
AMENDMENTS TO TITLE 14
BUILDING AND CONSTRUCTION

ORDINANCE amending Title 14, Building and Construction, Sections 14.04, 14.08, 14.14, 14.17, 14.20, 14.25, 14.40 and 14.44 of the Mason County Code.

WHEREAS, RCW 19.27.031 provides that the State Building Code shall be in effect in all counties; and

WHEREAS, the State Building Code has been recently updated by the State to include the 2015 version of the International Codes which become effective July 1, 2016; and

WHEREAS, the Mason County Board of Commissioners desires to maintain Title 14 of the Mason County Code to be consistent with the current State Building Code; and

WHEREAS, the Commissioner understands the need for current building codes addressing new and innovative methods for providing energy conservation as well as fire and life safety; and

WHEREAS, Title 14 establishes the minimum requirements to safeguard life and property from fire and explosion hazards arising from the storage handling and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as well as provide safety to fire fighters and emergency responders; and

WHEREAS, Title 14 establishes minimum requirements to safeguard the public health, safety and general welfare by providing the standards for adequate light and ventilation, energy conservation, supplied utilities and facilities and other physical aspects and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and

WHEREAS, Title 14 assists the local fire district in obtaining a higher insurance rating to lower the insurance rates of the occupancies they serve by requiring safety inspections for new and existing occupancies; and

WHEREAS, Title 14 establishes and clarifies minimum requirements for fire flow and hydrant placement to provide water for local fire districts to fight fire based on the limited municipal water resources or alternative methods to mitigate those flow; and

WHEREAS, Title 14 provides standards for fire vehicle access and structure identification to assure that the local fire districts may serve the citizens of Mason County in a timely and safe manner; and

WHEREAS, Title 14 allows for certain structures to be exempt from the permitting process based on size and use of the structure; and

WHEREAS, the amendments are necessary to make consistent with and clarify the County's current permitting procedures and business practices; and

WHEREAS, the State of Washington has ordained in Washington Administrative Code, Chapter 51 that the 2015 Edition of the State Building Code shall become effective in all counties and cities of the state on July 1 2016; and

WHEREAS, Title 14 is consistent with the State Building Code as required in the Revised Code of Washington Chapter 19.27; and

WHEREAS, the Board of County Commissioners conducted a public hearing regarding Mason County Title 14 on August 9, 2016; and

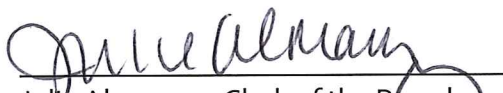
WHEREAS, these amendments are necessary for the preservation of the public health, safety and general welfare of Mason County's residents.

BE IT HEREBY ORDAINED, the Mason County Board of Commissioners hereby approves and ADOPTS revisions to Title 14 as submitted and described in ATTACHMENT A.

DATED this 9 day of August, 2016.

Board of Commissioners
Mason County, Washington

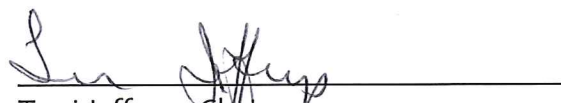
ATTEST:


Julie Almanzor, Clerk of the Board

APPROVED AS TO FORM:


Tim Whitehead, Chief DPA

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Terri Jeffreys, Chair


Tim Sheldon, Commissioner


Randy Neatherlin, Commissioner

ATTACHMENT A

TITLE 14
BUILDING AND CONSTRUCTION

Chapter 14.04 - STATE BUILDING CODES ADOPTED

14.04.010 - State Building Codes adopted.

Chapter 14.04 - STATE BUILDING CODES ADOPTED

14.04.010 - Codes adopted.

- (a) 2015 International Building Code (IBC) in accordance with WAC Chapter 51-50, including Sections 101 through 107 and Section 110, and other International Building Code requirements for barrier-free access, including ICC A117.1-2009 and Appendix E (Supplementary Accessibility Requirements). Appendix Chapters C, and H; excluding section H106, published by the International Code Council, and Excluding Appendix Chapters A, B, D, F, G, I, J, K, L, and M, and; adopting the Washington State Building Code WAC 51-50, and the 2015 International Existing Building Code (IEBC) in accordance with WAC 51-50.
 - (b) 2015 International Residential Code for One- and Two-Family Dwellings (IRC) in accordance with WAC Chapter 51-51, excluding Chapter 11 and chapters 25 through 43. The energy code is regulated by WAC 51-11R, plumbing code regulated by WAC Chapter 51-56. Including Appendix F (Radon Control), G (Swimming pools, spas and hot tubs, Appendix R (Dwelling Unit Fire Sprinkler Systems) as published by the International Code Council, Excluding Part IV Energy, Part VII Plumbing, Part VIII Electrical and Appendix Chapters A, B, C, D, E, F, H, I, J, K, L, M, N, O, P, Q, and S and; adopting the Washington State Building Code WAC 51-51.
 - (c) 2015 International Fire Code, published by the International Code Council, excluding Appendices A, B, D, J, and K and adopting Appendices C, E, F, G, H, and I and adopting the Washington State Building Code WAC 51-54.
 - (d) 2015 International Mechanical Code, published by the International Code Council and adopting the 2015 International Fuel Gas Code, the 2012 Edition of the National Fuel Gas Code (NFPA 54) and the 2014 Edition of the Liquefied Petroleum Gas Code (NFPA 58) and adopting the Washington State Building Code WAC 51-52.
 - (e) 2015 Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials (IAPMO), including Appendices A, B, and I excluding Section 102.3 (Board of Appeals) and Chapters 12 and 15. Provided further, that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in Chapter 5 and those portions of the code addressing building sewers are not adopted, and adopting the Washington State Building Code WAC 51-56.
 - (f) Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.
 - (g) The 2015 Edition of the International Energy Conservation Code as amended in WAC 51-11R (Residential) and 51-11C (Commercial).
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Chapter 14.08 - BUILDING CODE AMENDMENTS

