AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING TITLE 16, BUILDINGS AND CONSTRUCTION, OF THE SAMMAMISH MUNICIPAL CODE BY AMENDING CHAPTER 16.05, CONSTRUCTION CODES; 16.20, CONSTRUCTION ADMINISTRATIVE CODE; AND 16.25, SAMMAMISH BUILDING AND PROPERTY MAINTENANCE CODE

WHEREAS, the City Council of the City of Sammamish has adopted by reference numerous building codes for the health, safety and welfare of the citizens as set forth in the Sammamish Municipal Code Title 16; and

WHEREAS, the State of Washington established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, a new version of the State Building Code will go into effect on July 1, 2007; and

WHEREAS, the City Council wishes to provide consistency in the administration of the construction codes; and

WHEREAS, the City Council wishes to provide standards for the maintenance of buildings and property within the City to protect the public health, safety and welfare,

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

Section 1. Chapters 16.05, 16.20, and 16.25 of the Sammamish Municipal Code are hereby amended to include the following changes indicated below in underline/strikeout and to read as indicated in the attached Exhibit A, which is hereby incorporated by this reference.

Chapter 16.05
CONSTRUCTION CODES

Amend 16.05.040 as follows:
16.05.040 Referenced codes.
Specific codes referenced in the general codes adopted by this chapter shall be as follows:
(1) Any and all reference to the International Plumbing Code shall be replaced with the Uniform Plumbing Code as adopted in SMC 16.05.140.
(2) Any and all reference to the International Property Maintenance Code shall be replaced with the Sammamish Building and Property Maintenance Code as adopted in Chapter 16.25 SMC.
(3) Any and all reference to the International Existing Building Code shall be replaced with the International Building Code.
(4) Any and all reference to the International Electrical Code shall be replaced with the National Electrical Code.

Amend 16.05.070 as follows:

16.05.070 International Building Code adopted.
The 2003-2006 Edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, including Appendix Chapter E (Accessibility), ICC A117.1-2003 (Accessible Standards), Appendix Chapter H (signs), and Appendix Chapter M (2006 International Existing Building Code), excluding Chapter 1, Administration, is adopted, together with the following amendments:

(1) Add new stand-alone section as follows:
Design Criteria shall be as follows:
GROUND AND ROOF AND SNOW LOAD: 25 PSF
SEISMIC DESIGN CATEGORY: D
WIND SPEED: 70 mph sustained with 85 mph gust
WIND EXPOSURE: Site Specific. See IBC Section 1609.4
SOIL BEARING: Site specific. See IBC Chapter 18
WEATHERING: Moderate
FROST LINE DEPTH: 12 inches
TERMITE: Slight to moderate
DECAY: Slight to moderate
WINTER DESIGN TEMPERATURE: 26 degrees Fahrenheit
ICE SHIELD UNDERLAYMENT REQUIRED: No
FLOOD HAZARDS: See SMC 15.10
AIR FREEZING INDEX: 145
MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit

DELETE PREVIOUS AMENDMENT (2) Amend Section 403.9, Elevators, to read as follows:

403.9 Elevators:
Elevator operation and installations shall be in accordance with Chapter 30. Elevators on all floors shall open into elevator lobbies that are separated from the remainder of the building, including corridors and other means of egress, by fire partitions and the required opening protection extending from the floor to the underside of the fire-resistive floor or roof above. Such walls shall not be less than one-hour construction as required for a fire partition per Section 708. Openings through such walls shall conform to section 705.

Exceptions:
1. In office buildings, separations are not required from a street-floor elevator lobby provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.
2. Elevators not required to be located in a shaft in accordance with Section 707.2.
3. Elevator lobbies located within an atrium complying with the provisions of section 404.
4. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required means of egress without passing through the elevator lobby.
5. In fully sprinklered buildings where elevator and stair shafts are pressurized in accordance with Section 909, elevator lobbies need not be provided. The pressurized stair shafts shall comply with the standards for elevator shaft pressurization in WAC 51-50 Section 909.6.3.

(2) **Amend IBC Section 403.3.1 #2 to add exception as follows:**

403.3.1 Type of construction. The following reductions in the minimum construction type allowed in Table 601 shall be allowed as provided in Section 403.3:
1. For buildings not greater than 420 feet (128 m) in height, Type IA construction shall be allowed to be reduced to Type IB.

**Exception:** The required fire-resistance rating of columns supporting floors shall not be allowed to be reduced.
2. In other than Groups F-1, M and S-1, Type IB construction shall be allowed to be reduced to Type IIA.

**Exception:** The required fire-resistance rating of the structural frame shall not be less than 2 hours.
3. The height and area limitations of the reduced construction type shall be allowed to be the same as for the original construction type.

(5) **Add new Section 403.15, Smoke control, and amend to read as follows:**

403.15 Smoke control. A smoke control system meeting the requirements of Section 909 shall be provided in buildings having that exceed 10 stories, or contains a use requiring defend-in-place firefighting operations in which occupants of some areas cannot readily evacuate that area. This includes portions of facilities housing functions essential to continuity of public safety operations and Group I and LC Occupancies where in the judgment of the building official and fire code official, occupants having limited capacity for self-preservation are located on floors more than 75 feet above the lowest level of fire department vehicle access. A smoke control system for a defend-in-place use may be a performance-based design to protect that use without providing smoke control throughout the entire building, but shall otherwise comply with Section 909.

**Exception:** Smoke control may be omitted when approved by the building official and fire code official.

**DELETE PREVIOUS AMENDMENT (7) (7)**—Amend the second sentence of Section 501.2; Premises identification, to read as follows:

Letters or numbers shall be a minimum 4 inches (102 mm) in height and stroke of minimum 0.5 inch (12.7-mm) of contrasting color to the background itself.

(7) **Amend Table 508.3.3 Required Separation of Occupancies (Hours) as follows:**

Add footnote reference superscript “f” to R Occupancy Classification row and column headings. Add footnote f. to read: See Section 419 for Dwelling Unit separation requirements.

**DELETE PREVIOUS AMENDMENT (8) (8)**—Amend the last sentence of Exception 2.1 to Section 707.2, Shaft enclosure required, to read as follows:
This application is limited to openings that do not connect more than four stories in buildings not required to have smoke control systems. In buildings that are required to have smoke control systems, escalators are limited to openings that do not connect more than four stories and non-egress stairs are limited to openings that do not atmospherically connect more than two stories in buildings that are required to have smoke control.

DELETE PREVIOUS AMENDMENT (9) (9) Amend Section 707.14.1, Elevator lobby, by the addition of a fifth exception to read as follows:
Exception 5: See Section 403.9 for high rise elevator lobby requirements.

(10) (9) Amend Section 903.2, Where required, delete exception, to read as follows:
Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

(9) Amend Section [F] 903.2.2, Group E, by deleting exception:
903.2.2. Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:
1. Throughout all group E fire areas greater than 20,000 square feet in area.
2. Throughout every portion of educational buildings below the level of exit discharge.
Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom through the building has at least one exterior exit door at ground level.

(11) (10) Amend Section [F] 903.4, Alarms, to read as follows:
Approved audible and visible alarm notification devices to meet the American with Disabilities Act, shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Exception: With approval of the Fire Code Official.
Exceptions:
1. Approved domestically supplied local systems with 10 heads or less per building, or,
2. Approved residential sprinkler systems for 1 or 2 dwelling units if not otherwise specifically required.

(12) (11) Amend Section [F] 903.4.3, Floor control valves, to read as follows:
Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Exception: When approved by the Fire Code Official in NFPA 13D and NFPA13R systems.

(13) (12) Add new Section [F] 905.3.7 905.3.8, High rise building standpipes, to read as follows:
[F] 905.3.7 905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inches. Two 2-1/2 inch hose connections...
shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (PRV) are required, each hose connection shall be provided with its own PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

DELETE PREVIOUS AMENDMENT (14) Amend Section [F] 905.8, Dry standpipes, to read as follows:
Dry standpipes, may be installed in other than high rise building when approved by the fire code official.

DELETE PREVIOUS AMENDMENT (18) Amend the first sentence of Section [F] 907.2, Where required, to read as follows:
An approved manual, automatic or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 or where required by the Fire Code Official.

(16) Add new Section [F] 907.14.1, Monitoring, to read as follows:
When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:
2. The current International Fire and Building Code.
3. The system shall be supervised.
4. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.
5. The building owner must provide the fire department with proof of monitoring service.
6. The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.
7. The system must have a signed maintenance agreement prior to Certificate of Occupancy.

DELETE PREVIOUS AMENDMENT (17) Amend the first paragraph of Section 1605.3.1.1, Load reduction, to read as follows:
It is permitted to multiply the combined effect of two or more variable loads by 0.75 and add to the effect of dead load. The combined load used in design shall not be less than the sum of the effects of dead load and any one of the variable loads.

(18) Amend Section 1608.1, General, to read as follows:
Design snow loads shall not be less than 25 PSF uniform roof snow load, nor less than that determined by IBC Section 1607.

(19) Amend Section 1704.12, Exterior insulation and finish systems (EIFS), to read as follows:
Special inspections shall be required for all EIFS applications. All exterior insulation finish systems (EIFS) shall be certified by the manufacturer as having been installed per the manufacturer’s installation recommendations or other agency approved by the building official. The manufacturer’s
certification shall serve as the special inspection requirement when approved by the building official. Exceptions: Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior. Special inspections shall not be required for IEFS application installed over masonry or concrete walls.

DELETE PREVIOUS AMENDMENT (20) (20)—Amend Table 2306.4.1 footnote "i" to read as follows:
In Seismic Design Category D, E or F, where shear design values exceed 400 pounds per lineal foot (LRFD) or 350 pounds per lineal foot (ASD) all framing members receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal member or thicker; or two 2-inch nominal members fastened together in accordance with Section 2307.1 (LRFD), Section 2306.1 (LRFD) or Section 2306.1 (ASD) to transfer the design shear value between framing members. Plywood joint and sill plate nailing shall be staggered in all cases. See Section 2305.3.10 for sill plate side and anchorage requirements.

(21) (16) Add new section 2702.1.1, Location, to read as follows:
2702.1.1 Location. Location of stationary generators, fuel piping and storage tanks are subject to the approval of the Building Official and/or Fire Code Official.

DELETE PREVIOUS AMENDMENT (22) (22)—Adopt Appendix Chapter E, Sections 101 through 106, Supplementary Accessibility Requirements, and Chapter H, Signs. (Ord. 2004-148 § 2)

(17) Amend Section 2902.3.1 to add 2nd exception as follows:
2902.3.1 Requirements
Separate toilet facilities shall be provided for each sex.
Exceptions:
1. In occupancies serving 15 or fewer person, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.
2. In B and M occupancies with a total floor area of 1500 square feet or less, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

(18) Amend Section 3002.4 to read as follows:
3002.4 Elevator car to accommodate ambulance stretcher.
Where elevators are provided in buildings four or more stories above grade plane; or four or more stories below grade plane; or in any R or I occupancy building provided with an elevator regardless of the number of stories; at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

16.05.080 International Residential Code adopted.

The 2003 2006 Edition of the International Residential Code, as adopted by the State Building
Code Council in Chapter 51-51 WAC, as published by the International Code Council, including Appendix Chapter G, Swimming Pools, Spas and Hot Tubs, and excluding Chapters 1, 11, 25-42, is adopted, together with the following amendments:

Add design values for Table R-302.2(1) as follows:

GROUND AND ROOF AND SNOW LOAD: 25 PSF
WIND SPEED: 70 mph sustained with 85 mph gust
SEISMIC DESIGN CATEGORY: D2
WEATHERING: Moderate
FROST LINE DEPTH: 12 inches
TERMITE: Slight to moderate
DECAY: Slight to moderate
WINTER DESIGN TEMPERATURE: 26 degrees Fahrenheit
ICE SHIELD UNDERLAYMENT REQUIRED: No
FLOOD HAZARDS: See SMC 15.10
AIR FREEZING INDEX: 145
MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit
SOIL BEARING (Assumed): 1500 PSF

16.15.090 Mechanical code adopted.
The 2003 2006 Edition of the International Mechanical Code, as adopted by the State Building Code Council in Chapter 54-42 51-52 WAC, as published by the International Code Council, excluding Chapter 1, Administration, is adopted.


16.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted.

16.05.120 International Fuel Gas Code adopted.

16.05.130 International Fire Code adopted.
The 20032006 Edition of the International Fire Code, as adopted by the State Building Code Council in Chapter 51-54 WAC, as published by the International Code Council, including Appendix Chapters B, Fire-flow requirements for buildings; C, Fire hydrant locations and distribution; and D Section 106 as amended, is adopted, together with the following amendments:

(4) Add new Section 105.2.5, Permit fees, to read as follows:
105.2.5 Permit Fees. Any fees for fire code permits, plan check or any other fire service shall be as
listed in the City of Sammamish Fee resolution.

DELETE PREVIOUS AMENDMENT (7) Add new Sections 308.3.1.2, 308.3.1.2.1 through 308.3.1.2.6 as follows:

308.3.1.2 Flaming Food and Beverages Preparation

308.3.1.2.1 General. The preparation of flaming foods or beverages in places of assembly and drinking or dining establishments shall be in accordance with Section 308.3.1.2.308.3.1.2.2 Dispensing. Flammable or combustible liquids used in the preparation of flaming foods or beverages shall be dispensed from one of the following: A 1-ounce (29.6 ml) container, or A container not exceeding 1 quart (946.5 ml) capacity with controlled-pouring device that will limit the flow to a 1-ounce (29.6 ml) serving.308.3.1.2.3. Containers not in use. Containers shall be secured to prevent spillage when not in use.308.3.1.2.4. Serving of flaming food. The serving of flaming foods or beverages shall be done in a safe manner and shall not create high flames. The pouring, ladling or spooning of liquids is restricted to a maximum height of 8 inches (203 mm) above the receiving receptacle.308.3.1.2.5. Location. Flaming foods or beverages shall be prepared only in the immediate vicinity of the table being served. They shall not be transported or carried while burning.308.3.1.2.6 Fire protection. The person preparing the flaming foods or beverages shall have a wet cloth immediately available for use in smothering the flames in the event of an emergency.

(8) (7) Add new exception to Section 308.3.7 to read as follows:
Section 308.3.7 Group A Occupancies. Exception 4: Where approved by the Fire Code Official (see also 308.3.1.2).

(9) (8) Amend the first sentence of Section 314.4 to read as follows:
Section 314.4 Vehicles. Liquid or gas-fueled vehicles, fueled equipment, boats or other motor craft shall not be located indoors except as follows:

(10) (9) Adopt new Sections 503.1 through 503.4 to read as follows:
Sections 503.1 through 503.4 – Fire apparatus access roads. Fire apparatus access roads in the International Fire Code section 503.1 through 503.4 shall be retained by the City of Sammamish.

(10) Amend section 503.2.1 to read as follows:
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Emergency Vehicle access roads shall be constructed in accordance with City of Sammamish Public works standards.

(11) Amend Section 503.2.7 to read as follows:
503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus – no more than 15% slope. Access roads may be permitted to exceed 15% with approval of the fire official, where all buildings are provided with an approved fire sprinkler system.
DELETE PREVIOUS AMENDMENT (12) (12) Amend Section 508.5.1 to read as follows:
Section 508.5.1 Fire hydrant systems Where required. Where a portion of the facility or building
hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant
on a fire apparatus access road, as measured by an approved route around the exterior of the facility
or building, on-site fire hydrants and mains shall be provided where required by the fire code
official.

