

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 206**

AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING THE CITY OF LIBERTY LAKE, MUNICIPAL CODE TITLE 9 RELATING TO BUILDING REGULATIONS; ADOPTING THE 2012 STATE BUILDING CODE; 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, Washington established the 2012 International Codes, promulgated by the International Code Council (ICC), as the basis of the new State Building Code pursuant to RCW 19.27 that will go into effect July 1, 2013; the exceptions to the International Codes are the 2012 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials and the 2011 National Electrical Code (RCW 19.28), published by the National Fire Protection Association; and

WHEREAS, Washington previously developed a code for the elimination of physical barriers to promote accessibility; and

WHEREAS, the International Energy Conservation Code (IECC), with Washington State Amendments is hereby adopted and the accessibility provisions reside as a state amendment to the International Building Code; and

WHEREAS, the Washington State Building Code Council voted to adopt the 2012 Editions of the national model codes, with some changes by proposed amendments; and

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

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

TITLE 9 - BUILDING REGULATIONS

CHAPTER 1 - BUILDING CODES

SECTION 9-1-1: ADOPTION OF REFERENCED CODES

A. International Building Code (IBC) and International Existing Building Code (IEBC) and standards (Chapter 51-50 WAC)

The International Building Code (IBC), 2012 Edition and the International Existing Building Code (IEBC), 2012 Edition, as published by the International Code Council, are

hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-50, except that the following Appendices are the only appendices adopted:

Appendix B - Appeals Board

Appendix J – Grading

Building valuation costs used to determine permit fees shall be from the most current issue of Building Safety Journal, published by the International Code Council.

B. International Residential Code (IRC) and standards (Chapter 51- 51 WAC)

The International Residential Code (IRC), 2012 Edition, as published by the International Code Council, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-51, provided that chapters 11 and 25 through 42 of such code are not adopted as set forth in WAC 51-51, except that the following Appendices are the only appendices adopted:

Appendix F – Radon Control Methods

Appendix G - Hot Tubs, Swimming Pools, and Spas

Appendix H - Patio Covers

Appendix L – Permit Fees, with the addition of a \$35.00 minimum

Building valuation costs used to determine permit fees shall be from the most current issue of Building Safety Journal published by the International Code Council.

C. International Mechanical Code (IMC), International Fuel Gas Code (IFGC), the National Fuel Gas Code (NFPA 54), and the Liquefied Petroleum Gas Code (NFPA 58) and all standards (Chapter 51 - 52 WAC)

The International Mechanical Code (IMC), 2012 Edition, the International Fuel Gas Code (IFGC), 2012 Edition, the National Fuel Gas Code (NFPA 54), 2012 Edition, and the Liquefied Petroleum Gas Code (NFPA 58), 2011 Edition, as published by the International Code Council, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-52

D. International Fire Code (IFC) and standards (Chapter 51-54 WAC))

The International Fire Code (IFC), 2012 Edition, as published by the International Code Council, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-54, except that the following Appendices are the only appendices adopted:

Appendix B - Fire Flow for Buildings

Appendix C - Fire Hydrant Locations and Distribution

Appendix D - Fire Apparatus Access Roads

E. Uniform Plumbing Code (UPC) and standards (Chapter 51 - 56 WAC)

The Uniform Plumbing Code (UPC), 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-56.

F. Washington State Energy Code (Chapter 51 - 11 WAC)

The International Energy Conservation Code (IECC), 2012 Edition, as published by the International Code Council, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 51-11.

G. National Electrical Code (NFPA 70) and standards (Chapter 296-46B WAC)

The National Electrical Code (NFPA 70), 2011 Edition, as published by the National Fire Protection Association, is hereby adopted with all Washington State Amendments and standards including the additions, deletions, and exceptions in WAC 296-46B. The National Electrical Code (NFPA 70) is administered, adopted, and amended by the Washington State Department of Labor and Industries.

H. Documents to be filed and available for public inspection.

The codes, appendices and standards set forth in this chapter shall be filed with Planning & Building Services, and a copy thereof made available for use and examination by the public, pursuant to RCW 35A.12.140.

I. Penalties

Any person who shall violate any of the provisions of this chapter or the codes or standards adopted herein or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under, or any certificate or permit issued there under, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than \$5,000 or by imprisonment for not more than one year or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

Section 2. 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:

Ground Snow Load*	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost Line Depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Flood Hazards	Air Freeze Index	Mean Annual Temp
40 lbs / ft ²	85 mph	C	Severe	24"	Slight to moderate	None to slight	10°	Yes	2010 2003 1992	1232	47.2°

* Minimum roof snow load to be 40 lbs/ft² in the City of Liberty Lake.

C. Professional Preparation Of Plans: The City shall require a Washington licensed design professional, licensed under the provisions of RCW 18-08, WAC 308-12 or RCW 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 building official.

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 1/8 inch 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 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 & 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 Title 9 of the Liberty Lake Municipal Code 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.

Section 3. Ordinances Repealed

The following City Ordinance shall be repealed with the adoption of this Ordinance:

City Ordinance 182 (An Ordinance of the City of Liberty Lake, Washington, Amending the City of Liberty Lake Municipal Code Title 9 Relating To Building Regulations; Adopting the 2009 State Building Code; Repealing Ordinances in Conflict; Establishing Penalties for Non-Compliance; Establishing an Appeal Body; and Providing for Severability and Effective Date).

Section 4. 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 5. Administration and Enforcement.

- A. Administration. Planning & 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 6. 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; however this date shall not be earlier than July 1, 2013.

PASSED by the City Council this _____ day of June 2013.

Steve Peterson, Mayor

ATTEST:

City Clerk, Ann Swenson

APPROVED AS TO FORM:

City Attorney, Sean Boutz

Date of Publication: _____

Effective Date: _____