14.08.010 - General.

2015 International Building Code (IBC) and 2015 International Residential Code (IRC) are hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code of Mason County. The amended sections are as follows [in this chapter].

Chapter 14.14 - MINIMUM QUALIFICATION REQUIREMENTS FOR FIRE CODE INSPECTION

14.14.010 - Minimum qualification requirements for International Fire Code (IFC) inspection.

- (a) Fire districts in Mason County who choose to do fire safety inspections using the adopted fire code shall have qualified inspectors to do the inspections. Qualified inspectors shall have a current certification in either the International Fire Service Accreditation Congress (IFSAC) Fire Code Inspector Certification, or the International Code Council (ICC) - Fire Inspector I Certification, and evaluation/approval by the Mason County fire marshal.
 - (b) For the purpose of this chapter, a fire safety inspection is defined as any on-site visit to a commercial occupancy for the purpose or effect of identifying compliance or noncompliance of the fire code not directly related, or as a result, of a fire incident.
 - (c) Fire safety inspections done by fire districts that are forwarded to the fire marshals office for compliance shall be done so in writing in a format provided and/or approved by the county.
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Chapter 14.17 - STANDARDS FOR FIRE APPARATUS ACCESS ROADS

14.17.140 - Bridges.

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed load of fire apparatus. An evaluation by a professional engineer will be required to determine the imposed load rating for responding fire district fire apparatus and shall be approved by the fire district and fire marshal. Weight load limit signs shall be posted at both entrances to bridges when required by the fire marshal in accordance with Section 503.2.6 of the 2015 International Fire Code.

Bridges or elevated surfaces legally in existence prior to this code shall suffice as access if such bridge was built in accordance with the building standards in effect at the time the bridge was constructed. When the fire marshal determines a bridge to be unsafe to support fire district apparatus the structure and all supporting members shall be evaluated by a professional engineer to verify that the bridge is able to support apparatus loads. After the engineer evaluation weight load limit signs shall be posted at both entrances to the existing bridge in accordance with Section 503.2.6 of the 2015 International Fire Code.

14.17.150 - Additional fire protection.

When access roads cannot be installed to these standards due to topography, waterways, nonnegotiable grades or other similar conditions, the fire marshal is authorized to require additional fire protection or mitigation as specified in Section 901.4.4 of the 2015 IFC. The fire marshal may also approve access roads which do not meet these requirements if the road provides reasonable access under the individual facts of the case.

Chapter 14.20 - MANUFACTURED HOUSING INSTALLATIONS

14.20.070 - Installation permit issuance and duration.

When all county, state, and federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent for the owner of the manufactured home. The permit will indicate the owner's name, the contractor registration information, the location for which the installation was approved, the installation (building) permit number, and the date the installation (building) permit was issued. Permit validity, expiration, suspension or revocation and time limitation of application shall be as established and adopted in the applicable sections of the 2015 IRC/IBC, Part I Administration and Section 14.08.040 shall apply.

Chapter 14.25 - MOBILE HOMES

14.25.070 - Installation permit issuance and duration.

Permit validity, expiration, suspension or revocation and time limitation of application shall be as established and adopted in the applicable sections of the 2015 IRC/IBC, Part I Administration and Section 14.08.040 shall apply.

Chapter 14.40 - FACTORY-BUILT HOUSING, COMMERCIAL COACHES AND COMMERCIAL STRUCTURES

14.40.060 - Installation permit issuance and duration.

- (a) When all county, state, and federal laws, ordinances, codes, and regulations are satisfied, an installation (building) permit will be issued to the owner or authorized agent of the factory built housing, commercial structure or commercial coach. The permit will indicate the owners name, the location of for which the installation was approved, the installation (building) permit number, the contractor registration number and the date the installation (building) permit was issued.
 - (b) Permit validity, expiration, suspension or revocation and time limitation of application shall be as established and adopted in the applicable sections in the 2015 IRC/IBC, Part I Administration and Section 14.08.040 shall apply.
 - (c) Each installation (building) permit shall be valid only for the location indicated on the permit.
 - (d) The owner or authorized agent of the owner of the factory built housing, commercial coach or commercial structure will be the only entity to whom an installation (building) permit will be issued.
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Chapter 14.44 - EXCAVATION AND GRADING

14.44.140 - Permit issuance.

