

**COLVILLE CITY COUNCIL AGENDA ITEM
BRIEFING SHEET**

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CITY OF COLVILLE
CITY CLERK

Meeting Date: April 11, 2017

Contact: Dave Harper/ Logan Worley

Topic: Adopting the 2015 ICC Property Maintenance Code

Type of Briefing:

Information Only Discussion Only Decision Needed

Background of Situation:

The International Code Council (“ICC”) publishes new editions of their family of nationally recognized model codes every 3 years, with 2015 being the latest edition. In addition the previously adopted codes, the 2015 International Property Maintenance Code (IPMC) would be a good addition to our code standards for improving the maintenance and life safety standards of existing buildings throughout the community. A copy of the 2015 International Property Maintenance Code is available for review in the Building and Planning Office.

Goals and Objectives: i.e., CFP, Comprehensive Plan, Safety, etc

Comprehensive Plan Goal 1: Create an adequate supply of housing by promoting a sufficient supply of land at a variety of residential densities, allowing for a range of housing types.

Comprehensive Plan Goal 3: Encourage the preservation of existing housing stock to accommodate moderate to low-income households.

City Council Goal 3: Colville is a safe and healthy place to live.

City Council Goal 4: Colville effectively delivers services.

Evaluate Alternatives or Options/Consequences of Inaction:

The property maintenance code deals with the conditions of the existing housing and non-residential properties. This includes commercial or industrial land uses. The property maintenance code moves maintenance of existing commercial and residential buildings from an option to a legal requirement for responsible property owners. Most of the other codes focus on construction or rehabilitation rather than ongoing maintenance in existing buildings. The International Residential Code(IRC) and International Building Code(IBC) set standards on how a building should be built or remodeled and are triggered by a permit to perform the work. While some codes, mainly the International Fire Code(IFC), set minimum maintenance standards for existing buildings that require a permit, the International Property Maintenance Code is the only one to set minimum standards for all buildings.

Funding Needed and Recommended Source (BARS #):

None. The code book has already been purchased.

ATTACHMENTS:

- Proposed Ordinance adopting the 2015 International Property Maintenance Code (IPMC).

Recommended Actions with Justification:

Adopt the 2015 edition of International Property Maintenance Code (IPMC)

By adopting the model code, the IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

ORDINANCE NO. _____ N.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLVILLE,
WASHINGTON ADOPTING THE 2015 EDITION OF THE INTERNATIONAL
PROPERTY MAINTENANCE CODE**

WHEREAS, it is the intention of City of Colville to prevent the creation of unsanitary and unsafe conditions in order to preserve the health and safety of the public.

NOW, THEREFORE, the City Council of the City of Colville, Washington does hereby adopt the 2015 Edition of the International Property Maintenance Code as a new section in Chapter 15.04 of the City of Colville Municipal Code.

SECTION 1:

Chapter 15.04.035 Adoption of the International Property Maintenance Code.

The International Property Maintenance Code, 2015 Edition, as published by the International Code Council, is hereby adopted, except for sections 303 Swimming Pools, Spas, and Hot Tubs; 304.14 Insect Screens; and 304.17 Guard for Basement Windows.

SECTION 2:

This Ordinance shall take effect and be in force five (5) days from its passage, approval and publication.

Passed and adopted by the City Council of the City of Colville, Washington the ____ day of _____, 2017.

MAYOR LOUIS F. JANKE

Attest: _____
Holly Pannell, CMC, PFO, City Clerk/
Human Resources Manager

Approved as to form:

City Attorneys McGrane & Schuerman

OrdinanceBuildingCode

Approved at Council
Published on
Effective on

Chapter 15.04 BUILDING CODES

Sections:

- 15.04.010 Short title.
- 15.04.020 Purpose.
- 15.04.030 Adoption of the Washington State Building Codes.
- 15.04.040 Fees.
- 15.04.050 Permits.
- 15.04.060 Relocated and demolished buildings and structures – Permits.
- 15.04.070 Professional design.
- 15.04.080 Commercial energy code.
- 15.04.090 Penalties for violations.
- 15.04.100 Severability clause.

