



PLANNING COMMISSION MEETING AGENDA

February 12, 2024, 6:00 p.m. • City Hall, 2224 104th Avenue E Edgewood
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Vacant
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Carly Lenoir

2. Consent Agenda: *Items listed under Consent Agenda will be passed by one motion. Individual discussion of these items is not planned. The following items are presented for approval:*

- a. Current Meeting Agenda Approval or Modifications
- b. Planning Commission Meeting Minutes of January 8, 2024

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on Discussion Items noted below.*

4. Public Hearings: None

5. Action Items: None

6. Discussion Items:

- a. Hazardous Trees and Preservation Code Update
- b. Construction Codes Update
- c. 2024 Work Plan

7. Additional Informational Items:

- a. January 2024 Development Review Reports

8. Staff Comments

9. Commissioner Comments

10. Adjourn



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, January 8, 2024 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Hybrid meeting held via Zoom and at City Hall

1. **CALL TO ORDER:** Chair Overfield called meeting to order at 6:04 PM.
 - A. **Commissioners Present:** Guillory; Overfield; Greene; Wagner; Ramirez; Pincas; Lenoir
 - B. **Commissioners Absent:** None
 - C. **Staff Members Present:** Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
2. **CONSENT AGENDA:** Chair Overfield requested a motion to approve the consent agenda. Greene motioned to approve as presented, Pincas seconded. Commission voted 6-0 to approve.
3. **PUBLIC COMMENTS:**
 - A. Mayor Dave Olson made a brief announcement to introduce himself and provide some initial feedback to the Planning Commission.
4. **PUBLIC HEARINGS:** None
5. **ACTION ITEMS:**
 - A. 2024 Work Plan
 - i. Chair Overfield requested a motion to approve the proposed 2024 Work Plan, as presented. Commissioner Lenoir motioned to approve, as presented. Wagner seconded. Commission voted 6-0 to approve.
 - ii. The City Council will take final action on the 2024 Work Plan at their February 20th meeting.
6. **DISCUSSION ITEMS:**
 - A. Comprehensive Plan 2024 Periodic Update
 - i. Hietpas provided updates on the City's Comprehensive Plan 2024 Periodic Update, primarily focusing on key takeaways from the City's Gap Analysis and results of the Community Preferences survey.
 - ii. Discussion ensued.
 - B. 2023 Work Plan
 - i. No discussion on specific work plan items.



**CITY OF EDGEWOOD
PLANNING COMMISSION MEETING MINUTES**

Monday, January 8, 2024 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Hybrid meeting held via Zoom and at City Hall

- 7. STAFF COMMENTS:** None
- 8. COMMISSIONER COMMENTS:** None
- 9. ADJOURN:** Chair Overfield adjourned meeting at 7:02 PM.



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 12, 2024

Title: Hazardous Trees and Preservation Codes

Attachments: Ordinance 16-0466 and 21-0604

Submitted By: Jeremy Metzler, Public Works Director
Morgan Dorner, Senior Planner

Background Information:

The City of Edgewood Municipal Code includes provisions for tree preservation requirements and hazardous trees that pose a hazard to the public health, safety or welfare are regulated under two sections of the Edgewood Municipal Code (EMC):

- Chapter 8.15, Removal of Obstructing, Overhanging, Dead or Hazardous Vegetation and Debris, as adopted by Ordinance 16-0466 (attached); and
- EMC Section 18.90.180, Development Standards – Citywide Applicability, Tree preservation, as adopted by Ordinance 21-0604 (attached), Exhibit A.

Discussion:

As staff has attempted to enforce these regulations, some ambiguity and conflicts have been discovered that are in need of clarification. As codified, it is not clear as to how a “condition violating EMC 8.15.020” is determined, or what staff is qualified to make said determination. Also, trees that are deemed to be in violation of EMC 8.15.020 may still be subject to the process and procedure identified under EMC 18.90.180, depending on their size and location, which adds costs and delay to addressing any hazard to the public health, safety or welfare.

For example:

- The City identifies a violation of EMC 8.15.020 on someone’s property, being a dead or diseased tree that is near the public right-of-way that poses a hazard to the public’s health, safety or welfare.
- The tree in question happens to be greater than 12 inches in diameter at breast height, which is considered to be significant under EMC 18.90.180.
- Therefore, for the property owner to address the hazard as required under EMC 8.15, they must also have a tree risk assessment prepared by a qualified tree professional to comply with EMC 18.90.180.

