

ORDINANCE NO. 451

ADOPTION OF THE STATE BUILDING CODE ACT
COUNTY OF MASON

WHEREAS, the Legislature of the State of Washington, to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public; to require minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety; and to require standards and requirements in terms of performance and nationally accepted standards; and to permit the use of modern technical methods, devices and improvements; and

WHEREAS, the State Building Code has been enacted by the Legislature of the State of Washington as Chapter 96, Laws of 1974, 1st Extraordinary Session;

WHEREAS, the State Building Code Act is intended to consolidate within each authorized enforcement jurisdiction, the administration and enforcement of building codes, and WHEREAS, RCW 36.32.120 provides that the Board of County Commissioners shall have the power to "make and enforce, by appropriate resolutions or ordinances, all such police and sanitary regulations as are not in conflict with state law, and within the unincorporated area of the county may adopt by reference Washington State Statutes and recognized codes and/or compilations printed in book form relating to the construction of buildings, the installation of plumbing, the installation of mechanical systems, health, or other subjects, and may adopt by reference such codes and/or compilations or portions thereof, together with amendments thereto," with certain procedural provisions enumerated in the said section:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY, WASHINGTON, as follows:

Section 1. Building Code. There is hereby adopted by the Board of County Commissioners of Mason County, Washington, in conformance with the State Building Code Act, the following codes:

cc; B.K. Publ. Co. 1/29/75

(A) Uniform Building Code and Related Standards, 1973 edition, published by the International Conference of Building Officials.

(B) Uniform Mechanical Code, 1973 edition, including Chapter 22, Appendix B, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

(C) The Uniform Fire Code with appendices thereto, 1973 edition, published by the International Conference of Building Officials and the Western Fire Chief's Association.

(D) The Uniform Plumbing Code, 1973 edition, published by the International Association of Plumbing and Mechanical Officials:

PROVIDED, that Chapter 11 of such code is not adopted: PROVIDED, that notwithstanding any wording in this code, nothing in this code shall apply to the installation of any gas piping water heaters, or vents for water heaters; and

(E) The American National Standard Specifications for Making Buildings and Facilities Accessible to, and Useable by, the Physically Handicapped, published by the American National Standards Institute, Incorporated, Document ANSI A117.1-1961 (reaffirmed 1971).

In case of conflict among the codes enumerated in Sections 1, 2, 3, and 4 of this ordinance, the first named code shall govern over those following, save and except such portions as are hereinafter by this ordinance deleted, modified, or amended, of which said codes, three copies have been filed in the Mason County Auditor's Office and said codes are hereby adopted and incorporated as fully as if set out at length herein, and from the effective date of this ordinance the provisions thereof shall be controlling within the unincorporated areas of Mason County.

Section 2. The Uniform Building Code is hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code and shall be an integral part of the Building Code of Mason County. The amended sections are as follows:

(A) Whenever the following terms are found in the Uniform Building Code, the following definitions shall apply:

City: shall mean Mason County

City limits: Unincorporated Mason County

Mayor or City Council: the Board of Mason County Commissioners

City Treasurer: County Treasurer

(B) Section 103. This section is amended by adding a new paragraph between the second and third paragraph:

The provisions of this Code shall also apply to modular homes or other such pre-fabricated structures except mobile homes, unless otherwise exempt under RCW 43.22.-455. The building permit fees for modular homes shall be one-half the fee set forth in UBC Table 3-A (b). Agricultural buildings, such as sheds, silos, barns, and similar outstructures, but not including residences, and temporary structures for housing of construction or industrial machinery and equipment, shall be exempt from the provisions of the building code pertaining to construction and structural requirements; PROVIDED, the structures are located 100 feet or more from property lines and buildings covered by this code. A building permit shall be required for all construction.

(C) Section 105. Add the following new paragraph:

No person shall move any previously occupied building into or within Mason County for the purpose of permanently locating such building in Mason County, other than for the purpose of Group J Occupancy; unless prior to moving, said building has been inspected for compliance with this code by the Building Official. The cost of said inspection for a move-in building shall be payable in advance and shall not be refundable. The inspection fee shall be based upon the following schedule: when inspection is required of the building located within Mason County - fee \$10.00; when inspection outside Mason County - fee \$20.00. Building permit shall be obtained for work necessary to comply with the Building Code on the new location.

(D) Section 201 is amended to read:

There is hereby established in the Mason County Planning Department, a Division of Building Inspection which shall be under the jurisdiction of the Mason County Planning Director, who, in addition to his other duties, is designated as the Building Official.

