

ORDINANCE NO. 353

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING THE STATE BUILDING CODE, THE STATE ENERGY CODE AND IMPLEMENTING PLUMBING PERMIT SERVICES IN FURTHERANCE THEREOF; REPEALING CHAPTERS 15.05, 15.10 AND 15.15 OF THE SHORELINE MUNICIPAL CODE; AND AMENDING SECTION 3.01.010 OF THE SHORELINE MUNICIPAL CODE

WHEREAS, pursuant to RCW 19.27.031 all jurisdictions in the state of Washington are required to adopt and enforce the State Building Code, and

WHEREAS, the State Building Code consists of the 2003 International Building Code, The 2003 International Residential Code, the 2003 International Mechanical Code and the 2003 International Fire Code, published by the International Code Council (ICC), the 2003 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, and the rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons; and

WHEREAS, RCW 19.27A.025 requires all jurisdictions in the state to adopt the Washington State Energy Code, 2002, 2nd edition, and

WHEREAS, the Washington Association of Building Officials passed resolution 2003-02 that, in part, promotes the local adoption of the International Codes and Uniform Plumbing Code with as few local amendments as possible;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Repeal Chapters and Add New Chapter. Shoreline Municipal Code Chapters 15.05, 15.10, and 15.15 are hereby repealed and a new Chapter 15.05 is adopted to read as follows:

15.05. State Building Codes

15.05.010 Adoption of Referenced Codes

The City of Shoreline hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27.074, 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, including permits and penalties:

A. The Current Edition of the International Building Code published by the International Code Council, Inc. (IBC).

B. The Current Edition of the International Residential Code published by the International Code Council, Inc. (IRC).

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C. The Current Edition of the International Mechanical Code published by the International Code Council, Inc. (IMC) except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code).

D. The Current Edition of the International Fuel Gas Code as published by the International Code Council, Inc. (IFC). The following Appendix is specifically adopted:

Appendix A, Sizing and Capacities of Gas Piping

E. The Current Edition of the International Fire Code, published by the International Code Council, Inc. (IFC), 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.

F. Except as provided in RCW 19.27.170, the Current Edition of the Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials: PROVIDED, that any provisions of such code affecting sewers or fuel gas piping are not adopted. The following Appendices are specifically adopted:

Appendix A, Recommended Rules for Sizing the Water Supply System
Appendix B, Explanatory Notes on Combination Waste and Vent Systems.
Appendix D, Sizing Storm Water Drainage Systems
Appendix H, Recommended Procedures for Design, Construction,
and Installation of Commercial Kitchen Grease Interceptors
Appendix I, Installation Standards.

G. The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160.

H. The Current Edition of the Second Edition, Washington State Energy Code, Chapter 51-11 WAC.

15.05.020. General Requirements for all Referenced Codes:

A. Fees. All city of Shoreline permit fees shall be established by Shoreline Municipal Code Chapter 3.01.

B. Fee Refunds.

The city manager or designee may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The city manager or designee shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

15.05.030 Amendments Applicable to all Adopted International Codes

- A. Unless the context requires otherwise, any reference to “jurisdiction,” “Department of Building Safety,” “Department of Mechanical Inspection,” “Department of Inspection,” “Department of Property Maintenance Inspection,” shall refer to the “city of Shoreline”.
- B. Unless the context requires otherwise, any reference to “building official” or “code official shall refer to the city manager or designee.
- C. Unless the context requires otherwise, any reference to “notice of violation” shall refer to “Notice and Order to Correct.”
- D. Unless the context requires otherwise, any reference to “Board of Appeals” shall refer to “hearing examiner.”

Section 2. Amendment. Shoreline Municipal Code section 3.01.010 is amended to read as follows:

3.01.010 Planning and development services.

Type of Permit Application	Fee (based on \$122.00 per hour)
Appeals	\$373.00
Accessory Dwelling Unit	Hourly rate, 1-hour minimum (\$122.00)
Adult Family Home	Hourly rate, 2-1/2-hour minimum (\$305.00)
Building Permit	Table 1-A of Current Edition of the Uniform Building Code adopted in the State Building Code, Chapter 19.27 RCW
Plan Review	65% of the Building Permit Fee
All Other Plan Reviews or Work	Hourly rate, 1-hour minimum (\$122.00)
Building Permit Fee for Work Commenced Without a Building Permit	Twice the Applicable Building Permit Fee
Continuation and/or Minor Alteration of Nonconforming Use	Hourly rate, 1-hour minimum (\$122.00)
Grading Permit	Hourly rate, 3-hour minimum (\$366.00)
Home Occupation	Hourly rate, 1-hour minimum (\$122.00)
Interpretation of Development Code	Hourly rate, 1-hour minimum (\$122.00)
Mechanical:	
Residential Furnace	Hourly rate, 1-hour minimum (\$122.00)
Residential Fireplace	Hourly rate, 1-hour minimum (\$122.00)