Additional situations for consideration by the Planning Commission may include:

- In making a hazard determination, whether or not the removal of a tree poses a risk to neighboring property, structures, right-of-way, or other infrastructure in the vicinity;
- Clarifying applicability of full Tree Retention Plan requirements under EMC 18.90.180 for minor tree removals not part of a larger development plan or land use action; and

Staff proposes amending the EMC to:

- Clarify who is responsible for determining whether a violation of EMC 8.15 exists;
- Establish a process for determining whether a tree qualifies as a hazardous based on photographic evidence and other considerations as deemed appropriate;
- Revise EMC 18.90.180 for hazardous trees to eliminate any conflict between sections of code; and
- Updating minimum requirements for a “Qualified Tree Professional” as defined in EMC 18.20 and when one is required; and
- Address any additional conflicts between sections of code as it relates to tree preservation and tree removal.

Staff Recommendation:

Provide staff with feedback on the proposed scope of the code amendments, so staff may proceed with the formal code amendment process.

ORDINANCE NO. 16-0466

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING TITLE 8 EMC BY THE ADDITION OF A NEW CHAPTER 8.15 REMOVAL OF OBSTRUCTING, OVERHANGING, DEAD OR HAZARDOUS VEGETATION AND DEBRIS PURSUANT TO RCW 35.21.310; REQUIRING LANDOWNERS TO REMOVE TREES, OTHER VEGETATION AND DEBRIS THAT OVERHANGS OR ENCROACHES UPON PUBLIC STREETS AND SIDEWALKS AND/OR THAT POSES A FIRE HAZARD OR A MENACE TO PUBLIC HEALTH, SAFETY OR WELFARE; PROVIDING FOR PROCEEDINGS SPECIFIC TO INDIVIDUAL LANDOWNERS TO BE INSTITUTED BY CITY COUNCIL RESOLUTION; AUTHORIZING THE CITY TO REMOVE SUCH VEGETATION AND/OR DEBRIS AND CHARGE THE INCURRED COSTS THEREFORE TO THE LANDOWNER, ENFORCEABLE BY RECORDED LIEN AGAINST THE SUBJECT PROPERTY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, protecting and maintaining public streets and sidewalks and ensuring the public health, safety and welfare represent basic governmental priorities for the City of Edgewood; and

WHEREAS, state law, including RCW 35.21.310, authorizes cities to adopt local ordinances requiring landowners to remove or destroy all trees, plants, shrubs or vegetation, or parts thereof, which overhang any sidewalk or street in such manner as to obstruct or impair the free and full use of the sidewalk or street by the public; and also to remove or destroy all grass, weeds, shrubs, bushes, trees or vegetation which has grown and died; and further to remove or destroy all debris upon the property that poses a fire hazard or menace to public health; and

WHEREAS, upon the adoption of such local ordinances, cities may initiate local proceedings by resolution requiring landowners to remove or destroy such vegetation and/or debris, and upon the landowner's failure to timely remove or destroy the same, cities may cause such removal or destruction, and charge all incurred expenses against the landowner as well as file a lien therefore against the property; and

WHEREAS, the City Council discussed this issue, extensively at several Council Study Sessions and held a Public Hearing on this issue at its' May 24, 2016 Council meeting to receive Public input; and

WHEREAS, the City Council desires to adopt a local ordinance authorizing the above-referenced procedure in accordance with RCW 35.21.310, and the same will serve and protect the public interest; **NOW, THEREFORE**,

**THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. Amendment of Title 8 EMC. Title 8 of the Edgewood Municipal Code is hereby amended by the addition of a new Chapter 8.15 Removal of Obstructing, Overhanging, Dead or Hazardous Vegetation and Debris to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

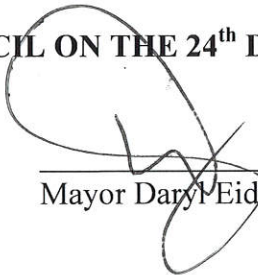
Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force thirty (30) days after passage.