15.04.010 Short title.

This chapter shall constitute the “building codes” of the city of Colville and may be so cited. (Ord. 1567 NS § 1, 2016).

15.04.020 Purpose.

Pursuant to the Washington State Building Code, Chapter 19.27 RCW, and as set forth in Chapter 1 of the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, and the Uniform Plumbing Code, it is the purpose of this chapter to adopt building construction standards and regulations, and to set forth such amended procedures as may be required for the administration thereof. (Ord. 1567 NS § 2, 2016).

15.04.030 Adoption of the Washington State Building Codes.

Except as revised and/or amended herein, the following are adopted as the building codes of the city of Colville:

- A. The 2015 International Building Code, as adopted and amended by the Washington State Building Code Council, including Appendix E, Supplementary Accessibility Requirements, together with ICC/ANSI A117.1-2009, and the 2015 International Existing Building Code as published by the International Code Council, Inc.
- B. The 2015 International Residential Code, as adopted and amended by the Washington State Building Code Council, including Appendix F, Radon Control Methods, and Appendix G, Swimming Pools, Spas, and Hot Tubs, as published by the International Code Council, Inc., except that Chapters 11 and 25 through 43 of this code are not adopted.
- C. The 2015 International Fire Code, as adopted and amended by the Washington State Building Code Council, as published by the International Code Council, Inc.
- D. The 2015 International Energy Conservation Code, as adopted and amended by the Washington State Building Code Council, as set forth in Chapters 51-11C and 51-11R WAC.

E. The 2015 International Mechanical Code, as adopted and amended by the Washington State Building Code Council, as published by the International Code Council, Inc. (includes adoption of the 2015 International Fuel Gas Code, NFPA 54 and NFPA 58).

F. The 2015 Edition of the Uniform Plumbing Code, including Appendices A, B and I, as adopted and amended by the Washington State Building Code Council, as published by the International Association of Plumbing and Mechanical Officials; provided, that Chapters 12 and 14 of this code are not adopted; provided further, that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fire appliances as found in Chapter 5 and those portions of the code addressing building sewers are not adopted.

G. The installation requirements for mobile/manufactured homes, factory built homes, commercial structures, commercial coaches, recreational vehicles, and park trailers, as set forth in Chapters 296-150C, 296-150E, 296-150M, 296-150P, and 296-150R WAC. (Ord. 1567 NS § 3, 2016).

15.04.040 Fees.

The city council shall establish a schedule of fees by resolution for permits and other fees associated with this code. (Ord. 1567 NS § 4, 2016).

15.04.050 Permits.

A. Section 105.2, Chapter 1 of the International Building Code is hereby amended as follows:

Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Platforms, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth structure constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Minor construction and alteration activities to Group M, Division 1 Occupancies, as determined by the Building Official, which the total valuation, as determined in Section 304(b) or as documented by the applicant to the satisfaction of the Building Official, does not exceed five hundred dollars (\$500) in any twelve-month period: Provided, that the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemption shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in RCW 19.27.031, as amended and maintained by the State Building Code Council under RCW 19.27.070.

Unless otherwise exempted, separate plumbing and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

B. Section 105.2, Chapter 1 of the International Residential Code is hereby amended as follows:

Section 105.2 Work exempt from permit. Permits shall not be required for the following.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Platforms, sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Minor construction and alteration activities to Group R, Division 3 Occupancies, as determined by the Building Official, which the total valuation, as determined in Section 304(b) or as documented by the applicant to the satisfaction of the Building Official, does not exceed five hundred dollars (\$500) in any twelve-month period: Provided, that the construction and/or alteration activity does not affect any structural components, or reduce existing egress, light, air, and ventilation conditions. This exemption does not include electrical, plumbing, or mechanical activities. The permit exemption shall not otherwise exempt the construction or alteration from the substantive standards of the codes enumerated in RCW 19.27.031, as amended and maintained by the State Building Code Council under RCW 19.27.070.

