

~~resolution. If expired, the application becomes null and void and the deposit is forfeited.~~

Comment [A5]: This will help eliminate some of the backlog of re-submittal after re-submittal that occurs.

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 an~~ 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), 2012⁵ 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, ~~is not used as a habitable space and does not contain plumbing or mechanical.~~ 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 \(Flood Damage Prevention\)](#).

Comment [A6]: The 2015 IRC removed the classification of "tool, storage and playhouses" and now only states: "detached accessory structures". By removing this language, it creates the potential for habitable space without any safeguards. KC allows accessory structures without the primary structure first being in place.

2. Platforms, sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.

2.3. Other exemptions as specified in Section 105.2.

Comment [A7]: This addition would clarify non-habitable and prevent installation of equipment regulated elsewhere.

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 ~~or are not adequate to resolve the corrections items listed. If expired, the application becomes null and void and the deposit is forfeited. The Building Official is authorized to grant an extension, not to exceed 365 days. The extension shall be requested in writing, prior to permit application 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.~~

Comment [A8]: This will help eliminate some of the backlog of re-submittal after re-submittal that occurs.

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 an~~ 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), 201~~25~~ 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 201~~25~~ International Fuel Gas Code (IFGC), the 201~~25~~ National Fuel Gas Code (NFPA 54) and the 201~~25~~ Liquefied Petroleum Gas Code (NFPA 58).
4. The International Fire Code (IFC), 201~~25~~ 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
 - 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-~~0716~~: "Installation of Sprinkler Systems" to replace prior edition NFPA13-~~027~~.
 2. NFPA13D-~~0716~~: "Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes" to replace prior edition NFPA13D-~~027~~.
 3. NFPA13R-~~0716~~: "Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height" to replace prior edition NFPA13R-~~027~~.
 4. NFPA72-~~0716~~: "National Fire Alarm Code" to replace prior edition NFPA72-~~027~~.
 - 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), 201~~25~~ 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, 2012²⁵ Edition, as set forth in Chapter 51-11 WAC , Chapter 51-11C WAC (Commercial) and Chapter 51-11R (Residential)
- 7. The International Property Maintenance Code (IPMC), 2012²⁵ Edition, as published by the International Code Council.
- 8. The International Wildland Urban Interface Code (WUI Code), most current edition, as published by the International Code Council; with the following adopted appendices and amendments:
 - a. Appendix B: Vegetation Management Plan
 - b. Amendments to the Wildland Urban Interface code specific to Kittitas County shall be located in KCC Title 20.
- 9. The International Swimming Pool and Spa Code (ISPSC) 2015 Edition as published by the International Code Council.

(Ord. 2016-xxx; Ord. 2013-013, 2013; Ord. 2013-006, 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:

**TABLE
R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND				SEISMIC DESIGN CATEGORY ¹	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ⁶	ICE BARRIER UNDERLAYMENT REQUIRED ⁵	FLOOD HAZARDS ⁹	AIR FREEZING INDEX ⁷	MEAN ANNUAL TEMP ⁸
	Speed ^d (mph)	Topographic effects ³	Special wind	Wind-borne		Weathering ^a	Frost line	Termite ^c					
Case study (min. 30 psf roof) ¹	110 V ult	NO	NO	NO	C, D1, D2 ²	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

1. All snow loads are site specific and shall be determined by the Building Official.

2. The seismic design category between C, D0 and D1 will be determined on a site-specific basis.

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

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, "negligible," "moderate" or "severe" for concrete as determined from 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 R403.1(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)A]. 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 from Appendix D of the International Plumbing Code. Deviations from the Appendix D 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 Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBfMs or other flood hazard map adopted

Wind Speed (mph)

- by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, 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 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
 - 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°F)."
 - k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
 - m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Ground Snow Load-k

Case Study (min. 30-Pf roof)¹

- o. ³All snow loads will be determined by the Building Official.
- o. ²The seismic design category (between C & D1) will be determined on a site-specific basis.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- i. 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 BFM, or other flood hazard map adopted by the community, as may be amended.
- j. 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."
- k. 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/oa/fpsf/.
- l. 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/oa/fpsf/.
- m. 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.

Publisher's note: NOAA has changed the URL www.ncdc.noaa.gov/fpsf.html to www.ncdc.noaa.gov/oa/fpsf/ and Kittitas County Code has been updated to reflect the change.

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 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.
 - a. Buildings containing five or more residential dwelling units.
Exception: buildings less than 4000 square feet.
 - b. 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.
 - c. All structures located above 70-psf ground snow load that are regulated by the International Residential Code.
 - d. All structures located above 50-psf ground snow load that are regulated by the International Building Code.
4. Permit application and construction plan 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 drawings:

- . Plans drawn to a minimum of 1/4" scale on minimum page size of 11" x 17".
- a. Plans must have clear and readable text.
- b. Permit application in compliance with RCW 19.27.095 and RCW 19.27.097.

Without these minimum standards, an application cannot be accepted.

([Ord. 2016-xxx](#); [Ord. 2015-010](#), 2015; [Ord. 2013-006](#), 2013; [Ord. 2010-003](#), 2010; [Ord. 2009-15](#), 2009; [Ord. 2008-22](#), 2008; [Ord. 2007-29](#), 2007; [Ord. 2004-18](#), 2004)

14.04.055 Small Residential Structures.

1. Every structure built for habitable purposes with access to water or electricity, and which is less than two hundred (200) square feet, shall be considered a "small residential structure" and will require a building permit per standards of International Building Code and [KCC Title 13](#) and [KCC Title 14](#). All other provisions of the structural, fire and [life-safety](#) codes regulated by the IRC or HUD and Washington State shall also be met. Minimum room sizes, dimensions and fixtures shall be per the current adopted building Code. Small residential structures on wheels shall be classified as Recreational Vehicles, see [KCC 14.04.045](#)

Comment [A9]: Grammatical only.

([Ord. 2016-xxx](#); [Ord. 2015-010](#), 2015; [Ord. 2014-015](#), 2014)

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~~ previous adopted code cycle, a plan review must be completed and charged at the current full building permit 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. 2016-xxx~~; Ord. 2013-006, 2013; Ord. 2010-003, 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)

Comment [A10]: Clarification and simplification.