Presented to Council for its First Reading on May 10th, 2016

Presented to Council for a Public Hearing and Second Reading on May 24th, 2016

PASSED BY THE CITY COUNCIL ON THE 24th DAY OF MAY, 2016



Mayor Darryl Eidinger

ATTEST/AUTHENTICATED:



Rachel Pitzel, City Clerk

APPROVED AS TO FORM:


Zack Lell, City Attorney

Date of Publication: May 26, 2016

Effective Date: June 23, 2016

CITY OF EDGEWOOD

**2224 - 104th Ave. East
Edgewood, WA 98371
(253) 952-3299
Fax: (253) 952-3537**

LEGAL NOTICE

Date: May 25, 2016

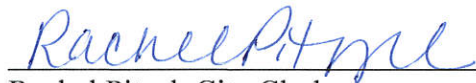
NOTICE OF ORDINANCE PASSED BY EDGEWOOD CITY COUNCIL

The following is a summary of an Ordinance passed by the City of Edgewood City Council on the 24th day of May, 2016, and shall take effect and be in full force on the 23rd day of June, 2016.

ORDINANCE NO. 16-0466

AN ORDINANCE OF THE CITY OF EDGEWOOD, WASHINGTON, AMENDING TITLE 8 EMC BY THE ADDITION OF A NEW CHAPTER 8.15 REMOVAL OF OBSTRUCTING, OVERHANGING, DEAD OR HAZARDOUS VEGETATION AND DEBRIS PURSUANT TO RCW 35.21.310; REQUIRING LANDOWNERS TO REMOVE TREES, OTHER VEGETATION AND DEBRIS THAT OVERHANGS OR ENCROACHES UPON PUBLIC STREETS AND SIDEWALKS AND/OR THAT POSES A FIRE HAZARD OR A MENACE TO PUBLIC HEALTH, SAFETY OR WELFARE; PROVIDING FOR PROCEEDINGS SPECIFIC TO INDIVIDUAL LANDOWNERS TO BE INSTITUTED BY CITY COUNCIL RESOLUTION; AUTHORIZING THE CITY TO REMOVE SUCH VEGETATION AND/OR DEBRIS AND CHARGE THE INCURRED COSTS THEREFORE TO THE LANDOWNER, ENFORCEABLE BY RECORDED LIEN AGAINST THE SUBJECT PROPERTY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of the Ordinance is available at the City Clerk's office, Edgewood City Hall, 2224 - 104th Ave. East, Edgewood, WA 98371 (253) 952-3299.


Rachel Pitzel, City Clerk

Published in the Tacoma News Tribune on: May 26, 2016

Exhibit A

Chapter 8.15

REMOVAL OF OBSTRUCTING, OVERHANGING, DEAD OR HAZARDOUS VEGETATION AND DEBRIS

Sections:

8.15.010	Purpose; authority.
8.15.020	Landowner responsibility for removing and destroying obstructing, overhanging, dead or hazardous vegetation and debris.
8.15.030	Proceedings; resolution.
8.15.040	Completion of work by city.
8.15.050	Cost recovery; lien.
8.15.060	Remedies nonexclusive.

8.15.010 Purpose; authority.

The provisions of this chapter are enacted pursuant to RCW 35.21.310 and other applicable state law. The purpose of this chapter is to ensure that the condition and location of trees, shrubs and other vegetation or debris does not obstruct or impair the use of public streets or sidewalks by members of the public, or otherwise pose a hazard to the public health, safety or welfare. It is the further purpose and intent of this chapter that landowners should bear the primary responsibility for and cost of maintaining their own property, including without limitation all trees and vegetation growing thereupon, in a properly confined, compliant and nonhazardous manner. The provisions of this chapter shall be liberally construed in furtherance of said purposes and in accordance with RCW 35.21.310.

8.15.020 Landowner responsibility for removing and destroying obstructing, overhanging, dead or hazardous vegetation and debris.

All landowners within the city shall maintain their property in a manner that does not pose a hazard to the public health, safety or welfare. Without prejudice to the foregoing, landowners shall be responsible for the following:

1. Removing or destroying all trees, plants, shrubs or vegetation, or parts thereof, located upon their property which overhang any public sidewalk or street or which are growing thereon in such manner as to obstruct or impair the free and full use of the sidewalk or street by public.
2. Removing or destroying all dead grass, weeds, shrubs, bushes, trees or vegetation located upon their property which constitutes a fire hazard or a menace to public health, safety or welfare.
3. Removing or destroying all debris located upon their property which constitutes a fire hazard or a menace to public health, safety or welfare.

