

**CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON  
ORDINANCE NO. 272A**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING  
THE CITY OF LIBERTY LAKE, MUNICIPAL CODE TITLE 9 RELATING TO  
BUILDING REGULATIONS; AMENDING GENERAL REQUIREMENTS  
APPLICABLE FOR ALL ADOPTED CODES; REPEALING ORDINANCES IN  
CONFLICT; ESTABLISHING PENALTIES FOR NON-COMPLIANCE;  
ESTABLISHING AN APPEAL BODY; AND PROVIDING FOR SEVERABILITY AND  
EFFECTIVE DATE.**

**WHEREAS**, Washington statutes require all jurisdictions in the state to adopt by reference and enforce the same building code throughout Washington; and

**WHEREAS**, periodically, Washington adopts updated editions of the International Codes, as promulgated by the International Code Council (ICC), the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and the National Electrical Code, published by the National Fire Protection Association as the basis of the new State Building Code pursuant to RCW 19.27 and 19.28, with amendments and exceptions to these codes as approved by Washington State Building Code Council, as reflected in WAC Chapter 51-50, WAC 51-51, WAC 51-52, WAC 51-54, WAC 51-56, WAC 51-11C, and WAC Chapter 296-46B; and

**WHEREAS**, Washington established the 2018 International Codes, promulgated by the International Code Council (ICC), the 2018 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, the latest edition of the National Electrical Code published by the National Fire Protection Association as the basis of the new State Building Code pursuant to RCW 19.27, as amended by Washington State Building Code Council with an effective date of March 1, 2021; and

**WHEREAS**, City of Liberty Lake approved Ordinance No. 229, which amended Title 9, Building Regulations, Section 9-1-1, adopting specific editions of the referenced State Building Codes; and

**WHEREAS**, Washington's adoption of an updated edition of referenced State Building Codes had rendered City of Liberty Lake Municipal Code Section 9-1-1 obsolete, thus necessitating the amendment of this Section of Code; and

**WHEREAS**, City of Liberty Lake Ordinance No. 272, amended Section 9-1-1, to adopt the "current edition" of International Building Code, International Residential Code, International Mechanical Code, International Fire Code and Standards, Uniform Plumbing Code, Washington State Energy Code, and National Electrical Code as adopted with all state amendments and standards in the Washington Administrative Code; and

**WHEREAS,** changes to Washington’s currently adopted Building Codes have included revisions to some of the values listed in Title 9, Building Regulations, Section 9-1-2, thus rendering that section obsolete and necessitating the amendment of this Section of the Code.

**NOW, THEREFORE,** the City Council of the City of Liberty Lake, Washington, do ordain as follows:

**Section 1. Section 9-1-2 of the City of Liberty Lake Municipal Code is hereby AMENDED to read as follows:**

**TITLE 9 - BUILDING REGULATIONS  
CHAPTER 1 - BUILDING CODES  
SECTION 9-1-2: GENERAL REQUIREMENTS FOR ALL REFERENCED CODES**

- A. Reserved.
- B. Design Requirements:

<b>Ground Snow Load<sup>1</sup></b>	<b>Wind Speed (Ultimate)</b>	<b>Seismic Design Category</b>	<b>Weathering</b>	<b>Frost Line Depth</b>	<b>Termites</b>
58 lbs/ft <sup>2</sup>	As per adopted building codes	As per adopted building codes	As per adopted building codes	As per adopted building codes	As per adopted building codes

<b>Decay</b>	<b>Winter Design Temp</b>	<b>Ice Shield Underlay</b>	<b>Flood Hazards</b>	<b>Air Freeze Index</b>	<b>Mean Annual Temp</b>
As per adopted building code	As per adopted building codes				

<sup>1</sup> As based upon a minimum **roof snow load of 40 lbs/ft<sup>2</sup>** in the City of Liberty Lake, as adopted by Ordinance No. 229.

- C. Professional Preparation Of Plans: The City shall require a Washington licensed design professional, licensed under the provisions of Revised Code Of Washington 18.08, WAC 308-12 or Revised Code Of Washington 18.43, to prepare or oversee the preparation of plans in accordance with the international building and residential codes, including preparing construction contract documents and administering the contract for construction, erection, enlargement, alteration or repairs of or to a building of any occupancy, unless waived by a building official or designee.
- D. Construction Plans: All submitted construction documents must be of sufficient detail to show the entire project with emphasis on the following:
  1. Structural integrity.
  2. Life safety.

3. Architectural barriers (ADA handicap compliance).
  4. Compliance with all codes having jurisdiction.
  5. Scope of work.
  6. Special inspection requirements and protocols.
  7. Minimum scale of the plans shall be one-eighth inch ( $\frac{1}{8}$ " ) per foot. In general, the amount of detail required will vary depending on the nature and complexity of the project.
- E. Permits:
1. Ownership: The ownership of a Liberty Lake development permit shall inure to the property owner. The permit applicant is, by definition, an agent of the property owner, if not the property owner.
  2. Expiration Of Permits: All permits shall expire based on the administrative sections of the international building and residential codes.
- F. Referenced Ordinance: All referenced codes are available for review at Liberty Lake City Hall.
- G. Fees: All Liberty Lake permit fees and fee policies shall be established by ordinance and shall be contained in the adopted planning and building services and public works fee schedule, as amended.
- H. Appeals: All appeals of any building official decision, order, or determination relative to the application and interpretation of this title shall be made in conformance with the City of Liberty Lake development code appeal process.
- I. Floodplain Development: All development within a designated floodplain located in the City of Liberty Lake jurisdiction shall comply with FEMA standards and with construction specifications detailed in the IBC/IRC flood resistant construction, as amended.
- J. City Business License: Anyone working on a project must apply for a City business license at the time of or prior to permit issuance.

**Section 2. Severability.**

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

**Section 3. Administration and Enforcement.**

- A. Administration. Planning, Engineering & Building Services shall be responsible for the administration of this Ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not

comply with the standards of this Ordinance shall be subject to the enforcement provisions of the Liberty Lake Municipal Code and City Development Code.

**Section 4. Effective Date.**

This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

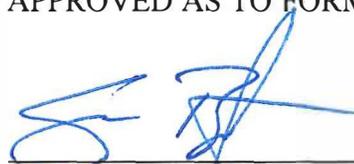
PASSED by the City Council this 21 day of October 2025.

  
Cristella Kaminskas, Mayor

ATTEST:

  
Rochelle Caton, City Clerk

APPROVED AS TO FORM:

  
Sean P. Boutz, City Attorney

Date of Publication: Nov 21, 2025

Effective Date: Nov 26, 2025