(E) Section 301 (e). Add the following:

Every permit issued prior to the adoption of this ordinance shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within three months from the effective date of this ordinance or if such building or work authorized by such permit is suspended or abandoned for a period of 120 days. Before such work can be recommenced, a new permit shall be obtained as provided by this ordinance. Variances may be granted by the Building Official.

(F) Section 302 (f). Add the following:

Evidence of compliance with regulations of Thurston-Mason Health District as they relate to sanitary sewerage disposal shall be presented to the Building Official prior to the issuance of a building permit.

(G) Section 303 (e). Add the following:

Building permit fees for structures complying with exemptions in Section 2 (B) of this ordinance shall be \$10.00 per structure. However, the owner, lessor, builder, contractor, designer, or engineer of a building thus exempted may purchase a permit at the rate set forth in Table 3A, provided that he supplies the plans and specifications and computations of the work and applies prior to the commencing of construction and receives inspections as required by the building code advising that party as to code compliance.

(H) Section 1601 shall be amended to read:

For the purpose of this code, the entire unincorporated area of Mason County is hereby declared to be and is hereby established a Fire District and is hereby declared to be Fire Zone #3.

(I) Section 6003 and 6004 are deleted.

Section 3. The Uniform Plumbing Code is hereby amended by adding a new section as follows:

(A) Plumbing permit fee schedule:

For issuing each permit \$2.00

In addition, a charge of \$1.50 per fixture. Fixtures shall include, but not be limited to: toilets, urinals, lavatory, bath tubs, shower baths, kitchen sink, disposal units, dish washers, drinking fountains, laundry tub, automatic laundry equipment, catch basin, floor drains, floor sink and hot water tanks.

(B) Whenever the following term is found in the Uniform Plumbing Code, the following definitions shall apply:

Administrative authority shall mean the Building Official designated in Section 201 of the Uniform Building Code.

Section 4. The Uniform Fire Code is hereby amended.

(A) Whenever the following terms are found in the Uniform Fire Code, the following definitions shall apply:

Clerk shall mean the Mason County Auditor.

Chief of Police or Police Department shall mean the Mason County Sheriff.

Fire Department or Chief of the Fire Department, Bureau of Fire Prevention or Chief of the Bureau of Fire Prevention, shall mean the Building Official

designated in Section 201 of the Uniform Building Code, who shall be known as the Mason County Fire Marshal, except in Article 13, Division I and II, in those areas protected by a Fire Protection District, the meaning shall be the Chief or his representative of the Fire Protection District having jurisdiction.

(B) The enforcement of this ordinance shall be the duty of the Mason County Fire Marshal, who may request the advice and assistance of the Fire Chief of each Fire District in the unincorporated area of Mason County.

(C) This ordinance shall not be deemed to impose upon Mason County, its officials, agents or employees any liability whatsoever for damages resulting from fire or explosion or faulty storage, handling or disposal of materials, in any manner whatsoever. The act of the county issuing permits and conducting inspections shall in no way be deemed to be a waiver of governmental immunity, it being agreed and understood that such inspection and licensing as is performed by the county defined herein is performed pursuant to the police power of such county for the protection of the public health, safety, and well-being.

Section 5. In conformance with the provisions of the State Building Code Act, Section 6, all the following ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance and the codes hereby adopted are hereby repealed: Chapter 14.04 Mason County Code and the Fire Protection Code adopted 11/12/68.

Section 6. All mobile homes installed within the unincorporated area of Mason County, including those installed in Mobile Home Parks, shall be inspected. The inspection shall include all those necessary under the State Building Code and assurance of compliance with RCW 43.22. Additional structures appurtenant to the mobile home shall require a separate building permit.

The fee for a mobile home permit shall be \$20.00.

Section 7. Should any section, paragraph, sentence or word of this ordinance or of the codes hereby adopted be declared for any reason to be invalid, it is the intent of the Board of County Commissioners that it would have passed all other portions of this ordinance and of the codes hereby adopted, independent of the elimination herefrom of any such portion as may be declared invalid, and accordingly, such declaration of invalidity shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid.

DATED this 6th day of January, 1975.

BOARD OF COUNTY COMMISSIONERS
OF MASON COUNTY, WASHINGTON.

John Sankhya
William O. Hunter
Martin Quetta

ATTEST:

Ruth E. Boyser
Auditor and Clerk of the Board.

APPROVED AS TO FORM:

Byron E. McClanahan
Mason County Prosecutor.