8.15.030 Proceedings; resolution.

Whenever a condition violating EMC 8.15.020 exists upon property located within the city, the city council may initiate proceedings against the landowner by resolution, passage of which shall not occur until at least five days' written notice has been provided to the landowner. The resolution shall describe the subject property and the hazardous condition(s), and shall require the landowner to remove or destroy the same by the deadline established therein, which shall be no less than 10 days from the date of passage of the resolution. A copy of the resolution shall be provided to the landowner following passage.

8.15.040 Completion of work by city.

If the landowner fails to remove or destroy the dangerous condition(s) identified in the city council resolution by the deadline established thereby, the city may cause the removal or destruction of such condition(s).

8.15.050 Cost recovery; lien.

The costs incurred by the city under this chapter shall become a charge to the landowner and a lien against the subject property. Notice of such lien shall be in substantially the same form, filed with the same officer, and within the same time and manner, and enforced and foreclosed as provided by law for liens for labor and materials.

8.15.060 Remedies nonexclusive.

The provisions of this chapter are nonexclusive, cumulative, and without prejudice to any other remedy, penalty and/or procedure available to the city with respect to the subject matter hereof.

ORDINANCE NO. 21-0604

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AMENDING EDGEWOOD MUNICIPAL CODE (EMC) SECTION 18.90.180 RELATED TO TREE PRESERVATION; AMENDING EMC SECTIONS 18.20.050, 18.20.200, 18.20.220, AND 18.20.230 PERTAINING TO TREE-RELATED DEFINITIONS; AMENDING EMC 18.80.080 RELATED TO TREE PRESERVATION AND PROTECTION STANDARDS IN CERTAIN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, tree preservation has been a topic of discussion on the Planning Commission's agenda for several months; and

WHEREAS, the Planning Commission and City staff reviewed the Edgewood Municipal Code (EMC) and drafted amendments to the tree preservation standards to address various concerns, such as: reducing the measurements for "significant trees"; updating definitions and using consistent terminology throughout; providing criteria for hazardous tree determination and removal; revising tree replacement, preservation, and protection standards, including standards in specified zoning districts; and reformatting the code to ensure consistent application; and

WHEREAS, the City's Responsible Official has determined that this Ordinance is categorically exempt from SEPA under WAC 197-11-800(19); and

WHEREAS, the City sent a draft of this Ordinance to the Washington State Department of Commerce, as required by RCW 36.70A.106; and

WHEREAS, on March 8, 2021, the Planning Commission voted 7-0 to recommend APPROVAL, as presented, of the proposed code amendment to the EMC pertaining to tree preservation standards and related housekeeping amendments, and to send their recommendation to the City Council for consideration; and

WHEREAS, on March 16, 2021, City Council discussed the draft Ordinance in a study session; and

WHEREAS, on March 23, 2021, City Council held a public hearing on the proposed code amendments pertaining to tree preservation; and

WHEREAS, on April 6, 2021, City Council held a study session to provide final direction to staff regarding the proposed code amendment; and

WHEREAS, on April 13, 2021, City Council considered this Ordinance during its regular City Council meeting;

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

Section 1. EMC Section 18.90.180 Amended. Section 18.90.180, “Tree preservation,” of the Edgewood Municipal Code (EMC) is hereby repealed and replaced as shown in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. EMC Section 18.20.050 Amended. Section 18.20.050, “B definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. EMC Section 18.20.200 Amended. Section 18.20.200, “Q definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 4. EMC Section 18.20.220 Amended. Section 18.20.220, “S definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

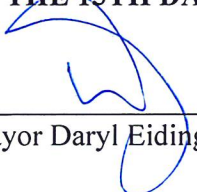
Section 5. EMC Section 18.20.230 Amended. Section 18.20.230, “T definitions,” of the EMC is hereby amended to add a new definition as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 6. EMC Subsection 18.80.080.G.8.a Amended. Subsection 18.80.080.G.8.a, “Town Center, Commercial, Mixed Use Residential, and Business Park Zoning Districts Tree Preservation and Protection Standards,” of the EMC is hereby amended to read as shown in Exhibit B, attached hereto and incorporated herein by this reference.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON THE 13TH DAY OF APRIL, 2021



Mayor Daryl Eidinger

ATTEST/AUTHENTICATED:



Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'Ann Marie Soto', written over a horizontal line.