(13) Amend Section 506.1 as follows:
506.1 Where required. Where access to or within a structure or an area is restricted because of
secured openings or where immediate access is necessary for life-saving or fire-fighting purposes,
the fire code official is authorized to require a key box to be installed in an approved location. The
key box shall be of an approved type and shall contain keys to gain necessary access as required by
the fire code official.
All occupancies equipped with an automatic sprinkler system or fire alarm system shall have a key
box mounted in a location approved by the fire code official.
    Exception: One and two family dwelling.

(13) (14) Add new definition in Section 602:
Section 602 Definitions: Power Tap. A listed device for indoor use consisting of an attachment plug
on one end of a flexible cord and two or more receptacles on the opposite end, and has over-current
protection.

DELETE PREVIOUS AMENDMENT (14) (14) Amend Section 803.1. General requirements,
to read as follows, and add new section, 803.1.4, Atrium Furnishings:

Section 803 Furnishings
803.1 General requirements. The provisions of Sections 803.1.1 through 803.1.4 shall be applicable
to all occupancies covered by Sections 803.2 through 803.7

803.1.4 Atrium Furnishings

803.1.4.1 Potential heat. Potential heat of combustible furnishings and decorative materials within
atria shall not exceed 9,000 Btu per pound (20,934 J/g) when located with an area that is more than
20 feet (6096 mm) below ceiling level sprinklers.

803.1.4.2 Decorative materials. Decorative material in atria shall be nonecombustible, flame
resistant or treated with a flame retardant.

(19) Add new section to read as follows:
905.3.7–905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination
standpipe/sprinkler risers using a minimum pipe size of 6 inches. Two 2-1/2 inch hose connections
shall be provided on every intermediate floor level landing in every required stairway. Where
pressure reduction valves (PRV) are required, each hose connection shall be provided with its own
PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure
of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

(21) Amend Section 906.1. Where required, as follows:  
906.1 Where required, delete the exception.
906.1 Where required. Portable fire extinguishers shall be installed in all Group A, B, E, F, H, I M, R1, R-5, R-4, and S occupancies.

(22) Amend the first sentence of Section 907.2 to read as follows:
907.2 Where required—new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Section 907.2.23 or where required by the Fire Code Official.

907.2 Where required—new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 or where required by the Fire Code Official and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

(24) Amend Section 1404.5 to read as follows:
1404.5 Fire watch. When required by the fire code official for building construction or demolition that is hazardous in nature, qualified personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

(24)-(25) Amend Section 3304.1 to read as follows:
Section 3304.1 Explosive Materials Storage and Handling – General. The storage of explosive materials is prohibited within the City Limits.

Exceptions:
1. Materials listed and stored in accordance with IFC 3301.1 “Exceptions 1-5 and 7-9”
2. Model rocket motors, as defined by NFPA 1122, stored in accordance with NFPA 1122 Sections 4.20.1 and 4.20.2. Quantities of more than one pound shall be stored in accordance with NFPA 1127 Sections 4.19.1 through 4.19.2.4.
3. When approved by the Fire Marshall, high power rocket motors as defined by NFPA 1127 and rocket motor reloading kits, stored in accordance with NFPA 1127 Sections 4.19.1 through 4.19.2.4, 4.19.4 and 4.19.5.

(25)-(26) Amend Section 3305.1 to read as follows:
Section 3305.1 Manufacturing, assembly and testing of explosives, explosive materials, ammunition, blasting agents, and fireworks – General. The manufacturing of explosives, explosive
materials, ammunition, blasting agents, and fireworks is prohibited within the City limits.

(26) (27) Amend Section 3404.2.9.5.1 to read as follows:
Section 3404.2.9.5.1 Locations where above ground tanks are prohibited. The storage of Class I and Class II flammable liquids in above ground tanks in excess of 100 gallons is prohibited within the City limits.
3404.2.9.5.1 Locations where above-ground tanks are prohibited. Locations where Storage of Class I and II liquids are stored in above-ground tanks outside of buildings is prohibited within shall be regulated in accordance with 21A.50.280 SMC: “Critical aquifer recharge areas”.

(28) Amend Section 3404.2.11.2 Location to add new Item #4 as follows:
3404.2.11.2 Location. Flammable and combustible liquid storage tanks located underground, either outside or under buildings, shall be in accordance with all of the following:
1. Tanks shall be located with respect to existing foundations and supports such that the loads carried by the latter cannot be transmitted to the tank.
2. The distance from any part of a tank storing liquids to the nearest wall of a basement, pit, cellar, or lot line shall not be less than 3 feet (914 mm).
3. A minimum distance of 1 foot (305 mm), shell to shell, shall be maintained between underground tanks.
4. Tank location shall be in accordance with the limitations of 21A.50.280 SMC: “Critical aquifer recharge areas”.

(29) Amend Section 3406.2 as follows:
3406.2 Storage and dispensing of flammable and combustible liquids. on farms and construction sites: Permanent and temporary storage and dispensing of Class I and II liquids for private use on farms and rural areas at Public Maintenance facilities owned by the City of Sammamish or other Public agencies at construction sites, earth-moving projects, gravel pits or borrow pits shall be in accordance with Sections 3406.2.1 through 3406.2.8.1.
Exception: Storage and use of fuel oil and containers connected with oil-burning equipment regulated by Section 603 and the International Mechanical Code.

(27) (30) Amend Section 3406.2.4.4 to read as follows:
Section 3406.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and Class II flammable or combustible liquids in above-ground tanks in excess of 100 gallons is prohibited within the City limits.
Locations where Class I and II liquids are stored in above-ground tanks shall be regulated in accordance with 21A.50.280 SMC: “Critical Aquifer Recharge Areas”.

(28) (31) Amend Section 3804.2 to read as follows:
Section 3804.2 Maximum capacity within established limits. The aggregate capacity for the storage of Liquid Petroleum Gas (LPG) of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered at the discretion of the chief after consideration of special features such as topographical conditions, nature of the
occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the fire department.

(29)-(32) Amend Appendix D Section D106 to read as follows:

SECTION D106 SINGLE FAMILY AND MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units. Single family and Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Projects having more than 100 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, or 903.3.1.2, or 903.3.1.3 of the International Fire Code.
D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

16.05.140 Uniform Plumbing Code adopted.

(1) Amend UPC Section 312.0 Independent Systems as follows:
312.0 Independent Systems.
The drainage system of each new building and of new work installed in any existing building shall be separate and independent from that of any other building, and, when available, every building shall have an independent connection with a public or private sewer.

Exception: Where one building stands in the rear of another building on an interior lot, and no private sewer is available or can be constructed to the rear building through an adjoining court, yard, or driveway, the building drain from the front building may be extended to the rear building

Swimming pools shall be provided with a separate and independent drainage system, which shall connect with a public or private sewer. The drainage pipe for the pool, floor drain, and similar fixtures shall be connected either to the side sewer downstream of the main building or structure or to the building sewer downstream of the last plumbing fixture. The main building drain shall be equipped with an accessible backwater valve out side of the building or structure and upstream of the pool drain connection.
(2) Amend UPC chapter 6, table 6-4 6-5 deleting “Lawn Sprinkler, each head” from the table.

(3) Amend UPC section 708.0 Grade of Horizontal Drainage Piping as follows:
Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one fourth (1/4) inch per foot (20.9 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or two (2) percent. Any such pipe or piping four (4) inches (100 mm) or larger in diameter may have a slope of not less than one-eighth (1/8) of an inch per foot (10.5 mm/m) or one (1) percent, only when first approved by the Authority Having Jurisdiction Code Official. Horizontal drainage piping connected to any dual flush gravity tank water closet shall slope a minimum of one-fourth (1/4) inch per foot.

(4) Adopt and amend UPC section 713.1. Sewers Required, as follows:
713.1 Every building in which plumbing fixtures are installed and every premises having drainage piping thereon shall have a connection to a public or private sewer, except as provided in Sections 101.4.1.3, 713.2, and 713.4.
Exceptions:
1. When no public sewer intended to serve any lot or premises is available in any thoroughfare or right of way abutting such lot or premises, or as otherwise approved under SMC 21A.60.030 drainage piping from any building or works shall be connected to an approved private sewage disposal system. The public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred (200) feet (60.8 m) from any proposed building or exterior drainage facility on any lot or premises that abuts and is served by such public sewer.

2. No change shall be required in any portion of a plumbing drainage system in or on an existing building or lot when such work was installed and is maintained in accordance with law in effect prior to the effective date of this code, except when any such plumbing or drainage system or other work regulated by this code is determined by the Authority Having Jurisdiction to be in fact dangerous, unsafe, insanitary, or a nuisance and a menace to life, health, or property.

(5) Adopt UPC Sections 713.3, 713.6, 714.2, and 722 pertaining to building sewers to read as follows:
Section 713.3, 713.6, 714.2 and 722 pertaining to building sewers shall be retained by the City of Sammamish.

(6) Amend UPC Section 713.3 as follows:
713.3 Within the limits prescribed by UPC Section 713.4 hereof, the rearrangement or subdivision into smaller parcels of a lot that abuts and is served by a public sewer shall not be deemed cause to permit the construction of a private sewage disposal system, and all plumbing or drainage systems on any such smaller parcel or parcels shall connect to the public sewer.
(5) **Amend UPC Section 1101.11.2.2.2 to read as follows:**
Combined System. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4" minimum.

(6) Adopt Appendix Chapter A “Recommended Rules for Sizing the Water Supply System”,
(7) Adopt Appendix Chapter B “Explanatory Notes on Combination Waste and Vent Systems”
(8) Adopt Appendix Chapter I “Installation Standards”
(9) Adopt Appendix Chapter H “Grease Interceptors”
(10) Adopt Appendix Chapter L “Alternate Plumbing Systems” excluding sections L5 and L6

**Amend Section 16.05.150 as follows:**
16.05.150 Washington State Energy Code adopted.

**Amend Section 16.05.160 as follows:**
16.05.160 Ventilation and indoor air quality code adopted.

**Chapter 16.20**
CONSTRUCTION ADMINISTRATIVE CODE

**Amend Section titles as follows:**
Sections:
16.20.107 Moved Buildings
16.20.353 Registered Plan Program.
16.20.560 Stop work order – Investigation fee – Effect.

**Amend 16.20.015 as follows:**
16.20.015 Purpose.
The purpose of the codes and regulations adopted by this title code is to provide a consistent method for administration of the construction codes adopted in Chapter 16.05 SMC.

**Amend 16.20.020 as follows:**
16.20.020 Scope.
The provisions of this construction administrative code shall apply to the administration of the
following codes as adopted by the state of Washington and the City of Sammamish and as listed:

(1) 20032006 International Building Code – Chapter 51-50 WAC;
(2) 20032006 International Residential Code – Chapter 51-51 WAC;
(3) 20032006 International Mechanical Code – Chapter 51-52 WAC;
(4) 20022006 Edition of ANSI Z223.1, NFPA 54; National Fuel Gas Code (NFPA 54) – Chapter 51-52 WAC;
(5) 20012004 Edition of NFPA 58, Liquefied Petroleum Gas Code (NFPA 58) – Chapter 51-52 WAC;
(6) 20032006 International Fuel Gas Code – Chapter 51-52 WAC;
(7) 20032006 Uniform Plumbing Code – Chapters 51-56 and 51-57 WAC;
(8) 20032006 Washington State Energy Code – Chapter 51-11 WAC;
(9) 20032006 Washington State Ventilation and Indoor Air Quality Code – Chapter 51-13 WAC.

Amend 16.20.030 as follows:

16.20.030 Definitions.

For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this section. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. “Webster’s Third International Dictionary of the English Language,” unabridged latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

(1) “Amended Construction Documents” means changes or revisions to the approved plans which do not alter the size, shape, height, location or orientation on property, major components of the structural load path, or exiting requirements.

(8) “Existing building” means a building erected prior to the adoption of this code and Chapter 16.05 SMC, or one for which a legal building permit has been issued and approved.


(16) “PUDs” means Public Utility Districts such as Water and Sewer, etc.

(17) “SEPA” means State Environmental Policy Act.

(18) “Shall” as used in this chapter code, is mandatory.


Amend 16.20.070 as follows:

16.20.070 Natural gas.

The provisions of the International Fuel Gas Code shall apply to the installation of all materials and
equipment utilizing natural gas including gas piping systems, fuel gas utilization equipment, gaseous hydrogen systems, and related accessories except those regulated by the International Residential Code.

**Amend 16.20.105 as follows:**

**16.20.105 Existing structures.**
The legal occupancy of any structure existing on the date of adoption of this code and Chapter 16.05 SMC shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, the Sammamish Building and Property Maintenance Code, or as is deemed necessary by the building official or fire marshal, for the general safety and welfare of the occupants and the public. Modifications to existing structures shall be permitted to be performed in accordance with the Appendix M (International Existing Building Code) of the International Building Code.

**Add new section 16.20.107**

**16.20.107 Moved Buildings.**

1. Buildings or structures moved into or within a jurisdiction shall comply with the provisions of the International Residential Code WAC 51-51, the International Building Code (WAC 51-50), the International Mechanical Code (WAC 51-52), the International Fire Code (WAC 51-54), the Uniform Plumbing Code and Standards (WAC 51-56 and 51-57), the Washington State Energy Code (WAC 51-11) and the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13) for new buildings or structures.

**Exception:** Group R-3 buildings or structures are not required to comply if:

1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated.

For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

2. Prior to relocation, a feasibility inspection shall be performed on the building or structure by a registered design professional to document any known structural deficiencies, examine existing plumbing and mechanical systems, inspect insulated areas of the structure and check for life safety deficiencies. A copy of the inspection reports shall be submitted along with a building permit application for relocation.

3. Structures which do not conform to minimum requirements at the time of initial construction, or current life safety regulations, or are found substantially deficient in structural integrity shall be subject to correction.

**Amend 16.20.135 as follows:**

**16.20.135 Notices and orders.**
The building official shall have the authority to issue all necessary notices or orders to ensure compliance with this code and Chapter 16.05 SMC. Notices and orders shall be as prescribed in
Chapter 23.25 SMC

Amend 16.20.200 as follows:
16.20.200 Work exempt from permit.
Exemptions from permit requirements of this code and Chapter 16.05 SMC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code and Chapter 16.05 SMC or any other laws or ordinances of the City of Sammamish. Permits shall not be required for the following:

(1) Building.
   (a) One-story detached accessory structures accessory to residential buildings constructed under the provisions of the IRC used as tool and storage sheds, tree-supported play structures, playhouse and similar uses, provided the floor area does not exceed 200 square feet (18.58 m2) and the structure is located in accordance with all land use regulations.
   (b) Fences not over six feet (1,829 mm) high.
   (c) Oil derricks.
   (d) Retaining walls which are not over four feet (1,219 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 III-A liquids, and are not located in critical areas including steep slopes, wetland buffers, shorelines, etc.
   (e) Rockery walls which are not over four feet (1,219 mm) in height measured from finished grade to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids, and are not located in critical areas including steep slopes, wetland buffers, shorelines, etc.
   (f) 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 two to one.
   (g) Sidewalks, decks and driveways associated with residential buildings constructed under the provisions of the IRC not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route or means of egress.
   (h) Decks, and driveways associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC which are not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route or means of egress.
   (i) Painting, papering, tiling, carpeting, cabinets, counter tops, non-structural wood or vinyl siding placed over existing siding, and similar finish work.
   (j) In-kind re-roofing of one- and two-family dwellings provided the roof sheathing is not removed or replaced.
   (k) Temporary motion picture, television and theater stage sets and scenery.
   (l) Prefabricated portable swimming pools and hot tubs accessory to a one- and two-family dwelling or Group R-3 occupancy, which are less than 36 inches (915 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
   (m) Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
   (n) Swings, slides and other similar playground equipment.
(m) Window awnings supported by an exterior wall of a One- and Two-Family Dwelling or Group R-3, and Group U occupancies which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support of one- and two-family dwellings or Group R-3 and Group U occupancies.