Unless otherwise exempted, separate plumbing and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

(Ord. 1567 NS § 5, 2016).

15.04.060 Relocated and demolished buildings and structures – Permits.

Section 3303, Chapter 33 of the International Building Code is hereby amended to add a new subsection to read as follows:

Section 3303.7 Bond Required. Every permit to move, relocate, or demolish a structure or building shall be subject to compliance with the following provisions:

1. Bond requirement. As a condition of a permit to move, relocate, or demolish a building or structure, the Building Official may, when he deems necessary, require the applicant to post with the City Treasurer a bond guaranteeing performance and completion of the project, running to the benefit of the City and conditioned upon the satisfactory completion of the terms and conditions of the relocation/demolition permit.
2. The bond shall be in such amount as is deemed appropriate by the Building Official, taking into consideration the nature and extent of the relocation/demolition involved, potential damage to surrounding properties, the cost of completing the relocation/demolition if not completed by the applicant and such other factors as may reasonably relate to the relocation/demolition. In no event shall the bond required be less than \$500.00. Provided, however, the Building Official may in his discretion waive the bond under the following conditions:

- (a) The applicant is the owner of the real property and there are no liens and/or encumbrances against said property and the applicant/owner provides adequate proof thereof (e.g. title insurance); and
- (b) The fair market value of said property (or other real property as may be used as security) is at least twice the amount of the bond that would be required; and
- (c) The applicant, at his cost, executes an agreement, secured by a deed of trust, for said real property, guaranteeing performance of work to be performed and/or repayment of costs in the event the City must complete the project or otherwise foreclose on the property, together with costs of said foreclosure; and
- (d) Said substitute procedure must be approved by the Building Official and the City Attorney; and
- (e) Applicant shall pay a fee of \$50.00 to cover the costs of document preparation and recording.

3. If the Building Official deems it appropriate for Group U Occupancies, and after considering the nature and extent of the relocation/demolition project involved, the bond may be waived in its entirety.

4. Bond conditions. Every relocation/demolition bond filed pursuant to this chapter shall be conditioned upon the completion to the satisfaction of the Building Official of the performance of all the terms and conditions of the relocation/demolition permit. Such completion shall be evidenced by a statement thereof signed by the Building Official. When a cash bond has been posted, the amount thereof shall be returned to the permittee upon termination of the bond.

(Ord. 1567 NS § 6, 2016).

15.04.070 Professional design.

When required by Chapters 18.08 and 18.43 RCW, project documents shall be stamped by an architect and/or engineer licensed by the state of Washington. (Ord. 1567 NS § 7, 2016).

15.04.080 Commercial energy code.

All commercial and multifamily proposals which have more than four dwelling units shall be required to employ and pay for the services of a special plans examiner/special inspector (SPE/SI) to document design compliance and provide energy code related field inspections. Prior to the issuance of a certificate of occupancy, a final report generated by the SPE/SI must be submitted to the building department. (Ord. 1567 NS § 8, 2016).

15.04.090 Penalties for violations.

A. Violation – Penalty. Any violation of this chapter shall constitute a civil infraction and shall be enforced under the civil enforcement provisions of Chapter 1.10 CMC. The building and planning department administrative official, or a designee of the administrative official, shall have the authority to enforce the provisions of this chapter. (Ord. 1567 NS § 9, 2016; Ord. 1401 NS § 1, 2008).

15.04.100 Severability clause.

Should any section or provision of this chapter be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid. (Ord. 1567 NS § 10, 2016).

The Colville Municipal Code is current through Ordinance 1585 NS, passed March 14, 2017.

Disclaimer: The City Clerk's Office has the official version of the Colville Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