Ann Marie Soto, City Attorney

Date of Publication: 04/15/2021

Effective Date: 04/20/2021

Edgewood Municipal Code (EMC) Tree Preservation Code Modifications

EMC 18.90.180 Tree preservation.

- A. Purpose. The purpose of this section is to establish the significant tree preservation requirements necessary when conducting any development or development activity within the city of Edgewood. Specifically, the regulations contained in this section are intended to accomplish the following ten (10) goals and objectives.
1. Promote the public health, safety and general welfare of the residents of Edgewood;
 2. Implement the purposes of the State Growth Management Act relating to conservation of natural resources;
 3. Support and implement the City of Edgewood's Comprehensive Plan, specifically the Natural Environment, Land Use, and Community Character elements;
 4. Implement the goals of the State Environmental Policy Act (SEPA);
 5. Improve the aesthetic quality of the built environment by reducing impacts on critical areas and the natural environment;
 6. Minimize erosion, siltation, water pollution, and surface and ground water runoff by the preservation of significant trees;
 7. Provide for the reasonable development of property, reasonable preservation or enhancement of property values, and for increases in privacy for residential sites;
 8. Promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features;
 9. Provide an appropriate amount and quality of tree retention related to future land uses; and
 10. Provide for increased areas of permeable surfaces that allow for infiltration of surface water into ground water resources, reduction in the quantity of storm water discharge, and improvement in the quality of storm water discharge.
- B. Applicability. The preservation of certain trees is required for any development or development activity.
1. Tree Preservation requirements are applicable to all zoning districts and shall be provided in accordance with each individual zoning district and the provisions of this section. In the event a permit is not required for the establishment of a use, the standards of this section still apply.
 2. Existing residential development or single-family residences that comply with current EMC 18.80.040.C.1 minimum and maximum densities are exempt from this section.
- C. Process.
1. Tree Preservation Requirements. Any development or development activity shall retain and replace significant trees in accordance with the following requirements:
 - a. All significant trees within fifteen (15) feet of the lot perimeter shall be preserved.
 - i. At the discretion of the community development director or designee, significant trees may be removed for required site access, buildings, roads, utilities, sidewalks, trails, or storm drainage improvements.
 - ii. Any removed tree must be replaced in accordance with EMC Subsection 18.90.180.C.4.
 - b. A percentage of all significant trees within the interior of a lot, exclusive of the significant trees already required to remain per EMC Subsection 18.90.180.C.1.a. above shall be retained as required per the following standards.
 - i. In Single-Family Residential zoning districts; Mixed Residential zoning districts; and Public zoning district, 50 percent of the significant trees located within the interior

landscaping area of the lot, or individual lots in the case of residential subdivisions, shall be retained.

ii. In the Industrial zoning district, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained.

iii. In the Town Center; Commercial; Mixed Use Residential; and Business Park zoning districts, 10 percent of the significant trees located within the interior landscaping area of the lot, or individual lots in the case of subdivisions, shall be retained. In addition, EMC Subsection 18.80.080.G.8, Tree Preservation and Protection Standards applies to any development or development activity in these zones.

2. Tree Retention Plan. A tree retention plan shall be submitted to the City for any development or development activity. The plans shall be submitted with the required project permit and shall be prepared in accordance with the requirements outlined in this Subsection.

a. Tree Survey. The tree retention plan shall include a tree survey that identifies all significant trees on the subject site.

i. The tree survey shall be performed by a Qualified Tree Professional.

ii. While sampling may be used to perform the overall tree inventory, the survey must show the location, number, size, height, species, and condition of each significant tree.

iii. If physical conditions do not warrant the identification of each significant tree, then the sampling results of the plot with the highest number of significant tree diameter inches shall be used as the representative sample.

iv. Inventory sampling shall be performed in accordance with the following plot to acre ratios.