(o) Non-fixed and movable fixtures, racks, counters and partitions not over five feet nine inches (1,753 mm) in height.

(p) Satellite earth station antennas six and one-half feet (two m) or less in diameter or diagonal in zones other than residential zones.

(q) Satellite earth station antennas three and one-quarter feet (one m) or less in diameter in residential zones.

(s) Video programming service antennas three and one-quarter feet (one m) or less in diameter or diagonal dimension, regardless of zone.

(t) Work as noted in 16.20.025 SMC, Exceptions.

Amend 16.20.215 as follows:

16.20.215 Application for permit.

To obtain a permit, the applicant shall first file an complete application as defined by the jurisdiction, therefore in writing on a form furnished by the Permit Center for that purpose. Such application shall:

(1) Identify and describe the work to be covered by the permit for which application is made.

(2) The legal description, or the tax parcel number and the street address if available, that will readily identify and definitely locate the proposed building or work.

(3) The property owner’s name, address, and phone number.

(4) The prime contractor’s business name, address, phone number, and current state contractor registration number.

(5) Either:

   (a) The name, address, and phone number of the office of the lender administering the interim construction financing, if any; or

   (b) The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.

(6) Indicate the use or occupancy for which the proposed work is intended.

(7) Be accompanied by plans, diagrams, computations and specifications and other information as required in SMC 16.20.255 through 16.20.275.

(8) State the valuation of the proposed work.

(9) Be signed by the applicant, or the applicant’s authorized agent.

(10) Give such other data and information as required by the City of Sammamish.

The information required on the building permit application by subsections (2) through (5) of this section shall be set forth on the building permit document which is issued to the owner, and on the inspection record card which shall be posted at the construction site.
If the information required by subsection (5) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

Amend 16.20.220 as follows:
16.20.220 Action on application.
The building division shall examine or cause to be examined applications for building permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building division shall reject such application in writing, stating the reasons therefor. If the building division is satisfied that the proposed work conforms to the requirements of this code and Chapter 16.05 SMC and laws and ordinances applicable thereto, the Permit Center shall issue a permit therefore as soon as practicable.
City Staff shall examine or cause to be examined applications for permits and amendments thereto prior to acceptance of the building, plumbing, mechanical or related permit application. If the application or the construction documents are incomplete or lack sufficient information to demonstrate compliance with applicable codes and standards, the application shall be returned to the applicant stating the reasons therefor. If the City Staff is satisfied that the application or construction documents are complete and provides sufficient information to proceed with review, the permit center shall accept the permit application and collect the appropriate submittal fees.

Notwithstanding the language of this or any other provision of this code, no building permit shall be issued until all other project permits related to the project action for the building permit is sought have been approved and issued, and all related fees, bonds, and approval conditions have been paid and/or satisfied, including but not limited to: SEPA approvals, subdivisions, PUDs, building site plans, conditional use permits, variances, shoreline substantial development permits, critical area alterations permits and frontage improvements.

When a Reasonable Use Exception is required to determine placement of the proposed structure and all appurtenances, the Reasonable Use Exception shall be obtained prior to application for Building Permit. If after the application is submitted, it is determined that the proposed structure must be altered or redesigned in order to comply with Land Use, Fire, or other regulations, the Building Official is authorized to require the applicant to withdraw said application.

Amend 16.20.225 as follows:
16.20.225 Time limitation of application.
(1) Applications for which no permit is issued within one year following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law by the building official.
official may extend the time for action by the applicant for a period not exceeding 180 days.

(2) Applications may be canceled for inactivity, if an applicant fails to respond to the department’s written request for revisions, corrections, actions or additional information within 60 days of the date of request. The building official may extend the response period beyond 60 days if within the original 60-day time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections or other information needed by the department.

(3) The building official may extend the life of an application for an additional 180 days if any of the following conditions exist:

(a) Compliance with the State Environmental Policy Act is in progress; or

(b) Any other city review is in progress; provided the applicant has submitted a complete response to City requests for information or corrections; or

(c) The building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final City decision; or

(d) Litigation against the City or applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.

Amend 16.20.235 as follows:

16.20.235 Expiration.

(1) Every permit issued shall expire one year from the date of issuance. The building official is authorized to approve a request for an extended expiration date where a construction schedule is provided by the applicant and approved by the building official prior to permit issuance.

(2) Permits issued for applications submitted prior to July 1, 2004, shall be valid for one year from the date of adoption of this code unless a written request for extension is approved by the building official prior to permit expiration or the permit is renewed in accordance with subsection (3) of this section.

(3) A permit that has been expired for one year or less may be renewed for a period of no more than one year from the date of original expiration for an additional fee equal to one-half the amount of the original building permit fee as long as no unauthorized changes have been made to the originally approved plans and the applicant continues to make regular requests for inspections. In no case shall the renewal fee be less than the City's hourly inspection fee multiplied by the number of inspections remaining to be performed. For When a permit that has been expired longer than one year, a new permit must be obtained and new fees paid. No permit shall be renewed more than once twice.

(4) Upon written request from the owner, the Building Official or authorized representative is authorized to extend the expiration date up to 90 days with no additional fee when all inspections except Final inspection have been performed and approved. If all work is not completed within the 90 day extension period, the permit shall expire unless renewed under the provisions of 16.20.235
Amend 16.20.250 as follows:


Construction documents, statement of special inspections, and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code and Chapter 16.05 SMC.

Amend 16.20.255 as follows:

16.20.255 Information on construction documents

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed in the proper orientation and layout as it is to be constructed and show in detail that it will conform to the provisions of this code and Chapter 16.05 SMC and relevant laws, ordinances, rules and regulations, as determined by the building official. Construction documents shall not be altered once submitted except as required by notice of the City reviewer to achieve compliance with applicable codes.

Amend 16.20.275 as follows:

16.20.275 Site plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size, and location, orientation and layout of new construction and existing structures on the site including all roof overhangs, projections, cantilevers and building footprint, distances from lot lines, the established street grades and the proposed finished grades and average grades as required, calculations for building height, and as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. Site plans shall also be provided which show width, slope, distance, and surface requirements for Emergency Vehicle Access Roads and / or Driveways and depict all lots which contain structures served by the access road. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

Amend 16.20.300 as follows:
16.20.300 Design professional in responsible charge.

When it is required that documents be prepared by a qualified, registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by Section 1709 IBC, the statement of special inspections program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704 IBC).

At least one set of documents prepared a registered design professional shall bear the seal or stamp of the design professional and shall contain the original signature of the design professional.

Exceptions:
1. Supporting documents such as engineering calculations, geotechnical reports, and specifications, need only bear an original stamp and signature on the cover sheet of the supporting documents.
2. With permission of the building division, a copy of the original stamp and original signature may be accepted on the documents.

Amend 16.20.310 as follows:

16.20.310 Amended construction documents

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents along with an application for permit revision. Where changes to approved plan alter the size, shape, height, location or orientation on property, major components of the structural load path, or exiting requirements, a new permit application shall be submitted and applicable fee paid.

Amend 16.20.320 as follows:

16.20.320 Temporary structure – General.

The building official is authorized to approve a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

Exception: The building official may authorize unheated tents and yurts under 500 square feet accommodating an R-1 occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

Amend 16.20.340 as follows:
16.20.340 Schedule of permit fees.
On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a
fee for each permit shall be paid as required, in accordance with this code and the Fee schedule as
established in the City of Sammamish Fee Resolution, applicable governing authority. In no case
shall the Building Permit fee be less then the City’s hourly inspection fee multiplied by the number
of inspections expected to be performed for work authorized by the permit.

Add new section 16.20.353 as follows:
16.20.353 Registered Plan Program

Registered Plan Program. An applicant who intends to apply for permits to build a number of
single family structures using the same plans may elect to participate in the “Registered Plan
Program”. This program is intended to improve customer service by simplifying the application
process and reducing plan review times. This program is also intended to encourage variations in
building design to produce aesthetically pleasing, yet diversified neighborhoods that add to the
quality of Sammamish as a unique community.

Options are allowed to be submitted with the initial registering of the basic plan to accommodate a
variation of building styles using the basic plan. When plans are submitted under the jurisdiction's
“Registered Plan Program,” a plan review fee shall be paid at the time of application for a registered
plan.

The building official may have the option to charge a partial deposit, in lieu of the full plan review
fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees
owed. The applicant shall be required to pay the balance of amount owed for the plan review prior
to final approval of the registered plan.

Valuations used to compute the permit fees shall include all options submitted with a registered
plan. When a registered plan consists of a number of plan options that can produce any number of
similar but different buildings, the building official may charge plan review fees based on each
different building configuration.

Plan review fees shall be paid for at the time of application for a building permit. The building
official may have the option to charge a partial deposit, in lieu of the full plan review fee. All
portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The
applicant shall be required to pay the balance of amount owed for the plan review. The plan review
fees specified in this subsection are separate fees from the permit fees and are in addition to the
permit fees.

Plan Orientation: Building construction shall follow the direction, layout and orientation of the plan
as approved. Applications to reverse or flip a plan shall only be allowed as an approved option to a
registered plan where all drawing floor plans, site plans, sections, elevations and structural drawings
reflect the layout of the building to be constructed.

Revisions: Once a plan and associated options are reviewed, approved and registered, changes or
revisions to that plan are not permitted without requiring the plan to be re-submitted as a new
registered plan and pay full new fees.

Field Revision: Once a permit is issued for a registered plan, no revisions will be permitted except
for minor field changes. Changes other than minor field changes will be considered major changes
and require the permit holder to re-submit those changes as a new submittal and pay the appropriate fee.

Amend 16.20.355 as follows:

16.20.355 Work commencing before permit issuance.

Any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a stop work order and special investigation fee established by the City of Sammamish that shall be in addition to the required permit fees.

When it is determined that construction has taken place that required a permit and construction is such a stage that structural conformance cannot be visually assured by the City of Sammamish Building Division, the following will be required:

1. The building official may require that the owner hire a licensed registered design professional to submit a certified report as to the structural integrity of the structure erected, and the compliance of the structure with applicable construction codes and regulations along with the building permit application. This document (certification) must state any deficiencies and the acceptable (code) corrective action, accompany the building permit application and include any deficiencies.

2. The owner must show proof of inspection and permit for cover of electrical wiring from the Department of Labor and Industries Electrical Inspection Division.

3. The owner must secure plumbing and/or mechanical permits as appropriate. Inspection of these items may require removal of construction materials in order to validate the systems have been installed correctly.

4. The owner must be able to substantiate and/or show proof if necessary that he/she is in compliance with all other local, state and federal laws pertaining to land use.

5. A site inspection and life safety inspection must be performed prior to temporary occupancy or use of the building or structure prior to permit issuance and final inspection.

Amend 16.20.365 as follows:

16.20.365 Performance bonds.

Prior to the issuance of a demolition permit, the applicant or agent shall post a $500.00 cash deposit or surety bond to ensure cleanup of the site, which shall be refundable upon final inspection, approval and written request to the permit center from the permit holder.

Exception: Where the demolition permit is issued in conjunction with a building permit for a new structure to be placed in a similar location as building or structure to be demolished.

Amend 16.20.375 as follows:

16.20.375 Inspections – General.

Construction or work for which a permit is required shall be subject to inspection by the building division and other agencies as designated on the inspection card. Such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of
an inspection shall not be construed to be an approval of a violation of the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish. Inspections presuming to give authority to violate or cancel the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish shall not be valid. It shall be the duty of the permit applicant person(s) who perform the work to make request for inspections and cause the work to remain accessible and exposed for inspection purposes. Neither the building division nor the City of Sammamish shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Amend 16.20.395 as follows:

16.20.395  Footing and foundation inspection.
Footing and foundation inspections shall be made after poles or piers are set, trenches or basement areas are excavated, or excavations for footings are complete, any forms erected, and any required reinforcing steel is in place and all required hold-down anchor bolts, hold down straps, and any required reinforcing steel is in place and supported. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

Amend 16.20.405 as follows:

16.20.405  Lowest floor elevation certification.
In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R324.3 shall be submitted to the building division. FEMA flood elevation certificates shall contain an original stamp and signature of the Surveyor, licensed by the State of Washington and shall document the elevation of the lowest floor, including basement, and other information required by the flood elevation certificate.

Amend 16.20.430 as follows:

16.20.430  Flashing and exterior weather barrier inspection
Flashing and exterior weather barrier inspections shall be made after flashing and weather barrier materials have been installed, but prior to any of the work being covered. Subject to approval of the building official, periodic inspections an approved special inspection agency may be utilized for these inspections may be made during the course of construction.

Amend 16.20.435 as follows:

16.20.435  Lath inspection and gypsum board inspection.
Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.
Subject to approval of the building official an approved special inspection agency may be utilized for these inspections during the course of construction.

Exception: Gypsum board that is not part of a fire-resistance rated assembly or a shear assembly does not require inspection.

Amend 16.20.445 as follows:


(1) Envelope.

(a) Wall Insulation Inspection: To be made after exterior wall weather protection and all wall insulation and air vapor retarder, sheet or film materials are in place, but before any wall covering is placed.

(b) Glazing Inspection: To be made after glazing materials are installed in the building.

(c) Exterior Roofing and Vaulted Ceiling Insulation Inspection: To be made after the installation of the roofing and roof insulation, but before concealment.

(d) Slab/Floor Insulation Inspection: To be made after the installation of the slab/floor insulation, but before concealment.

(e) Attic Insulation Inspection: To be made after the installation of the attic insulation and prior to final inspection approval.

Amend 16.20.450 as follows:

16.20.450 Re-inspection.

The building official may require a structure or portions of work to be re-inspected. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which the inspection was requested is not complete; or when previous corrections called for are not made; or when there are reoccurring missed items that have previously been identified to the same builder on multiple lots; or when the approved plans and permit are not on site in a conspicuous or pre-approved location; or when the building is not accessible. In instances where re-inspection fees have been assessed, no additional inspection of the work shall be provided by the city until the required fees are paid.

Amend 16.20.485 as follows:


No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the City has issued a certificate of occupancy therefor as provided herein.

Exceptions:

1. Group U-a Residential accessory buildings or structures.

2. Work exempt from permits per 16.20.200 SMC

Structures approved under the provisions of the International Residential Code may be issued a
certificate of occupancy in the form of a signed off permit inspection card.
Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish.