- (a) The official may approve or approve with modifications a grading permit application submitted under this chapter. A permit issued will include applicable conditions established during the review of the permit application.
- (b) The official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.
- (c) Permit validity, expiration, suspension or revocation and time limitation of application shall be as established and adopted in the applicable sections of the 2015 IRC/IBC, Part I Administration and Section 14.08.040 shall apply.
- (d) Following the adoption of this chapter, Mason County departments shall not accept, process or approve any application for subdivision or any other development permit for property on which a documented violation of this chapter has occurred, until the violation is resolved by restoration or erosion control and/or payment of penalties imposed for the violation.

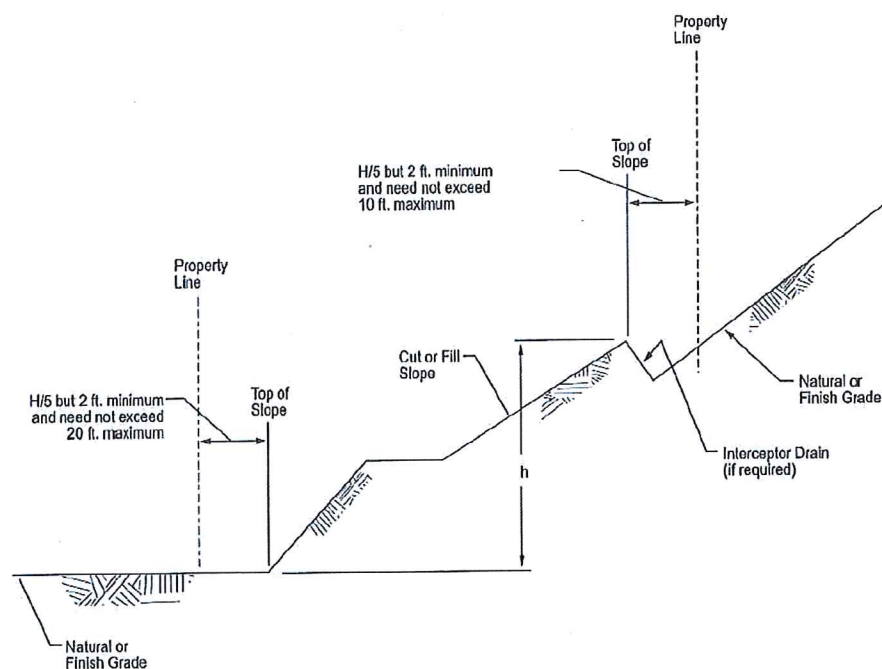
14.44.180 - Fills.

- (a) General. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this section. In the absence of an approved soils engineering report, these provisions may be waived for minor fills not intended to support structures.
- (b) Preparation of Ground. Fill slopes shall not be constructed on natural slopes steeper than 2:1. The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials; by scarifying to provide a bond with the new fill; and, where slopes are steeper than 5:1 and the height is greater than five feet, by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 5:1 shall be at least ten feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or provided with a sub-drain. When fill is to be placed over a cut, the bench under the toe of fill shall be at least ten feet wide, but the cut shall be made before placing the fill and accepted by the soils engineer or engineering geologist, or both, as a suitable foundation for fill.
- (c) Fill Material. Organic material shall not be permitted in fills, except as permitted by the official, no rock or similar irreducible material with a maximum dimension greater than twelve inches shall be buried or placed in fills.
Exception: The official may permit placement of larger rock when the soils engineer properly devises a method of placement and approves the fill stability. The following conditions shall also apply:
 - (1) Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
 - (2) Rock sizes greater than twelve inches in maximum dimension shall be ten feet or more below grade, measured vertically.
 - (3) Rocks shall be placed so as to assure filling of all voids with well-graded soil.

- (d) Compaction. All fills shall be compacted minimum density as determined by 2015 IBC and subject to all requirements held in chapters 17 and 18.
- (e) The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than two horizontal to one vertical.

14.44.190 - Setbacks.

- (a) General. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure No. J108.1, Appendix J in the 2015 International Building Code.



For SI: 1 foot = 304.8 mm.

FIGURE J108.1
DRAINAGE DIMENSIONS

- (b) Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than one-fifth of the vertical height of cut with a minimum of two feet and a maximum of ten feet. The setback may need to be increased for any required interceptor drains. The top of the cut slope shall be finished as a rounded or bald head slope.
- (c) Toe of Fill Slope. The toe of fill slope shall be made not nearer to the site boundary line than one-half the height of the slope with a minimum of two feet and a maximum of twenty feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:

- (1) Additional setbacks;
 - (2) Provision for retaining or slough walls;
 - (3) Mechanical or chemical treatment of the fill slope surface to minimize erosion;
 - (4) Provisions for the control of surface waters.
- (d) Modification of Slope Location. The official may approve alternate setbacks. The official may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.