Acres	Minimum # of plots
10 or less	3
11-20	6
21-40	10
41-150	15
>150	1 plot 10 acres

b. Identification of Significant Trees. The tree retention plan shall identify each significant tree that is proposed to be retained, designated to be removed, or requested to qualify for the Interior Significant Tree Retention Incentive.

c. Interior Significant Tree Retention Incentive. Significant trees that are retained and located outside of the perimeter area, as prescribed in EMC Subsection 18.90.180.F.1.a, may be

credited as two trees for complying with the retention requirements above (1), provided it meets one or more of the following criteria:

- i. The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees;
 - ii. The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;
 - iii. The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings;
 - iv. The tree belongs to a unique or unusual species;
 - v. The tree is located within 25 feet of any critical area or required critical area buffers; or
 - vi. The tree is 18 inches in diameter or greater and is identified as providing wildlife habitat.
- d. Tree Protection Techniques. The tree retention plan shall demonstrate the tree protection techniques intended to be utilized during land alteration and construction in order to provide for the continual healthy life of retained significant trees. The proposed tree protection techniques will be reviewed by the city to ensure compliance with the provisions of this section.
- e. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within three (3) years of the development of the site, then the significant tree shall be replaced at a rate of three-to-one (3:1)..

3. Tree Protection Measures. Tree protection measures have been established to reduce the impacts of development action on existing significant trees. The protection measures are as follows:

- a. If a tree retention, landscape plan, or both are required, no clearing shall be allowed on-site until approval of each such plan.
- b. An area free of disturbance, corresponding to the dripline of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot-high chain-link or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing.

4. Tree Replacement. Any removed significant tree, subject to this section, shall be replaced in accordance with the following standards.

- a. Significant trees shall be replaced at a rate of 1.5 times to one (1.5:1) of the total tree diameter inches of all the significant trees that were removed.
- b. Replacement trees shall be no smaller than two (2) inches DBH for deciduous trees and seven (7) feet in height for evergreen trees.
- c. Preserved healthy trees, which are not designated as at-risk on a tree risk assessment, between two (2) and twelve (12) inches in tree diameter, may be counted towards the on-site

- 1.5:1 replacement requirement by subtracting their respective DBH inches from the total replacement count.
- d. Replacement trees shall be native to Washington State and shall be classified as non-invasive species.
- e. Tree replacement plans shall be prepared by a Qualified Tree Professional.

D.Determining Significant Trees.

1. To be identified as a significant tree, an existing tree must meet a least one of the following criteria.
 - a. When measured at breast height, must have a minimum diameter of twelve (12) inches;
 - b. The community development director or designee designated the tree as significant due to any one of the following:
 - i.the uniqueness of the tree species;
 - ii. the tree is not a hazardous tree and provides important wildlife habitat; or
 - iii. the tree's unique historical, ecological, or aesthetic value constitutes an important community resource.
- 2.Trees will not be considered "significant" if a tree risk assessment from a Qualified Tree Professional determines, and the community development director or designee reviews and concurs, that the tree is at risk due to a structural defect, combination of defects, or disease.
 - a. Regardless of tree health, a tree may also be determined as a safety hazard in a tree risk assessment if the tree poses a threat to human health or may cause damage to a structure, roadway, or utility facility if toppled.
 - b. Hazardous trees that are not considered significant may be removed following the review and concurrence of the tree risk assessment by the community development director or designee.
 - c. To undertake a tree risk assessment, a Qualified Tree Professional must be tree risk assessment qualified (TRAQ), as established by the International Society of Arboriculture (ISA).

E.Critical Areas Regulations.

- 1.All trees within a critical area, critical area buffer, or open space tract shall be retained.
2. Trees specifically indicated in a discretionary land use permit or tree removal permit may be exempted from the requirement to be retained, subject to the provisions of EMC Title 14 and Tree Replacement requirements.

F.State Environmental Policy Act Requirements. Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.

Edgewood Municipal Code (EMC) Tree Preservation Code Modifications

EMC 18.20.050 B definitions

“Breast Height ” means fifty-four (54) inches above ground level, when pertaining to the measurement of tree diameter; also known as “diameter at breast height” (DBH).

EMC 18.20.200 Q definitions

“Qualified Tree Professional” means an individual with a minimum of three (3) years of experience in tree evaluation and meets at least one of the following qualifiers:

- A. American Society of Consulting Arborists (ASCA) registered consulting arborist;
- B. International Society of Arboriculture (ISA) board certified master arborist;
- C. International Society of Arboriculture (ISA) certified arborist with an associate degree and/or a minimum of two years of college-level credit and/or 120 continuing education units; or
- D. Washington State registered landscape architect.