Amend 16.20.490 as follows:
16.20.490 Certificate of occupancy issued
After the building division inspects the building or structure and finds no violations of the provisions of this code and Chapter 16.05 SMC or other laws that are enforced by the department of building safety, the City of Sammamish shall issue a certificate of occupancy. that contains the following:
Structures approved under the International Residential Code may be issued a certificate of occupancy in the form of a “Final Inspection” Approval signature on the Permit Inspection Card. For all other structures requiring a certificate of occupancy, the certificate of occupancy shall contain the following information:

(1) The building permit number.
(2) The address of the structure.
(3) The name and address of the owner.
(4) A description of that portion of the structure for which the certificate is issued.
(5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code and Chapter 16.05 SMC for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
(6) The name of the building official.
(7) The edition of the code under which the permit was issued.
(8) The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code or International Residential Code as applicable.
(9) The type of construction as defined in Chapter 6 of the International Building Code or International Residential Code as applicable.
(10) The design occupant load.
(11) If an automatic sprinkler system is provided, and whether the sprinkler system is required.
(12) Any special stipulations and conditions of the building permit.

Amend 16.20.495 as follows:
16.20.495 Temporary or phased occupancy.
The building official is authorized to issue a temporary or phased certificate of occupancy before the completion of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The building official is authorized to require, in addition to the completion of life safety building components, completion of any or all accessibility components prior to issuance of a temporary or phased certificate of occupancy. The building official shall set a time period during which the temporary or phased certificate of occupancy is valid. The building official is authorized to require that a performance bond be posted with the City in an amount equal to 150
percent of the incomplete work as determined by the design professional. The bond shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the duty of the applicant to request the refund.

**Amend 16.20.500 as follows:**

**16.20.500 Revocation of certificate of occupancy.**

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code and Chapter 16.05 SMC wherever the certificate is issued in error, or on the basis of incorrect information provided by the owner or owner’s representatives, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code and Chapter 16.05 SMC.

**Amend 16.20.530 as follows:**

**16.20.530 Unlawful acts.**

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code and Chapter 16.05 SMC, or cause same to be done, in conflict with or in violation of any of the provisions of this code and Chapter 16.05 SMC. Unlawful acts shall be considered a “Civil code violation” as defined in Chapter 23.05.030(2) SMC.

**Amend 16.20.545 as follows:**

**16.20.545 Violation Penalties.**

Any person who violates a provision of this code and Chapter 16.05 SMC or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code and Chapter 16.05 SMC, shall be subject to penalties as prescribed by law in SMC Chapter 23 Code Enforcement.

**Amend 16.20.550 as follows:**

**16.20.550 Stop work order – Authority.**

Whenever the building official finds any work being performed in a manner either contrary to the provisions of this code and Chapter 16.05 SMC or other pertinent laws or ordinances implemented through the enforcement of this code and Chapter 16.05 SMC, the building official is authorized to issue a stop work order. **Issuance of a notice of violation, infraction or notice and order is not a condition precedent to the issuance of the stop work order.**

**Amend 16.20.555 as follows:**

**16.20.555 Stop work order – Issuance.**

The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner’s agent, or to the person doing the work. Upon issuance of a stop work order, the cited
work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Service of the stop work order shall be in accordance with SMC 23.30.040.

**Amend 16.20.560 as follows:**

16.20.560 Stop work order—Investigation fee Effect

1. The building official is authorized to assess a special investigation fee for the issuance of a stop work order when work has started without the issuance of a permit.

2. A stop work order represents a determination that a civil code violation has occurred and that any work or activity that is causing or contributing to the violation on the property where the violation has occurred or is occurring must cease.

3. A stop work order requires the immediate cessation of the specified work or activity on the named property. Work or activity may not resume unless specifically authorized by the Building Official or designee.

4. A stop work order may be appealed to the City of Sammamish Hearings Examiner according to the procedures prescribed by Chapter 23.35 SMC.

5. Failure to appeal the stop work order within the applicable time limits renders the stop work order a final determination that the civil code violation occurred and that work was properly ordered to cease.

6. Failure to comply with the terms of a stop work order subjects the person responsible for code compliance to civil penalties and costs.

**Amend 16.20.565 as follows:**

16.20.565 Stop work order—Unlawful continuance. Remedy - Civil penalties

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

1. In addition to any other judicial or administrative remedy, the Building Official or designee may assess a civil penalties for the violation of any stop work order as set forth in the civil penalty schedule contained in Chapter 23.40 SMC.

2. Civil penalties for the violation of any stop work order shall begin to accrue on the first day the stop work order is violated and shall cease on the day the work is actually stopped.

3. Violation of a stop work order shall be a separate violation from any other civil code violation. Civil penalties assessed create a joint and several personal obligation in all persons responsible for code violation. The City of Sammamish may collect the civil penalties assessed by any appropriate legal means.

4. In addition to all other remedies, a lien for the value of the civil penalties imposed may be filed against the real property that is subject to compliance with the City of Sammamish Building Code.

**Amend 16.20.570 as follows:**
16.20.570 Unsafe structures and equipment.
Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against entry or that has been abandoned for more than 1 year, or the applicant or owner fails to request the appropriate inspections shall be deemed unsafe.

Where a structure has been deemed unsafe, the Building Official or designee shall first issue a Notice of Violation as prescribed in Chapter 16.20.535 SMC. The Notice of Violation shall include a statement requiring the unsafe structure or equipment shall be taken down and removed or made safe, as the building official deems necessary and as provided for in Chapter 16.25 SMC, Sammamish Building and Property Maintenance Code.

Chapter 16.25
Sammamish Building and Property Maintenance Code

Amend 16.25.155 as follows:
16.25.155 Closing of vacant structures.
If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. (Ord. O2004-148 § 4)

Amend 16.25.160 as follows:
16.25.160 Notice.
Whenever the code official has condemned determined that a structure or equipment is unsafe under the provisions of this chapter, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with SMC 16.25.140 and 16.25.165. If the notice pertains to equipment, it shall also be placed on the condemned unsafe equipment. (Ord. O2004-
148 § 4)

Amend 16.25.165 as follows:

16.25.165 Placarding.
Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the words "Condemned" "UNSAFE – DO NOT ENTER OR OCCUPY" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. (Ord. O2004-148 § 4)

Amend 16.25.170 as follows:

16.25.170 Placard removal.
The code official shall remove the condemnation "UNSAFE – DO NOT ENTER OR OCCUPY" placard whenever the defect or defects upon which the condemnation and Placarding actions were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code. (Ord. O2004-148 § 4)

Amend 16.25.175 as follows:

16.25.175 Prohibited occupancy.
Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code. (Ord. O2004-148 § 4)

Amend 16.25.190 as follows:

16.25.190 Definitions.
DELETE FROM DEFINITIONS: "Condemn" means to adjudge unfit for occupancy.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force July 1, 2007.

CITY OF SAMMAMISH

[Signature]
Mayor Mark Cross

ATTEST/AUTHORIZED:

[Signature]
Melanie Anderson, City Clerk

Approved as to form:

[Signature]
Bruce L. Disend, City Attorney

Filed with the City Clerk: May 30, 2007
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Date of Publication: June 23, 2007
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EXHIBIT A
Chapters 16.05, 16.20, and 16.25 of the
Sammamish Municipal Code effective July 1, 2007

Chapter 16.05
CONSTRUCTION CODES

Sections:
16.05.010 Short title.
16.05.020 Purpose.
16.05.030 Hours of construction
16.05.040 Referenced codes.
16.05.050 Earthquake shutoff valve required.
16.05.060 Automatic sprinkler systems required.
16.05.070 International Building Code adopted.
16.05.080 International Residential Code adopted.
16.05.090 Mechanical code adopted.
16.05.100 National Fuel Gas Code (NFPA 54) adopted.
16.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted.
16.05.120 International Fuel Gas Code adopted.
16.05.130 International Fire Code adopted.
16.05.140 Uniform Plumbing Code adopted.
16.05.150 Washington State Energy Code adopted.
16.05.160 Ventilation and indoor air quality code adopted.
16.05.170 Documents to be filed and available for public inspection.
16.05.180 Violation
16.05.190 Adoption of additional state codes.
16.05.200 Code conflicts resolution.
16.05.210 Liability.

16.05.010 Short title.
This chapter shall constitute the City building code and may be cited as such.

16.05.020 Purpose.
The purpose of the codes and regulations adopted by this title is to regulate building and construction within the City and to protect the public health, safety, and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected by the terms of these codes and regulations.

16.05.030 Hours of construction.
Except as otherwise provided in this chapter, the activities and construction noise regulated by this chapter shall be limited to the followings hours:
(1) Monday through Friday: 7:00 a.m. to 8:00 p.m.
(2) Saturday and holidays: 9:00 a.m. to 6:00 p.m.
(3) Sundays: No construction.

16.05.040 Referenced codes.
Specific codes referenced in the general codes adopted by this chapter shall be as follows:
(1) Any and all reference to the International Plumbing Code shall be replaced with the Uniform Plumbing Code as adopted in SMC 16.05.140.
(2) Any and all reference to the International Property Maintenance Code shall be replaced with the Sammamish Building and Property Maintenance Code as adopted in Chapter 16.25 SMC.
(3) Any and all reference to the International Electrical Code shall be replaced with the National Electrical Code.
16.05.050 Earthquake shutoff valve required.
All new gas services and existing services that are expanded shall have an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be readily accessible.

16.05.060 Automatic sprinkler systems required.
(1) All newly constructed buildings with a gross square footage of 5,000 square feet, regardless of type or use, as well as zero lot line townhouses with an aggregate area of 5,000 square feet or greater must be sprinklered.
(2) Additions to existing buildings that are 50 percent or more of the assessed building valuation and would result in a gross floor area greater than 5,000 square feet must be retrofitted with an automatic sprinkler system. Subject to the approval of the fire chief, a phasing plan of up to five years is permitted.
(3) Floor Area, Gross. For the purpose of this section, “gross floor area” shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts, attics, crawl spaces and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
(4) For the purposes of this section, fire barriers of any type do not constitute separate buildings.

16.05.070 International Building Code adopted.
The 2006 Edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, including Appendix Chapter E (Accessibility), ICC A117.1-2003 (Accessible Standards), Appendix Chapter H (signs), and Appendix Chapter M (2006 International Existing Building Code), excluding Chapter 1, Administration, is adopted, together with the following amendments:

(1) Add new stand-alone section as follows:
Design Criteria shall be as follows:
GROUND AND ROOF SNOW LOAD: 25 PSF
SEISMIC DESIGN CATEGORY: D
WIND SPEED: 70 mph sustained with 85 mph gust
WIND EXPOSURE: Site Specific. See IBC Section 1609.4
SOIL BEARING: Site specific. See IBC Chapter 18
WEATHERING: Moderate
FROST LINE DEPTH: 12 inches
TERMITE: Slight to moderate
DECAY: Slight to moderate
WINTER DESIGN TEMPERATURE: 26 degrees Fahrenheit
ICE SHIELD UNDERLAYMENT REQUIRED: No
FLOOD HAZARDS: See SMC 15.10
AIR FREEZING INDEX: 145
MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit

(2) Amend IBC Section 403.3.1 #2 to add exception as follows:
403.3.1 Type of construction. The following reductions in the minimum construction type allowed in Table 601 shall be allowed as provided in Section 403.3:
1. For buildings not greater than 420 feet (128 m) in height, Type IA construction shall be allowed to be reduced to Type IB.
   Exception: The required fire-resistance rating of columns supporting floors shall not be allowed to be reduced.
2. In other than Groups F-1, M and S-1, Type IB construction shall be allowed to be reduced to Type IIA. **Exception:** The required fire-resistance rating of the structural frame shall not be less than 2 hours.

3. The height and area limitations of the reduced construction type shall be allowed to be the same as for the original construction type.

(3) Amend Section 403.10, Standby power, as follows: Add the following sentence to the end of the first paragraph:

Fuel-fired emergency generators sets and associated fuel storage, including optional generator sets, located more than 75 feet above the lowest level of Fire Department vehicle access requires the approval of the Fire Code Official.

(4) Amend Section 403.10, Standby power loads, as follows: Add a fourth item which reads as follows:

4. Smoke control system.

(5) Add new Section 403.15, Smoke control, and amend to read as follows:

403.15 Smoke control. A smoke control system meeting the requirements of Section 909 shall be provided in buildings having floors more than 75 feet above the lowest level of fire department vehicle access.

(6) Amend Section 405.9, Standby power, as follows: Add the following sentence to the end of the paragraph:

Fuel-fired emergency generator sets and associated fuel storage, including optional generator sets, located more than 30 feet below the lowest level of exit discharge requires the approval of the fire code official.

(7) Amend Table 508.3.3 Required Separation of Occupancies (Hours) as follows:

Add footnote reference superscript “f” to R Occupancy Classification row and column headings. Add footnote f. to read: See Section 419 for Dwelling Unit separation requirements.

(8) Amend Section 903.2, Where required, delete exception, to read as follows:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

(9) Amend Section [F] 903.2.2, Group E, by deleting exception:

903.2.2. Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:
1. Throughout all group E fire areas greater than 20,000 square feet in area.
2. Throughout every portion of educational buildings below the level of exit discharge.

(10) Amend Section [F] 903.4.2, Alarms, to read as follows:

Approved audible and visible alarm notification devices to meet the American with Disabilities Act, shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exceptions:
1. Approved domestically supplied local systems with 10 heads or less per building, or,
2. Approved residential sprinkler systems for 1 or 2 dwelling units if not otherwise specifically required

(11) Amend Section [F] 903.4.3, Floor control valves, to read as follows:

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Exception: When approved by the Fire Code Official in NFPA 13D and NFPA13R systems.

(12) Add new Section [F] 905.3.8, High rise building standpipes, to read as follows:

[F] 905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inches. Two 2-1/2 inch hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (PRV) are
required, each hose connection shall be provided with its own PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

(13) Add new Section [F] 907.14.1, Monitoring, to read as follows:
When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:
2. The current International Fire and Building Code.
3. The system shall be supervised.
4. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.
5. The building owner must provide the fire department with proof of monitoring service.
6. The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.
7. The system must have a signed maintenance agreement prior to Certificate of Occupancy.

(14) Amend Section 1608.1, General, to read as follows:
Design snow loads shall not be less than 25 PSF uniform roof snow load, nor less than that determined by IBC Section 1607.

(15) Amend Section 1704.12, Exterior insulation and finish systems (EIFS), to read as follows:
Special inspections shall be required for all EIFS applications. All exterior insulation finish systems (EIFS) shall be certified by the manufacturer as having been installed per the manufacturer’s installation recommendations or other agency approved by the building official. The manufacturer’s certification shall serve as the special inspection requirement when approved by the building official. Exceptions: Special inspections shall not be required for EIFS applications installed over a water-resistive barrier with a means of draining moisture to the exterior. Special inspections shall not be required for EIFS application installed over masonry or concrete walls.

(16) Add new section 2702.1.1, Location, to read as follows:
2702.1.1 Location. Location of stationary generators, fuel piping and storage tanks are subject to the approval of the Building Official and/or Fire Code Official.

(17) Amend Section 2902.3.1 to add 2nd exception as follows:
2902.3.1 Requirements.
Separate toilet facilities shall be provided for each sex.
Exceptions:
1. In occupancies serving 15 or fewer person, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.
2. In B and M occupancies with a total floor area of 1500 square feet or less, one toilet facility designed for use by no more than one person at a time shall be permitted for use by both sexes.