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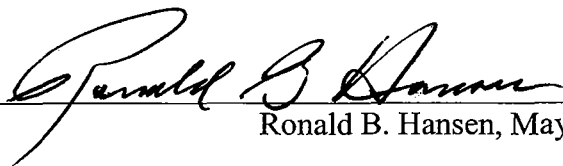
(up to two)	
Commercial Mechanical	Hourly rate, 3-hour minimum (\$366.00)
All Other Mechanical (Residential and Commercial)	Hourly rate, 1-hour minimum (\$122.00)
Plumbing:	
Plumbing Systems Base (including 4 fixtures), \$10 per fixture over 4	Hourly rate, 1-hour minimum (\$122.00)
Gas Piping Systems Base (including 4 outlets), \$10 per outlet over 4	Hourly rate, 1-hour minimum (\$122.00)
Backflow Prevention Base (including 4 devices), \$10 per device over 4	Hourly rate, 1-hour minimum (\$122.00)
Right-of-Way: All Work	Hourly rate, 1-hour minimum (\$122.00)
Sign Permit	Hourly rate, 2-hour minimum (\$244.00)
Conditional Use Permit	Hourly rate, 30-hour minimum (\$3,660) plus public hearing if required (\$1,867)
Critical Area Permit	Hourly rate, 8-hour minimum (\$976.00)
Environmental Review:	
Environmental Checklist (SEPA):	
Single-Family	Hourly rate, 10-hour minimum (\$1,220)
Multifamily/ Commercial	Hourly rate, 15-hour minimum (\$1,830)
Environmental Impact Statement Review	Hourly rate, 35-hour minimum (\$4,270)
Rezone	Hourly rate, 60-hour minimum (\$7,320) plus public hearing (\$1,867)
Pre-Application for Rezone	Hourly rate, 1-hour minimum (\$122.00)
Shoreline Substantial Development:	
Shoreline Exemption	Hourly rate, 2-hour minimum (\$244.00)
Substantial Development Permit (based on valuation)	
up to \$10,000	Hourly rate, 15-hour minimum (\$1,830)
\$10,000 to \$500,000	Hourly rate, 34-hour minimum (\$4,148)
over \$500,000	Hourly rate, 60-hour minimum (\$7,320)
Shoreline Variance	Hourly rate, 30-hour minimum (\$3,660), plus public hearing if required (\$1,867)
Special Use Permit	Hourly rate, 50-hour minimum (\$6,100) plus public hearing (\$1,867)
Street Vacation	Hourly rate, 40-hour minimum (\$4,880) plus public hearing (\$1,867)
Subdivisions:	

Binding Site Plan	Hourly rate, 6-hour minimum (\$732.00)
Lot Line Adjustment	Hourly rate, 5-hour minimum (\$610.00)
Preliminary Short Plat	Hourly rate, 30-hour minimum (\$3,660) for two-lot short plat Hourly rate, 3-hour minimum (\$366.00) for each additional lot plus public hearing if required (\$1,867)
Final Short Plat	Hourly rate, 8-hour minimum (\$976.00)
Site Development (Engineering Plans Review and Inspections)	Hourly rate, 12-hour minimum (\$1,464)
Short Plat Change	Hourly rate, 12-hour minimum (\$1,464)
Preliminary Subdivision	Hourly rate, 38-hour minimum (\$4,636), plus \$32.00/lot, plus public hearing (\$1,867)
Final Subdivision	Hourly rate, 30-hour minimum (\$3,660), plus \$20.00/lot
Variances	Hourly rate, 30-hour minimum (\$3,660) plus public hearing if required (\$1,867)
All Other Work:	
All Other Fees Per Hour	Hourly rate, 1-hour minimum (\$122.00)

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance 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 4. Effective date. This ordinance shall be in full force and effect July 1, 2004.

PASSED BY THE CITY COUNCIL ON MAY 24, 2004.

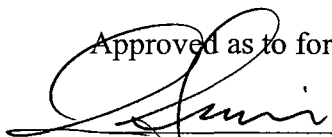

Ronald B. Hansen, Mayor

ATTEST:



Carol Shenk, Deputy City Clerk

Approved as to form:



Ian Sievers, City Attorney

Date of publication: May 27, 2004

Effective date: July 1, 2004