EMC 18.20.220 S definitions

“Significant tree” means an existing tree that meets the criteria in EMC 18.90.180.D.1 which, when measured four feet above grade, has a minimum diameter of either:

- _____ 1. Fifteen inches for evergreen and deciduous trees;
- _____ 2. Trees determined to be significant by the community development director or designee,
- _____ regardless of the tree diameter, due to the uniqueness of the species.

EMC 18.20.230 T definitions

“Tree Diameter” means the distance of a straight line segment through the center point of a tree when measured at breast height or 54 inches above ground level.

EMC 18.80.080.G.8.a. Town Center, Commercial, Mixed Use Residential, and Business Park Zoning Districts Tree Preservation and Protection Standards

G.8. Tree Preservation and Protection Standards.

- a. Significant tree identification and preservation and/or replacement shall be required as set forth in EMC 18.90.180, Tree preservation, ~~provided in~~ Mixed-use development shall be considered commercial development for the purposes of the tree preservation retention standard contained in EMC 18.90.180(C)(2)(c)(iv).



CITY OF EDGEWOOD STAFF REPORT PLANNING COMMISSION AGENDA ITEM

Date: February 12, 2024

Title: 2021 Construction Codes

Attachments: 1) Draft Chapters 15.10 and 15.20 EMC (Excerpts)
3) 2021 International Building Code (IBC) Chapter 1 – Administration
3) Consistency Crosswalk

Submitted By: Lauren Balisky, C&ED Director
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Background:

State law requires cities to adopt construction codes, which provide minimum technical standards to ensure the safety of buildings and structures in Washington State. The construction codes address buildings themselves (construction material, energy), building service equipment (electrical, fire, gas, mechanical, and plumbing), and life-safety components (fire and wildland fire interface). The next suite of construction codes become effective on March 15, 2024, and the city is preparing for its regular update, which occurs approximately every three (3) years.

In this update, staff proposes repealing the initial administrative chapter of each construction code and replacing it with a consolidated chapter for most topics to ensure consistency and clarity for staff and customers alike.

This session with Planning Commission is intended to get feedback on whether:

- 1) The organization and wording make sense;
- 2) The chapter or any section titles should be renamed to help users easily find the information they need;
- 3) The proposed code is consistent and clear; and
- 4) What questions you might have as a customer trying to understand the building permit process.

Summary of Proposed Chapter 15.10 EMC:

The attached consistency crosswalk shows what subsection of each construction code, state or local law led to the language in the draft Chapter 15.10 EMC. A copy of the 2021 International Building Code, Chapter 1 – Administration, is provided for comparison. Please note this document does not include Washington state's amendments.

A summary of the proposed consolidated administrative chapter is below.

- **15.10.010 Short title.**
 - Provides a term (“this title”) to reference to throughout. The term “this code” means the entire Edgewood Municipal Code (EMC).
- **15.10.020 Purpose and intent.**
 - Consolidates requirements in construction codes and state law.
- **15.10.030 Authority – Duties and powers of the code official.**
 - Consolidates requirements in construction codes, state law, and existing EMC.
- **15.10.040 Applicability of title.**
 - Describes what Chapter 15.10 EMC applies to.
- **15.10.050 Definitions.**
 - Adds Edgewood-specific definitions for the purpose administration of the technical codes.
 - The city is able to adopt limited amendments to definitions in the construction codes.
- **15.10.060 Technical codes – Appendices, conflicts, references.**
 - Consolidates requirements in construction codes and state law.
 - Establishes procedure for how to interpret the technical codes in the event of a conflict.
- **15.10.070 Copies of technical codes on file.**
 - Informs the public that a copy of the construction codes is available for viewing.
- **15.10.080 Burden of proof.**
 - Adds provision consistent with EMC 18.30.090 that the burden of proof is on the applicant.
- **15.10.090 Building permit required.**
 - Consolidates requirements in construction codes.
 - Applicability and exemptions are contained in the technical chapters:
 - 15.20, Building code;
 - 15.30, Residential code;
 - 15.40, Electrical code (the City does not provide permitting or inspections);
 - 15.50, Mechanical code;
 - 15.60, Plumbing code;
 - 15.70, Fire code; and
 - 15.80, Property maintenance code.
- **15.10.100 Requirements – Existing buildings, structures, and building service equipment.**
 - Consolidates requirements in construction codes.
- **15.10.110 Requirements – Temporary structures, building service equipment or uses.**
 - Consolidates requirements in construction codes and state law.
- **15.10.120 Requirements – Service utilities.**
 - Consolidates requirements in construction codes.
- **15.10.130 Requirements – Change in use or occupancy classification.**
 - Consolidates requirements in construction codes.