(18) Amend Section 3002.4 to read as follows:
3002.4 Elevator car to accommodate ambulance stretcher.
Where elevators are provided in buildings four or more stories above grade plane; or four or more stories below grade plane; or in any R or I occupancy building provided with an elevator regardless of the number of stories; at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate a 24-inch by 84-inch (610 mm by 1930 mm) ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

16.05.080 International Residential Code adopted.
The 2006 Edition of the International Residential Code, as adopted by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council, including Appendix Chapter G, Swimming Pools, Spas and Hot Tubs, and excluding Chapters 1, 11, 25-42, is adopted, together with the following amendments:

Add design values for Table R-302.2(1) as follows:

- **GROUND AND ROOF SNOW LOAD**: 25 PSF
- **WIND SPEED**: 70 mph sustained with 85 mph gust
- **SEISMIC DESIGN CATEGORY**: D2
- **WEATHERING**: Moderate
- **FROST LINE DEPTH**: 12 inches
- **TERMITE**: Slight to moderate
- **DECAY**: Slight to moderate
- **WINTER DESIGN TEMPERATURE**: 26 degrees Fahrenheit
- **ICE SHIELD UNDERLAYMENT REQUIRED**: No
- **AIR FREEZING INDEX**: 145
- **MEAN ANNUAL TEMPERATURE**: 50 degrees Fahrenheit
- **SOIL BEARING (Assumed)**: 1500 PSF

### 16.15.090 Mechanical code adopted.
The 2006 Edition of the International Mechanical Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, excluding Chapter 1, Administration, is adopted.

### 16.15.100 National Fuel Gas Code (NFPA 54) adopted.

### 16.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted.

### 16.05.120 International Fuel Gas Code adopted.
The 2006 Edition of the International Fuel Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, excluding Chapter 1, Administration, is adopted.

### 16.05.130 International Fire Code adopted.
The 2006 Edition of the International Fire Code, as adopted by the State Building Code Council in Chapter 51-54 WAC, as published by the International Code Council, including Appendix Chapters B, Fire-flow requirements for buildings; C, Fire hydrant locations and distribution; and D Section 106 as amended, is adopted, together with the following amendments:

1. **Amend Section 102.6 to read as follows:**
   Section 102.6 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 45. Such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference as determined or modified by the fire code official.

2. **Amend Section 104.10.1 to read as follows:**
   Section 104.10.1 Assistance from other agencies. Police and other enforcement agencies shall have authority to render necessary assistance in the investigation of fires or the enforcement of this code as requested by the fire code official.

3. **Delete Section 105.2 and replace with the following:**
Section 105.2 Application for Permit. Application for permits shall be made to the City of Sammamish in such form and detail as required by the fire department. Applications for permits shall be accompanied by such plans as required by the Bureau of Fire Prevention. All applications for fire department permits shall be forwarded to the Bureau of Fire Prevention for consideration of approval.

(4) Add new Section 105.2.5, Permit fees, to read as follows:
105.2.5 Permit Fees. Any fees for fire code permits, plan check or any other fire service shall be as listed in the City of Sammamish Fee resolution.

(5) Delete Section 108 and replace with the following:
Section 108.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code shall be heard and decided by the Hearing Examiner following an open record hearing. Following review of the evidence, the Examiner shall issue final decisions, including findings and conclusions, based on the issues and evidence in the record. The Hearing Examiner’s final decision shall be the final decision of the City Council on the appeal and shall be conclusive unless proceedings for review of the decision are properly commenced in superior court within the time period specified by state law.
Section 108.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of either this code or the technical codes which are the codes, appendices and referenced code standards adopted by the City of Sammamish.

(6) Amend Section 307.1 to read as follows:
Section 307.1 Open Burning and Recreational fires – General
Exception: Barbecue and other fires in accordance with the Puget Sound Clean Air Agency.

(7) Add new exception to Section 308.3.7 to read as follows:
Section 308.3.7 Group A Occupancies. Exception 4: Where approved by the Fire Code Official (see also 308.3.1.2).

(8) Amend the first sentence of Section 314.4 to read as follows:
Section 314.4 Vehicles. Liquid or gas-fueled vehicles, fueled equipment, boats or other motor craft shall not be located indoors except as follows:

(9) Adopt new Sections 503.1 through 503.4 to read as follows:
Sections 503.1 through 503.4 – Fire apparatus access roads. Fire apparatus access roads in the International Fire Code section 503.1 through 503.4 shall be retained by the City of Sammamish.

(10) Amend section 503.2.1 to read as follows:
503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Emergency Vehicle access roads shall be constructed in accordance with City of Sammamish Public works standards.

(11) Amend Section 503.2.7 to read as follows:
503.2.7 Grade. The grade of the fire apparatus access road shall be no more than 15 % slope. Access roads may be permitted to exceed 15 % with approval of the fire official, where all buildings are provided with an approved fire sprinkler system.

(12) Amend Section 503.3 to read as follows:
Section 503.3. Markings. When required by the Fire Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus roads to identify such roads and prohibit the obstruction thereof or both.

1. All designated fire lanes shall be clearly marked by the property owner in the following manner: Vertical curbs shall be painted six (6") inches in height and shall be painted red on the top and side, extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the face "NO PARKING – FIRE LANE." The stenciling shall be spaced every fifty feet (50'). Rolled curbs or surfaces without curbs shall have a six inch (6") wide red stripe painted extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the stripe "NO PARKING – FIRE LANE." The stenciling shall be spaced every fifty feet (50').

2. Signs may be substituted for curb painting when approved in writing by the fire marshal.

3. Signs shall be not less than eighteen inches (18") in height by twelve inches (12") in width, with block lettering of not less than three inches (3") high brush stroke, reading: "NO PARKING – FIRE LANE." Such signs shall be reflective in nature, with red lettering on a white background, and spaced at intervals of not less than fifty feet (50') apart. The top of such signs shall not be less than four feet (4''), or more than six feet (6'') from the ground. Signs may be placed on buildings when approved in writing by the fire marshal. When posts are required, they shall be constructed of either two inch (2'') or greater galvanized steel, or four inch by four inch (4'' x 4'') or greater pressure treated wood.

4. The fire marshal may approve deviations from any of the specifications in writing.

5. Existing signs may be allowed to remain until the fire marshal determines that a need for replacement exists based on the legibility or other deterioration of the existing signs. Such replacement shall occur within 30 days of receiving written notification of the deficiency.

6. Fire lanes shall be established and maintained as often as required by the fire marshal to clearly identify the designated area as a fire lane, at the sole expense of the property owner. The property owner shall have completed the required establishment or maintenance of fire lanes within 30 days of receiving written notification that such is necessary.

7. At the entrance to the property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location, and shall clearly state that vehicles parked in fire lanes may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

8. The owner, manager, or person in charge of any property upon which any designated fire lane has been established shall be responsible to prevent the parking of vehicles in such fire lanes by informing the appropriate towing company of the violation. If the lane is blocked by any other obstructions, the owner, manager, or person in charge of the property shall attempt to remove the obstruction, and if unable, shall inform the fire department that the obstruction exists.

9. All criminal violations of the International Fire Code and obstruction of a fire apparatus road may be enforced by any regular or reserve police officer of the Police Department.

10. The Police Department, Fire Chief, Fire Marshal, and other such personnel of the Fire Department as designated by the Fire Chief and approved by the City Manager shall have the authority to issue infractions for violations of the International Fire Code on forms provided by the Chief of Police for such purposes.

11. Any violation of this Section shall be punishable in accordance with the provisions of SMC 17.05.010.

(13) Amend Section 506.1 as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. All occupancies equipped with an automatic sprinkler system or fire alarm system shall have a key box mounted in a location approved by the fire code official.

Exception: One and two family dwelling.

(14) Add new definition in Section 602:

Section 602 Definitions: Power Tap. A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or more receptacles on the opposite end, and has over-current protection.
(15) Amend the first sentence of Section 901.7, System out of service, to read as follows:
Section 901.7 System out of service. Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned.

(16) Amend Section 903.2, Where required, as follows:
903.2 Where required. Delete the exception

(17) Amend Section 903.4.2, Alarms, to read as follows:
903.4.2 Alarms Approved audible and visible alarm notification devices to meet the American with disabilities Act, shall be provided for every automatic sprinkler system in accordance with Section 907 and throughout areas designated by the Fire Code Official. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Exception: With approval of the Fire Code Official, audible and visible alarm notification appliances may be omitted for approved residential sprinkler systems in 1 or 2 family dwelling units if not otherwise specifically required.

(18) Amend Section 903.4.3 to read as follows:
903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Exception: When approved by the Fire Code Official in NFPA 13D and NFPA13R systems

(19) Add new section to read as follows:
905.3.8 High Rise Building Standpipes. Standpipe risers shall be combination standpipe/sprinkler risers using a minimum pipe size of 6 inches. Two 2-1/2 inch hose connections shall be provided on every intermediate floor level landing in every required stairway. Where pressure reduction valves (PRV) are required, each hose connection shall be provided with its own PRV. The system shall be designed to provide a minimum flow of 300 gpm at a minimum pressure of 150 psi (maximum 200 psi) at each standpipe connection, in addition to the flow and pressure requirements contained in NFPA 14.

(20) Amend Section 905.8 to read as follows:
905.8 Dry Standpipes. Dry standpipes, may be installed in other than high rise building when approved by the fire code official.

(21) Amend Section 906.1. Where required, as follows:
906.1 Where required. Portable fire extinguishers shall be installed in all Group A, B, E,F, H, I M, R1, R-s, R-4, and S occupancies.

(22) Amend Section 907.2 to read as follows:
907.2 Where required—new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 or where required by the Fire Code Official and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

(23) Add new Section 907.15.1 to read as follows:
907.15.1 Monitoring. When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:
(a) Current NFPA Article 72, National Fire alarm Code
(b) The current International Fire and Building Code.
(c) The system shall be supervised.
(d) All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.
(e) The building owner must provide the fire department with proof of monitoring service.
(f) The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.
(g) The system must have a signed maintenance agreement prior to Certificate of Occupancy.

(24) Amend Section 1404.5 to read as follows:
1404.5 Fire watch. When required by the fire code official for building construction or demolition that is hazardous in nature, qualified personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

(25) Amend Section 3304.1 to read as follows:
Section 3304.1 Explosive Materials Storage and Handling – General. The storage of explosive materials is prohibited within the City Limits.
Exceptions:
1. Materials listed and stored in accordance with IFC 3301.1 “Exceptions 1-5 and 7-9”
2. Model rocket motors, as defined by NFPA 1122, stored in accordance with NFPA 1122 Sections 4.20.1 and 4.20.2. Quantities of more than one pound shall be stored in accordance with NFPA 1127 Sections 4.19.1 through 4.19.2.4.
3. When approved by the Fire Marshall, high power rocket motors as defined by NFPA 1127 and rocket motor reloading kits, stored in accordance with NFPA 1127 Sections 4.19.1 through 4.19.2.4, 4.19.4 and 4.19.5.

(26) Amend Section 3305.1 to read as follows:
Section 3305.1 Manufacturing, assembly and testing of explosives, explosive materials, ammunition, blasting agents, and fireworks – General. The manufacturing of explosives, explosive materials, ammunition, blasting agents, and fireworks is prohibited within the City limits.

(27) Amend Section 3404.2.9.5.1 to read as follows:
3404.2.9.5.1 Locations where above-ground tanks are prohibited.
Locations where Class I and II liquids are stored in above-ground tanks outside of buildings shall be regulated in accordance with 21A.50.280 SMC: “Critical aquifer recharge areas”.

(28) Amend Section 3404.2.11.2 Location to add new Item #4 as follows:
3404.2.11.2 Location. Flammable and combustible liquid storage tanks located underground, either outside or under buildings, shall be in accordance with all of the following:
1. Tanks shall be located with respect to existing foundations and supports such that the loads carried by the latter cannot be transmitted to the tank.
2. The distance from any part of a tank storing liquids to the nearest wall of a basement, pit, cellar, or lot line shall not be less than 3 feet (914 mm).
3. A minimum distance of 1 foot (305 mm), shell to shell, shall be maintained between underground tanks.
4. Tank location shall be in accordance with the limitations of 21A.50.280 SMC: “Critical aquifer recharge areas”.

(29) Amend Section 3406.2 as follows:
3406.2 Storage and dispensing of flammable and combustible liquids.
Permanent and temporary storage and dispensing of Class I and II liquids for private use on farms and at Public Maintenance facilities owned by the City of Sammamish or other Public agencies shall be in accordance with Sections 3406.2.1 through 3406.2.8.1.
Exception: Storage and use of fuel oil and containers connected with oil-burning equipment regulated by Section 603 and the International Mechanical Code.
(30) Amend Section 3406.2.4.4 to read as follows:
Section 3406.2.4.4 Locations where above-ground tanks are prohibited. Locations where Class I and II liquids are stored in above-ground tanks shall be regulated in accordance with 21A.50.280 SMC: “Critical Aquifer Recharge Areas”.

(31) Amend Section 3804.2 to read as follows:
Section 3804.2 Maximum capacity within established limits. The aggregate capacity for the storage of Liquid Petroleum Gas (LPG) of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered at the discretion of the chief after consideration of special features such as topographical conditions, nature of the occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the fire department.

(32) Amend Appendix D Section D106 to read as follows:
SECTION D106 SINGLE FAMILY AND MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units. Single family and Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Projects having more than 100 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, or 903.3.1.2, or 903.3.1.3 of the International Fire Code.
D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

16.05.140 Uniform Plumbing Code adopted.
The 2006 Edition of the Uniform Plumbing Code, as adopted by the State Building Code Council in Chapters 51-56 and 51-57 WAC, as published by the International Association of Plumbing and Mechanical Officials, excluding Chapter 1 “Administration” is adopted, together with the following amendments:

(1) Amend UPC Section 312.0 Independent Systems as follows:
312.0 Independent Systems.
The drainage system of each new building and of new work installed in any existing building shall be separate and independent from that of any other building, and, when available, every building shall have an independent connection with a public or private sewer.
Swimming pools shall be provided with a separate and independent drainage system, which shall connect with a public or private sewer. The drainage pipe for the pool, floor drain, and similar fixtures shall be connected either to the side sewer downstream of the main building or structure or to the building sewer downstream of the last plumbing fixture. The main building drain shall be equipped with an accessible backwater valve out side of the building or structure and upstream of the pool drain connection.

(2) Amend UPC chapter 6, table 6-5 deleting “Lawn Sprinkler, each head” from the table.

(3) Amend UPC section 708.0 Grade of Horizontal Drainage Piping as follows:
Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than one fourth (1/4) inch per foot (20.9 mm/m) or two (2) percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure to obtain a slope of one-fourth (1/4) of an inch per foot (20.9 mm/m) or two (2) percent. Any such pipe or piping four (4) inches (100 mm) or larger in diameter may have a slope of not less than one-eighth (1/8) of an inch per foot (10.5 mm/m) or one (1) percent, only when first approved by the Code.
Official. Horizontal drainage piping connected to any dual flush gravity tank water closet shall slope a minimum of one-fourth (1/4) inch per foot.

(4) Adopt and amend UPC section 713.1. Sewers Required, as follows:
713.1 Every building in which plumbing fixtures are installed and every premises having drainage piping thereon shall have a connection to a public or private sewer,

Exceptions:
1. When no public sewer intended to serve any lot or premises is available in any thoroughfare or right of way abutting such lot or premises, or as otherwise approved under SMC 21A.60.030, drainage piping from any building or works shall be connected to an approved private sewage disposal system. The public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred (200) feet (60.8 m) from any proposed building or exterior drainage facility on any lot or premises that abuts and is served by such public sewer.

2. No change shall be required in any portion of a plumbing drainage system in or on an existing building or lot when such work was installed and is maintained in accordance with law in effect prior to the effective date of this code, except when any such plumbing or drainage system or other work regulated by this code is determined by the Authority Having Jurisdiction to be in fact dangerous, unsafe, insanitary, or a nuisance and a menace to life, health, or property.

(5) Adopt UPC Sections 713.3, 713.6, 714.2, and 722 pertaining to building sewers to read as follows:
Section 713.3, 713.6, 714.2 and 722 pertaining to building sewers shall be retained by the City of Sammamish.

(6) Amend UPC Section 713.3 as follows:
713.3 Within the limits prescribed by UPC Section 713.1 hereof, the rearrangement or subdivision into smaller parcels of a lot that abuts and is served by a public sewer shall not be deemed cause to permit the construction of a private sewage disposal system, and all plumbing or drainage systems on any such smaller parcel or parcels shall connect to the public sewer.

(5) Amend UPC Section 1101.11.2.2.2 to read as follows:
Combined System. The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping using a wye type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4" minimum.

(6) Adopt Appendix Chapter A “Recommended Rules for Sizing the Water Supply System”,

(7) Adopt Appendix Chapter B “Explanatory Notes on Combination Waste and Vent Systems”

(8) Adopt Appendix Chapter I “Installation Standards”

(9) Adopt Appendix Chapter H “Grease Interceptors”

(10) Adopt Appendix Chapter L “Alternate Plumbing Systems” excluding sections L5 and L6

16.05.150 Washington State Energy Code adopted.
16.05.160 Ventilation and indoor Air Quality Code adopted.
The 2006 Washington State Ventilation and Indoor Air Quality Code, as adopted by the State Building Code Council in Chapter 51-13 WAC, is adopted.

16.05.170 Documents to be filed and available for public inspection.
At least one copy of the codes, regulations, and standards adopted by reference in this chapter, in the form in which they were adopted, shall be filed in the office of the City clerk and shall be available for use and examination by the public pursuant to RCW 35A.12.140. The City clerk may elect to have these copies kept in the Permit Center office for use by the public.

16.05.180 Violation.
Any person, firm, corporation or organization violating any of the provisions of this chapter shall be subject to the provisions of SMC Title 23, Code Enforcement.

16.05.190 Adoption of additional state codes.
The following chapter of the Washington Administrative Code, as presently existing and as may be subsequently amended, is adopted by reference: Chapter 51-19 WAC, Washington State Historic Building Code.

16.05.200 Code conflicts resolution.
(1) In case of conflict among the building code, the mechanical code, the fire code and the plumbing code, the first named code shall govern over those following.
(2) In case of conflict between other codes and provisions adopted by this chapter, the code or provision that is the most restrictive, as determined by the building official, shall apply.

16.05.210 Liability.
This chapter shall not be construed to relieve or lessen the responsibility of any person, partnership, firm, association, or corporation owning, building, altering, constructing, or moving any building or structure as defined in the building code, nor shall the City or any officer, employee, or agent of the City assume such liability by reason of any inspection authorized in this chapter or certificate of inspection issued by the City or any of its officers, employees or agents. This chapter shall not create or otherwise establish or designate any particular class or group of persons who will or should be specially protected by the terms of this chapter.

Chapter 16.20
CONSTRUCTION ADMINISTRATIVE CODE

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16.20.010 Short title.
This chapter shall constitute the Construction Administrative Code of the City of Sammamish, hereinafter referred to as “this code.”

16.20.015 Purpose.
The purpose of the codes and regulations adopted by this code is to provide a consistent method for administration of the construction codes adopted in Chapter 16.05 SMC.

16.20.020 Scope.
The provisions of this construction administrative code shall apply to the administration of the following codes as adopted by the state of Washington and the City of Sammamish and as listed:

(1) 2006 International Building Code – Chapter 51-50 WAC;
(2) 2006 International Residential Code – Chapter 51-51 WAC;
16.20.025   Exceptions.
The provisions of this code and Chapter 16.05 SMC shall not apply to work located in a public way, public utility towers and poles and hydraulic flood control structures.

16.20.030   Definitions.
For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this section. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. "Webster's Third International Dictionary of the English Language," unabridged latest edition, shall be considered as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

(1) “Amended Construction Documents” means changes or revisions to the approved plans which do not alter the size, shape, height, location or orientation on property, major components of the structural load path, or exiting requirements.

(2) “Action” means a specific response complying fully with a specific request by the City of Sammamish.

(3) “Building division” means the staff of the City of Sammamish community development department under the direction of the building official responsible for review of construction drawings and construction inspection for compliance with adopted building, plumbing, mechanical, fire, and other applicable construction codes.

(4) “Building official” means the officer or other designated authority charged with the administration and enforcement of the adopted construction codes.

(5) “Building service equipment” means and refers to the plumbing, mechanical and electrical equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its designated use.

(6) “Complete response” means an adequate response to all requests from City staff in sufficient detail to allow the application to be processed.


(8) “Existing building” means a building erected prior to the adoption of this code and Chapter 16.05 SMC, or one for which a legal building permit has been issued and approved.


(13) “NEC” means the latest edition of the National Electrical Code promulgated by the National Fire Protection Association.

(14) “Occupancy” means the purpose for which a building, or part thereof, is used or intended to be used.

(15) “Permit Center” means the staff of the City of Sammamish community development department under the direction of the Permit Center manager responsible for intake and issuance of building, plumbing, mechanical, fire and other development permits.

(16) “PUDs” means Public Utility Districts such as Water and Sewer, etc.

(17) “SEPA” means State Environmental Policy Act.

(18) “Shall” as used in this code, is mandatory.


(20) “UPC” means the latest edition of the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials as adopted by the City of Sammamish.

(21) “Valuation” or “value,” as applied to a building or building service equipment, means and shall be the estimated cost to replace the building and its building service equipment in-kind, based on current replacement costs, and shall include contractor’s overhead and profit.

(22) “VIAQ” means the Washington State Ventilation and Indoor Air Quality Code promulgated by the Washington State Building Code Council, as adopted by the City of Sammamish.

16.20.035 Appendices.
Provisions in the appendices of adopted codes shall not apply unless specifically adopted.

16.20.040 Intent.
The purpose of this code and Chapter 16.05 SMC is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

16.20.045 Referenced codes.
The codes listed in SMC 16.20.050 through 16.20.075 and referenced elsewhere in this code and Chapter 16.05 SMC shall be considered part of the requirements of this code and Chapter 16.05 SMC to the prescribed extent of each such reference.

The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:
Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with separate means of egress and their accessory structures shall comply with the International Residential Code.

16.20.055  International Residential Code.
The provisions of the International Residential Code for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

16.20.060  Mechanical.
The provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Exceptions:
1. The International Fuel Gas Code – For all installations utilizing natural gas except those regulated by the IRC and those utilizing LPG.
2. International Residential Code – For all structures regulated by the IRC except LPG installations.
3. NFPA 54 and 58 – For all LPG installations.

16.20.065  Liquid propane gas.
The provisions of the National Fuel Gas Code and Liquefied Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and equipment utilizing liquid propane gas.

16.20.070  Natural gas.
The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas including gas piping systems, fuel gas utilization equipment, gaseous hydrogen systems, and related accessories except those regulated by the International Residential Code.

16.20.075  Plumbing.
The provisions of the Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

16.20.080  General applicability.
Where, in any specific case, different sections of this code and Chapter 16.05 SMC specify different materials, methods of construction or other requirements, the most restrictive shall govern, except that the hierarchy of the codes named in Chapter 19.27 RCW shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

16.20.085  Other laws.
The provisions of this code and Chapter 16.05 SMC shall not be deemed to nullify any provisions of local, state or federal law.

16.20.090  Application of references.
References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code or Chapter 16.05 SMC.

16.20.095  Referenced codes and standards.
The codes and standards referenced in this code and Chapter 16.05 SMC shall be considered part of the requirements of this code and Chapter 16.05 SMC to the prescribed extent of each such reference. Where
differences occur between provisions of this code and Chapter 16.05 SMC and referenced codes and standards, the provisions of this code and Chapter 16.05 SMC shall apply.

**16.20.100 Partial invalidity.**
In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**16.20.105 Existing structures.**
The legal occupancy of any structure existing on the date of adoption of this code and Chapter 16.05 SMC shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, the Sammamish Building and Property Maintenance Code, or as is deemed necessary by the building official or fire marshal for the general safety and welfare of the occupants and the public. Modifications to existing structures shall be permitted to be performed in accordance with the Appendix M (International Existing Building Code) of the International Building Code.

**16.20.107 Moved Buildings.**
(1) Buildings or structures moved into or within a jurisdiction shall comply with the provisions of the International Residential Code WAC 51-51, the International Building Code (WAC 51-50), the International Mechanical Code (WAC 51-52), the International Fire Code (WAC 51-54), the Uniform Plumbing Code and Standards (WAC 51-56 and 51-57), the Washington State Energy Code (WAC 51-11) and the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13) for new buildings or structures.

**Exception:** Group R-3 buildings or structures are not required to comply if:
1. The original occupancy classification is not changed; and
2. The original building is not substantially remodeled or rehabilitated.

For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

(2) Prior to relocation, a feasibility inspection shall be performed on the building or structure by a registered design professional to document any known structural deficiencies, examine existing plumbing and mechanical systems, inspect insulated areas of the structure and check for life safety deficiencies. A copy of the inspection reports shall be submitted along with a building permit application for relocation.

(3) Structures which do not conform to minimum requirements at the time of initial construction, or current life safety regulations, or are found substantially deficient in structural integrity shall be subject to correction.

**16.20.110 Creation of enforcement agency.**
The building division of the community development department is hereby created and the official in charge thereof shall be known as the building official.

**16.20.115 Appointment.**
The building official shall be appointed by the chief appointing authority of the City of Sammamish.

**16.20.120 Deputies.**
In accordance with the prescribed procedures of the City of Sammamish and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

**16.20.125 Duties and power of building official.**
The building official is hereby authorized and directed to enforce the provisions of this code and Chapter 16.05 SMC. The building official shall have the authority to render interpretations of this code and Chapter 16.05 SMC and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code and
Chapter 16.05 SMC. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code and Chapter 16.05 SMC.

16.20.130 Applications and permits.
The Permit Center shall receive and review applications for the erection, alteration, demolition and moving of buildings, structures and building service equipment, shall route to the appropriate divisions or departments of the City of Sammamish and/or other agencies for review and approval, and when approved by all appropriate divisions, departments, or agencies, issue the appropriate permit. The building division shall review construction documents for the erection, alteration, demolition and moving of buildings, structures and building service equipment, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code and Chapter 16.05 SMC.

16.20.135 Notices and orders.
The building official shall have the authority to issue all necessary notices or orders to ensure compliance with this code and Chapter 16.05 SMC. Notices and orders shall be as prescribed in Chapter 23.25 SMC.

16.20.140 Inspections.
The building division shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at the applicant’s expense.

16.20.145 Identification.
Building division personnel shall carry proper identification when inspecting structures or premises in the performance of duties under this code and Chapter 16.05 SMC.

16.20.150 Right of entry.
Where it is necessary to make an inspection to enforce the provisions of this code and Chapter 16.05 SMC, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code and Chapter 16.05 SMC which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code and Chapter 16.05 SMC; provided, that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

16.20.155 Department records.
The Permit Center shall keep official records of applications received, permits and certificates issued, and fees collected. The building official shall keep official records of reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

16.20.160 Liability.
The building official or employee charged with the enforcement of this code and Chapter 16.05 SMC, while acting for the City of Sammamish in good faith and without malice in the discharge of the duties required by this code and Chapter 16.05 SMC or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code and Chapter 16.05 SMC shall be defended by legal representative of the City of Sammamish until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code and Chapter 16.05 SMC.
16.20.165  Approved materials and equipment.
Materials, equipment and devices approved by the building official shall be constructed and installed in
accordance with such approval.

16.20.170  Used materials and equipment.
The use of used materials and building service equipment is permitted when approved by the building
official.

16.20.175  Modifications.
Wherever there are practical difficulties involved in carrying out the provisions of this code and Chapter
16.05 SMC, the building official shall have the authority to grant modifications for individual cases, upon
application of the owner or owner's representative, provided the building official shall first find that special
individual reason makes the strict letter of this code and Chapter 16.05 SMC impractical and the
modification is in compliance with the intent and purpose of this code and Chapter 16.05 SMC and that
such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The
details of action granting modifications shall be recorded and entered in the files of the department. The
building official is authorized to charge an additional fee to evaluate any proposed modification under the
provisions of this section.

16.20.180  Alternative materials, design and methods of construction and equipment.
The provisions of this code and Chapter 16.05 SMC are not intended to prevent the installation of any
material or to prohibit any design or method of construction not specifically prescribed by this code and
Chapter 16.05 SMC; provided, that any such alternative has been approved by the building official. An
alternative material, design or method of construction shall be approved where the building official finds that
the proposed design is satisfactory and complies with the intent of the provisions of this code and Chapter
16.05 SMC, and that the material, method or work offered is, for the purpose intended, at least the
equivalent of that prescribed in this code and Chapter 16.05 SMC in quality, strength, effectiveness, fire
resistance, durability and safety. The building official is authorized to charge an additional fee to evaluate
any proposed alternate material, design and/or method of construction and equipment under the provisions
of this section.

16.20.185  Research reports.
Supporting data, where necessary to assist in the approval of materials or assemblies not specifically
provided for in this code and Chapter 16.05 SMC, shall consist of valid research reports from approved
sources.

16.20.190  Tests.
Whenever there is insufficient evidence of compliance with the provisions of this code and Chapter 16.05
SMC, or evidence that a material or method does not conform to the requirements of this code and Chapter
16.05 SMC, or in order to substantiate claims for alternative materials or methods, the building official shall
have the authority to require tests as evidence of compliance to be made at no expense to the City of
Sammamish. Test methods shall be as specified in this code and Chapter 16.05 SMC or by other
recognized test standards. In the absence of recognized and accepted test methods, the building official
shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such
tests shall be retained by the building official for the period required for retention of public records.

16.20.195  Permits required.
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change
the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace
any gas, mechanical or plumbing system, the installation of which is regulated by this code and Chapter
16.05 SMC, or to cause any such work to be done, shall first make application to the Permit Center and
obtain the required permit.

16.20.200  Work exempt from permit.
Exemptions from permit requirements of this code and Chapter 16.05 SMC shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code and Chapter 16.05 SMC or any other laws or ordinances of the City of Sammamish. Permits shall not be required for the following:

(1) **Building.**
   
   (a) One-story detached accessory structures accessory to residential buildings constructed under the provisions of the IRC used as tool and storage sheds, tree-supported play structures, playhouse and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²) and the structure is located in accordance with all land use regulations.
   
   (b) Fences not over six feet (1,829 mm) high.
   
   (c) Oil derricks.
   
   (d) Retaining walls which are not over four feet (1,219 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 III-A liquids, and are not located in critical areas including steep slopes, wetland buffers, shorelines, etc.
   
   (e) Rockery walls which are not over four feet (1,219 mm) in height measured from finished grade to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids, and are not located in critical areas including steep slopes, wetland buffers, shorelines, etc.
   
   (f) 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 two to one.
   
   (g) Sidewalks and driveways associated with residential buildings constructed under the provisions of the IRC.
   
   (h) Decks, and associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC which are not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
   
   (i) Painting, papering, tiling, carpeting, cabinets, counter tops, non-structural wood or vinyl siding placed over existing siding, and similar finish work.
   
   (j) In-kind re-roofing of one- and two-family dwellings provided the roof sheathing is not removed or replaced.
   
   (k) Temporary motion picture, television and theater stage sets and scenery.
   
   (l) Prefabricated portable swimming pools and hot tubs accessory to a one- and two-family dwelling or Group R-3 occupancy, which are less than 36 inches (915 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
   
   (m) Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
   
   (n) Swings, slides and other similar playground equipment.
   
   (o) Window awnings supported by an exterior wall of a One- and Two- Family Dwelling or Group R-3, and Group U occupancies which do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
   
   (p) Non-fixed and movable fixtures cases, racks counters and partitions not over five feet nine inches (1,753 mm) in height.
   
   (q) Satellite earth station antennas six and one-half feet (two m) or less in diameter or diagonal in zones other than residential zones.
   
   (r) Satellite earth station antennas three and one-quarter feet (one m) or less in diameter in residential zones.
   
   (s) Video programming service antennas three and one-quarter feet (one m) or less in diameter or diagonal dimension, regardless of zone.
   
   (t) Work as noted in 16.20.025 SMC, Exceptions.

(2) **Mechanical.**

   (a) Portable heating, cooking, or clothes drying appliances.
   
   (b) Portable ventilation equipment.
(c) Portable cooling unit.
(d) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code and Chapter 16.05 SMC.
(e) Replacement of any part which does not alter its approval or make it unsafe.
(f) Portable evaporative cooler.
(g) Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.
(h) Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

(3) Plumbing.
(a) The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.
(b) The clearing of stoppages.
(c) Reinstallation or replacement of prefabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

16.20.205 Emergency repairs
Where equipment replacements and equipment repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Permit Center.

16.20.210 Ordinary repairs
Application or notice to the Permit Center is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

16.20.215 Application for permit
To obtain a permit, the applicant shall first file a complete application as defined by the jurisdiction, therefore in writing on a form furnished by the Permit Center for that purpose. Such application shall:
(1) Identify and describe the work to be covered by the permit for which application is made.
(2) The legal description, or the tax parcel number and the street address if available, that will readily identify and definitely locate the proposed building or work.
(3) The property owner’s name, address, and phone number.
(4) The prime contractor’s business name, address, phone number, and current state contractor registration number.
(5) Either:
   (a) The name, address, and phone number of the office of the lender administering the interim construction financing, if any; or
   (b) The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than fifty percent of the total amount of the construction project.
(6) Indicate the use or occupancy for which the proposed work is intended.
(7) Be accompanied by plans, diagrams, computations and specifications and other information as required in SMC 16.20.255 through 16.20.275.
(8) State the valuation of the proposed work.
(9) Be signed by the applicant, or the applicant's authorized agent.
(10) Give such other data and information as required by the City of Sammamish.

The information required on the building permit application by subsections (2) through (5) of this section shall be set forth on the building permit document which is issued to the owner, and on the inspection record card which shall be posted at the construction site.

If the information required by subsection (5) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed incomplete for the purposes of vesting. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

16.20.220 Action on application.
City Staff shall examine or cause to be examined applications for permits and amendments thereto prior to acceptance of the building, plumbing, mechanical or related permit application. If the application or the construction documents are incomplete or lack sufficient information to demonstrate compliance with applicable codes and standards, the application shall be returned to the applicant stating the reasons therefor. If the City Staff is satisfied that the application or construction documents are complete and provides sufficient information to proceed with review, the permit center shall accept the permit application and collect the appropriate submittal fees.

Notwithstanding the language of this or any other provision of this code, no building permit shall be issued until all other project permits related to the project action for the building permit is sought have been approved and issued, and all related fees, bonds, and approval conditions have been paid and/or satisfied, including but not limited to: SEPA approvals, subdivisions, PUDs, building site plans, conditional use permits, variances, shoreline substantial development permits, critical area alterations permits and frontage improvements.

When a Reasonable Use Exception is required to determine placement of the proposed structure and all appurtenances, the Reasonable Use Exception shall be obtained prior to application for Building Permit. If after the application is submitted, it is determined that the proposed structure must be altered or redesigned in order to comply with Land Use, Fire, or other regulations, the Building Official is authorized to require the applicant to withdraw said application.

16.20.225 Time limitation of application.
(1) Applications for which no permit is issued within one year following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed in accordance with state law by the building official.

(2) Applications may be canceled for inactivity, if an applicant fails to respond to the department's written request for revisions, corrections, actions or additional information within 60 days of the date of request. The building official may extend the response period beyond 60 days if within the original 60-day time period the applicant provides and subsequently adheres to an approved schedule with specific target dates for submitting the full revisions, corrections or other information needed by the department.

(3) The building official may extend the life of an application for an additional 180 days if any of the following conditions exist:
(a) Compliance with the State Environmental Policy Act is in progress; or
(b) Any other city review is in progress; provided the applicant has submitted a complete response to City requests for information or corrections; or
(c) The building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final City decision; or
(d) Litigation against the City or applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.

16.20.230 Validity of permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code and Chapter 16.05 SMC or of any other ordinance of the City of Sammamish. Permits presuming to give authority to violate or cancel the provisions of this code and Chapter 16.05 SMC or other ordinances of the City of Sammamish shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building division from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure wherein violation of this code and Chapter 16.05 SMC or of any other ordinances of the City of Sammamish exist.

16.20.235 Expiration.

(1) Every permit issued shall expire one year from the date of issuance. The building official is authorized to approve a request for an extended expiration date where a construction schedule is provided by the applicant and approved by the building official prior to permit issuance.

(2) Permits issued for applications submitted prior to July 1, 2004, shall be valid for one year from the date of adoption of this code unless a written request for extension is approved by the building official prior to permit expiration or the permit is renewed in accordance with subsection (3) of this section.

(3) A permit may be renewed for a period of no more than one year from the date of original expiration for an additional fee equal to one-half the amount of the original building permit fee as long as no unauthorized changes have been made to the originally approved plans and the applicant continues to make regular requests for inspections. In no case shall the renewal fee be less than the City’s hourly inspection fee multiplied by the number of inspections remaining to be performed. When a permit has expired, a new permit must be obtained and new fees paid. No permit shall be renewed more than twice.

(4) Upon written request from the owner, the Building Official or authorized representative is authorized to extend the expiration date up to 90 days with no additional fee when all inspections except Final inspection have been performed and approved. If all work is not completed within the 90 day extension period, the permit shall expire unless renewed under the provisions of 16.20.235 (3) SMC.

16.20.240 Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code and Chapter 16.05 SMC wherever the permit is issued in error, or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation of the City of Sammamish or any of the provisions of this code and Chapter 16.05 SMC, or if the permitted structure is being constructed in violation of the permit or in violation of any ordinance or regulation of the City of Sammamish or any of the provisions of this code and Chapter 16.05 SMC.

16.20.245 Placement of permit.

The building permit or copy shall be kept on the site of the work until the completion of the project. For access to permit for inspections, see SMC 16.20.475.


Construction documents, statement of special inspections, and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the state of Washington. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature
of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code and Chapter 16.05 SMC.

16.20.255 Information on construction documents
Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed in the proper orientation and layout as it is to be constructed and show in detail that it will conform to the provisions of this code and Chapter 16.05 SMC and relevant laws, ordinances, rules and regulations, as determined by the building official. Construction documents shall not be altered once submitted except as required by notice of the City reviewer to achieve compliance with applicable codes.

16.20.260 Fire protection system shop drawings.
Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and Chapter 16.05 SMC and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the IBC. Shop drawings shall be prepared by a certified individual as required by the state of Washington.

16.20.265 Means of egress.
The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code and Chapter 16.05 SMC. In other than one- and two- family dwellings and occupancies in Groups R-2 and R-3, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

16.20.270 Exterior wall envelope.
Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code and Chapter 16.05 SMC. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer’s installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

Exception: Subject to the approval of the building official, R-3 one- and two-family dwellings and U occupancies may be exempt from the detailing requirements of this section.

16.20.275 Site plan.
The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size, location, orientation and layout of new construction and existing structures on the site including all roof overhangs, projections, cantilevers and building footprint, distances from lot lines, the established street grades and the proposed finished grades and average grades as required, calculations for building height, and as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. Site plans shall also be provided which show width, slope, distance, and surface requirements for Emergency Vehicle Access Roads and / or Driveways and depict all lots which contain structures served by the access road. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.
16.20.280  Examination of documents
The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and Chapter 16.05 SMC and other pertinent laws or ordinances.

16.20.285  Use of consultants.
Whenever review of a building permit application requires retention by the City of Sammamish for professional consulting services, the applicant shall reimburse the City of Sammamish the cost of such professional consulting services. This fee shall be in addition to the normal plan review and building permit fees. The City of Sammamish may require the applicant to deposit an amount with the City of Sammamish estimated in the discretion of the building official to be sufficient to cover anticipated costs for retaining professional consultant services and to ensure reimbursement for such costs.

16.20.290  Approval of construction documents.
When the Permit Center issues a permit, the construction documents shall be approved by the building division, in writing or by stamp, as “Approved, Subject To Field Inspection.” One set of construction documents so reviewed shall be retained by the City of Sammamish. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

16.20.295  Phased approval.
The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted; provided, that adequate information and detailed statements have been filed complying with pertinent requirements of this code and Chapter 16.05 SMC. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted. The Permit Center is authorized to require that a performance bond be posted with the city in an amount equal to 150 percent of the cost of demolition and removal of the work authorized under a phased approval. The bond shall be refundable upon issuance of a building permit for the complete building or structure and a request in writing for the refund. It shall be the duty of the applicant to request the refund.

16.20.300  Design professional in responsible charge.
When it is required that documents be prepared by a qualified, registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by Section 1709 IBC, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704 IBC).

At least one set of documents prepared a registered design professional shall bear the seal or stamp of the design professional and shall contain the original signature of the design professional.

Exceptions:
1. Supporting documents such as engineering calculations, geotechnical reports, and specifications, need only bear an original stamp and signature on the cover sheet of the supporting documents.
2, With permission of the building division, a copy of the original stamp and original signature may be accepted on the documents.

16.20.305 Deferred submittals.
For the purposes of this section, "deferred submittals" are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Permit Center within a specified period. Deferral of any submittal items shall have the prior approval of the building division. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building division. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Permit Center with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building division. The permit center is authorized to charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.

16.20.310 Amended construction documents
Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be submitted for approval as an amended set of construction documents along with an application for permit revision. Where changes to approved plan alter the size, shape, height, location or orientation on property, major components of the structural load path, or exiting requirements, a new permit application shall be submitted and applicable fee paid.

16.20.315 Retention of construction documents.
One set of approved construction documents shall be retained by the City of Sammamish for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

16.20.320 Temporary structure – General.
The building official is authorized to approve a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.
Exception: The building official may authorize unheated tents and yurts under 500 square feet accommodating an R-1 occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

16.20.325 Temporary structure – Conformance
Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code and Chapter 16.05 SMC as necessary to ensure the public health, safety and general welfare.

The building official is authorized to terminate such permit for a temporary structure or use issued under the provisions of this code and Chapter 16.05 SMC wherever the permit is issued in error, or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation of the City of Sammamish or any of the provisions of this code and Chapter 16.05 SMC, or if the permitted structure is being constructed in violation of the permit or in violation of any ordinance or regulation of the City of Sammamish or any of the provisions of this code and Chapter 16.05 SMC and to order the temporary structure or use to be discontinued.

16.20.335 Payment of fees
A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

16.20.340 Schedule of permit fees.
On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with this code and the Fee schedule as established in the City of Sammamish Fee Resolution. In no case shall the Building Permit fee be less than the City’s hourly inspection fee multiplied by the number of inspections expected to be performed for work authorized by the permit.

16.20.345 Plan review fees.
When submittal documents are required by SMC 16.20.250 through 16.20.310 and Chapter 16.05 SMC, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The Permit Center may have the option to charge a deposit, in lieu of the full plan review fee, if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in SMC 16.20.250 through 16.20.310, an additional plan review fee shall be charged at the rate shown in the fee resolution established by the City of Sammamish.

16.20.350 Building permit valuations.
The applicant for a permit shall provide an estimated building valuation at the time of application. The final determination of value or valuation under any of the provisions of this code and Chapter 16.05 SMC shall be made by the Permit Center. The April 2002 “Building Standards Magazine” published by the International Council of Building Officials shall be used to determine building valuations for the various building types and occupancies noted in that table, with a regional modifier reflective of construction costs within the City of Sammamish. When a specific building type or occupancy is not noted in the valuation table, the Permit Center is authorized to use the classification type noted in the table that most closely resembles the proposed type of building or determine a valuation type independently.

16.20.353 Registered Plan Program
Registered Plan Program. An applicant who intends to apply for permits to build a number of single family structures using the same plans may elect to participate in the “Registered Plan Program”. This program is intended to improve customer service by simplifying the application process and reducing plan review times. This program is also intended to encourage variations in building design to produce aesthetically pleasing, yet diversified neighborhoods that add to the quality of Sammamish as a unique community.
Options are allowed to be submitted with the initial registering of the basic plan to accommodate a variation of building styles using the basic plan. When plans are submitted under the jurisdiction’s “Registered Plan Program,” a plan review fee shall be paid at the time of application for a registered plan.
The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review prior to final approval of the registered plan.
Valuations used to compute the permit fees shall include all options submitted with a registered plan. When a registered plan consists of a number of plan options that can produce any number of similar but different buildings, the building official may charge plan review fees based on each different building configuration.
Plan review fees shall be paid for at the time of application for a building permit. The building official may have the option to charge a partial deposit, in lieu of the full plan review fee. All portions of fees paid as a deposit amount shall be applied to the total plan review fees owed. The applicant shall be required to pay the balance of amount owed for the plan review. The plan review fees specified in this subsection are separate fees from the permit fees and are in addition to the permit fees.
Plan Orientation: Building construction shall follow the direction, layout and orientation of the plan as approved. Applications to reverse or flip a plan shall only be allowed as an approved option to a registered plan where all drawing floor plans, site plans, sections, elevations and structural drawings reflect the layout of the building to be constructed.

Revisions: Once a plan and associated options are reviewed, approved and registered, changes or revisions to that plan are not permitted without requiring the plan to be re-submitted as a new registered plan and pay full new fees.

Field Revision: Once a permit is issued for a registered plan, no revisions will be permitted except for minor field changes. Changes other than minor field changes will be considered major changes and require the permit holder to re-submit those changes as a new submittal and pay the appropriate fee.

16.20.355 Work commencing before permit issuance.

Any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a stop work order and special investigation fee established by the City of Sammamish that shall be in addition to the required permit fees.

When it is determined that construction has taken place that required a permit and construction is such a stage that structural conformance cannot be visually assured by the City of Sammamish Building Division, the following will be required:

1. The building official may require that the owner hire a licensed registered design professional to submit a certified report as to the structural integrity of the structure erected, and the compliance of the structure with applicable construction codes and regulations along with the building permit application. This document (certification) must state any deficiencies and the acceptable (code) corrective action. Accompany the building permit application and include any deficiencies.

2. The owner must show proof of inspection and permit for cover of electrical wiring from the Department of Labor and Industries Electrical Inspection Division.

3. The owner must secure plumbing and/or mechanical permits as appropriate. Inspection of these items may require removal of construction materials in order to validate the systems have been installed correctly.

4. The owner must be able to substantiate and/or show proof if necessary that he/she is in compliance with all other local, state and federal laws pertaining to land use.

5. A site inspection and life safety inspection must be performed prior to temporary occupancy or use of the building or structure prior to permit issuance and final inspection.

16.20.360 Related fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

16.20.365 Performance bonds.

Prior to the issuance of a demolition permit, the applicant or agent shall post a $500.00 cash deposit or surety bond to ensure cleanup of the site, which shall be refundable upon final inspection, approval and written request to the permit center from the permit holder.

Exception: Where the demolition permit is issued in conjunction with a building permit for a new structure to be placed in a similar location as building or structure to be demolished.

16.20.370 Refunds.

The Permit Center may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code and Chapter 16.05 SMC. The Permit Center may authorize refunding of not more than 80 percent 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 work.

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review is done. No refund shall be made for application or plan review fees where a plan review has been performed and the application is rejected in accordance with SMC 16.20.220. The Permit Center 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 application.

16.20.375   Inspections – General.
Construction or work for which a permit is required shall be subject to inspection by the building division and other agencies as designated on the inspection card. Such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish. Inspections presuming to give authority to violate or cancel the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish shall not be valid. It shall be the duty of the person(s) who perform the work to make request for inspections and cause the work to remain accessible and exposed for inspection purposes. Neither the building division nor the City of Sammamish shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

16.20.380   Preliminary inspections.
Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

16.20.385   Manufacturer’s installation instructions.
Manufacturer’s installation instructions, as required by this code and Chapter 16.05 SMC, shall be available on the job site at the time of inspection.

16.20.390   Required inspections.
The building division, upon notification, shall make the inspections set forth in SMC 16.20.395 through 16.20.465.

16.20.395   Footing and foundation inspection.
Footing and foundation inspections shall be made after poles or piers are set, trenches or basement areas are excavated, or excavations for footings are complete, any forms erected, and all required hold-down anchor bolts, hold down straps, and any required reinforcing steel is in place and supported. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

16.20.400   Concrete slab and under-floor inspection.
Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, slab insulation, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

16.20.405   Lowest floor elevation certification.
In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R324.3 shall be submitted to the building division. FEMA flood elevation certificates shall contain an original stamp and signature of the Surveyor, licensed by the State of Washington and shall document the elevation of the lowest floor, including basement, and other information required by the flood elevation certificate.
16.20.410 Exterior wall sheathing inspection.
Exterior wall sheathing shall be inspected after all wall framing is complete, strapping and nailing is properly installed but prior to being covered.

16.20.415 Roof sheathing inspection.
The roof sheathing shall be inspected after all roof framing is complete. No roof coverings shall be installed until inspections are made and approved.

16.20.420 IMC/ IPC/ Gas/ NEC/ IFC rough in inspection.
Rough in mechanical, gas piping, plumbing, electrical, and fire suppression systems shall be inspected when the rough in work is complete and if required, under test. No connections to primary utilities shall be made until the rough in work is inspected and approved.

16.20.425 Frame inspection.
Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, fire suppression piping, heating wires, pipes and ducts are approved.

16.20.430 Flashing and exterior weather barrier inspection
Flashings and exterior weather barrier inspections shall be made after flashing and weather barrier materials have been installed, but prior to any of the work being covered. Subject to approval of the building official, an approved special inspection agency may be utilized for these inspections during the course of construction.

16.20.435 Lath inspection and gypsum board inspection.
Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished. Subject to approval of the building official an approved special inspection agency may be utilized for these inspections during the course of construction.

16.20.440 Fire-resistant penetrations.
Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

(1) Envelope.
(a) Wall Insulation Inspection: To be made after exterior wall weather protection and all wall insulation and air vapor retarder, sheet or film materials are in place, but before any wall covering is placed.
(b) Glazing Inspection: To be made after glazing materials are installed in the building.
(c) Exterior Roofing and Vaulted Ceiling Insulation Inspection: To be made after the installation of the roofing and roof insulation, but before concealment.
(d) Slab/Floor Insulation Inspection: To be made after the installation of the slab/floor insulation, but before concealment.
(e) Attic Insulation Inspection: To be made after the installation of the attic insulation and prior to final inspection approval.
(2) Mechanical.
(a) Mechanical Equipment Efficiency and Economizer Inspection. To be made after all equipment and controls required by this code and Chapter 16.05 SMC are installed and prior to the concealment of such equipment or controls.
(b) Mechanical Pipe and Duct Insulation Inspection. To be made after all pipe, fire suppression piping and duct insulation is in place, but before concealment.

(3) Lighting and Motors.
(a) Lighting Equipment and Controls Inspection. To be made after the installation of all lighting equipment and controls required by this code and Chapter 16.05 SMC, but before concealment of the lighting equipment.
(b) Motor Inspections. To be made after installation of all equipment covered by this code and Chapter 16.05 SMC, but before concealment.

16.20.450 Re-inspection.
The building official may require a structure or portions of work to be re-inspected. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which the inspection was requested is not complete; or when previous corrections called for are not made; or when there are reoccurring missed items that have previously been identified to the same builder on multiple lots; or when the approved plans and permit are not on site in a conspicuous or pre-approved location; or when the building is not accessible. In instances where re-inspection fees have been assessed, no additional inspection of the work shall be provided by the city until the required fees are paid.

16.20.455 Other inspections.
In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and Chapter 16.05 SMC and other laws that are enforced by the department of building safety.

16.20.460 Special inspections.
In addition to the inspections specified above, the building official is authorized to make or require special inspections for any type of work related to the technical codes by an approved agency at no cost to the City of Sammamish.

16.20.465 Final inspection.
The final inspection shall be made after all work required by the building permit is completed.

16.20.470 Inspection agencies
The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

16.20.475 Inspection requests.
It shall be the duty of the holder of the building permit or their duly authorized agent to notify the City of Sammamish when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code and Chapter 16.05 SMC.

16.20.480 Approval required.
Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building division. The building division, upon notification, shall make the requested

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the City has issued a certificate of occupancy therefor as provided herein.

Exceptions:
1. Residential accessory buildings or structures.
2. Work exempt from permits per 16.20.200 SMC

Structures approved under the provisions of the International Residential Code may be issued a certificate of occupancy in the form of a signed off permit inspection card.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code and Chapter 16.05 SMC or of other ordinances of the City of Sammamish.

16.20.490 Certificate of occupancy issued

After the building division inspects the building or structure and finds no violations of the provisions of this code and Chapter 16.05 SMC or other laws that are enforced by the department of building safety, the City of Sammamish shall issue a certificate of occupancy.

Structures approved under the International Residential Code may be issued a certificate of occupancy in the form of a “Final Inspection” Approval signature on the Permit Inspection Card.

For all other structures requiring a certificate of occupancy, the certificate of occupancy shall contain the following information:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code and Chapter 16.05 SMC for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code or International Residential Code as applicable.
9. The type of construction as defined in Chapter 6 of the International Building Code or International Residential Code as applicable.
10. The design occupant load.
11. If an automatic sprinkler system is provided, and whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

16.20.495 Temporary or phased occupancy.

The building official is authorized to issue a temporary or phased certificate of occupancy before the completion of the entire work covered by the permit; provided, that such portion or portions shall be occupied safely. The building official is authorized to require, in addition to the completion of life safety building components, completion of any or all accessibility components prior to issuance of a temporary or phased certificate of occupancy. The building official shall set a time period during which the temporary or phased certificate of occupancy is valid. The building official is authorized to require that a performance bond be posted with the City in an amount equal to 150 percent of the incomplete work as determined by the design professional. The bond shall be refundable upon inspection, final approval and a request in writing for the refund. It shall be the duty of the applicant to request the refund.
16.20.500  Revocation of certificate of occupancy.
The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion
issued under the provisions of this code and Chapter 16.05 SMC wherever the certificate is issued in error,
or on the basis of incorrect information provided by the owner or owner’s representatives, or where it is
determined that the building or structure or portion thereof is in violation of any ordinance or regulation or
any of the provisions of this code and Chapter 16.05 SMC.

16.20.505  Connection of service utilities.
No person shall make connections from a utility, source of energy, fuel or power to any building or system
that is regulated by this code and Chapter 16.05 SMC for which a permit is required, until released by the
building official.

16.20.510  Temporary connection of service utilities.
The building official shall have the authority to authorize the temporary connection of the building or system
to the utility source of energy, fuel or power.

16.20.515  Authority to disconnect service utilities.
The building official shall have the authority to authorize disconnection of utility service to the building,
structure or system regulated by this code and Chapter 16.05 SMC and the codes referenced in case of
emergency where necessary to eliminate an immediate hazard to life or property, or when such utility
connection has been made without the required approval. The building official shall notify the serving utility,
and wherever possible the owner and occupant of the building, structure or service system of the decision
to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the
building, structure or service system shall be notified in writing, as soon as practical thereafter.

16.20.520  Appeals – General.
(1) Appeals of orders, decisions or determinations made by the building official relative to the
application and interpretations of this code and Chapter 16.05 SMC shall be heard and decided by the
hearing examiner following an open record hearing. Following review of the evidence, the examiner shall
issue final decisions, including findings and conclusions, based on the issues and evidence in the record.
(2) The hearing examiner’s final decision shall be the final decision of the City council on the appeal
and shall be conclusive unless proceedings for review of the decision are properly commenced in superior
court within the time period specified by state law.

16.20.525  Appeals – Limitations on authority.
An application for appeal shall be based on a claim that the true intent of this code and Chapter 16.05 SMC
or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code and
Chapter 16.05 SMC do not fully apply or an equally good or better form of construction is proposed. The
hearing examiner shall have no authority relative to interpretation of the administrative provisions of this
code and Chapter 16.05 SMC nor shall the hearing examiner be empowered to waive requirements of
either this code and Chapter 16.05 SMC or the technical codes which are the codes, appendices and
referenced code standards adopted by the City of Sammamish.

16.20.530  Unlawful acts.
It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move,
remove, demolish or occupy any building, structure or equipment regulated by this code and Chapter 16.05
SMC, or cause same to be done, in conflict with or in violation of any of the provisions of this code and
Chapter 16.05 SMC. Unlawful acts shall be considered a “Civil code violation” as defined in Chapter
23.05.030(2) SMC.
16.20.535 Notice of violation.
The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code and Chapter 16.05 SMC, or in violation of a permit or certificate issued under the provisions of this code and Chapter 16.05 SMC. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

16.20.540 Prosecution of violation.
If the notice of violation is not complied with in the time prescribed by such notice, the building official is authorized to request the legal counsel of the City of Sammamish to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code and Chapter 16.05 SMC or of the order or direction made pursuant thereto.

16.20.545 Violation Penalties.
Any person who violates a provision of this code and Chapter 16.05 SMC or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code and Chapter 16.05 SMC, shall be subject to penalties as prescribed in SMC Chapter 23 Code Enforcement.

16.20.550 Stop work order – Authority.
Whenever the building official finds any work being performed in a manner either contrary to the provisions of this code and Chapter 16.05 SMC or other pertinent laws or ordinances implemented through the enforcement of this code and Chapter 16.05 SMC, the building official is authorized to issue a stop work order. Issuance of a notice of violation, infraction or notice and order is not a condition precedent to the issuance of the stop work order.

16.20.555 Stop work order – Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Service of the stop work order shall be in accordance with SMC 23.30.040.

16.20.560 Stop work order - Effect
1. The building official is authorized to assess a special investigation fee for the issuance of a stop work order when work has started without the issuance of a permit.
2. A stop work order represents a determination that a civil code violation has occurred and that any work or activity that is causing or contributing to the violation on the property where the violation has occurred or is occurring must cease.
3. A stop work order requires the immediate cessation of the specified work or activity on the named property. Work or activity may not resume unless specifically authorized by the Building Official or designee.
4. A stop work order may be appealed to the City of Sammamish Hearings Examiner according to the procedures prescribed by Chapter 23.35 SMC.
5. Failure to appeal the stop work order within the applicable time limits renders the stop work order a final determination that the civil code violation occurred and that work was properly ordered to cease.
6. Failure to comply with the terms of a stop work order subjects the person responsible for code compliance to civil penalties and costs.
16.20.565 Stop work order – Remedy - Civil penalties
Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(1) In addition to any other judicial or administrative remedy, the Building Official or designee may assess a civil penalties for the violation of any stop work order as set forth in the civil penalty schedule contained in Chapter 23.40 SMC.

(2) Civil penalties for the violation of any stop work order shall begin to accrue on the first day the stop work order is violated and shall cease on the day the work is actually stopped.

(3) Violation of a stop work order shall be a separate violation from any other civil code violation. Civil penalties assessed create a joint and several personal obligation in all persons responsible for code violation. The City of Sammamish may collect the civil penalties assessed by any appropriate legal means.

(4) In addition to all other remedies, a lien for the value of the civil penalties imposed may be filed against the real property that is subject to compliance with the City of Sammamish Building Code.

Amend 16.20.570 as follows:

16.20.570 Unsafe structures and equipment.
Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against entry or that has been abandoned for more than 1 year, or the applicant or owner fails to request the appropriate inspections shall be deemed unsafe.

Where a structure has been deemed unsafe, the Building Official or designee shall first issue a Notice of Violation as prescribed in Chapter 16.20.535 SMC. The Notice of Violation shall include a statement requiring the unsafe structure or equipment be taken down and removed or made safe, as the building official deems necessary and as provided for in Chapter 16.25 SMC, Sammamish Building and Property Maintenance Code.

Chapter 16.25
SAMMAMISH BUILDING AND PROPERTY MAINTENANCE CODE

Amend only the following portions of 16.25 as follows. Keep the remaining text of the code unless noted otherwise.

16.25.155 Closing of vacant structures.
If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource. (Ord. O2004-148 § 4)
16.25.160 Notice.
Whenever the code official has determined that a structure or equipment is unsafe under the provisions of this chapter, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with SMC 16.25.140 and 16.25.165. If the notice pertains to equipment, it shall also be placed on the unsafe equipment.

16.25.165 Placarding.
Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the words “UNSAFE – DO NOT ENTER OR OCCUPY and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

16.25.170 Placard removal.
The code official shall remove the “UNSAFE – DO NOT ENTER OR OCCUPY” placard whenever the defect or defects upon which the Placarding action were based have been eliminated. Any person who defaces or removes a placard without the approval of the code official shall be subject to the penalties provided by this code.

16.25.175 Prohibited occupancy.
Any occupied structure placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

16.25.190 Definitions.
DELETE FROM DEFINITIONS: “Condemn” means to adjudge unfit for occupancy.