- **15.10.140 Building permit application – Required information.**
 - Consolidates requirements in construction codes and state law.
- **15.10.150 Building permit application – Required construction documents.**
 - Consolidates requirements in construction codes and state law.
 - Adds clarification for items typically needed due to Edgewood's local site conditions (e.g. septic, stormwater, critical areas).
- **15.10.160 Building permit application – Fees.**
 - Consolidates requirements in construction codes, adds linkage to Chapter 3.35 EMC, Fees and charges.
- **15.10.170 Building permit application – Design standards – Minimum requirements.**
 - Consolidates requirements in construction codes and state law.
- **15.10.180 Building permit application – Design standards – Alternative methods.**
 - Consolidates requirements in construction codes.
- **15.10.190 Building permit application – Review – Determination of complete application.**
 - Adds procedures for determining whether an application is complete for review, consistent with current practice and Chapter 18.40 EMC.
 - Clarifies procedures for requesting extensions, adds limitations.
- **15.10.200 Building permit application – Vesting – Date.**
 - Ensures consistency with state law. Building permits vest separately from project permits.
- **15.10.210 Building permit application – Vesting – Timing of project permit and building permit applications.**
 - EMC 18.40.020 states, in part "... the building official shall not issue a building permit for the construction, reconstruction or alteration of a structure or a part of a structure for which a zoning decision has not been issued."
 - Adds language to clarify that the relationship between building permit applications and other approvals, such as critical area, site development, land use, or other environmental review.
- **15.10.220 Building permit application – Vesting – Optional phasing plan.**
 - Adds limited phasing process for complex sites.
 - Phasing process to separate the foundation from vertical construction exists in the construction codes.
- **15.10.230 Building permit application – Review – Procedure and decision criteria.**
 - Clarifies the requirements for approving a building permit application.
- **15.10.240 Building permit application – Review – Expiration.**
 - Consolidates language from construction codes for when a building permit application expires.
 - Clarifies procedures for requesting extensions, adds limitations.
- **15.10.250 Building permit application – Review – Issuance.**
 - Clarifies issuance procedures.

- Incorporates requirements in state law for projects over \$500.00 and projects over \$5,000.00.
- **15.10.260 Issued building permit – Validity.**
 - Consolidates language from construction codes.
- **15.10.270 Issued building permit – General standards.**
 - Consolidates language from construction codes.
- **15.10.280 Issued building permit – Minimum standards for construction sites.**
 - Standards for construction sites are contained in the IBC, but do not currently apply to all construction projects.
 - Key minimum standards for construction sites are added here to help ensure that construction sites are kept safe, clean, and compliant with the noise standards in Title 18.
- **15.10.290 Issued building permit – Testing and verification.**
 - Consolidates testing requirements for building service equipment.
- **15.10.300 Issued building permit – Inspections and sequencing.**
 - Clarifies the responsibilities of the permittee in the inspection process.
 - Establishes groups of inspections (as applicable) and the order the inspections need to be completed in.
- **15.10.310 Revision of approved or issued plans.**
 - Clarifies procedures for revision of plans.
- **15.10.320 Building permit expiration, suspension or revocation.**
 - Consolidates language from construction codes for when an issued building permit expires.
 - Clarifies extension process and requirements for an extension, requires applicants to identify outstanding work associated with the permit.
- **15.10.330 Permit renewals.**
 - Proposes a new tool for when a permit expires and there is no substantive change to the adopted codes.
 - Allows for one-time renewal of projects close to completion.
- **15.10.340 Certificate of occupancy.**
 - Codifies the current practice of the final inspection serving as the certificate of occupancy for certain one- and two-family dwellings and their accessory structures, and requires a formal certificate of occupancy for all other permitted work.
 - Clarifies the requirements for what must be completed prior to a Temporary Certificate of Occupancy.
- **15.10.350 Violations and enforcement.**
 - Being drafted to align with recently updated Title 7 by the City Attorney.

Summary of Proposed Chapter 15.20 EMC:

Draft Chapter 15.20 EMC is provided as an example of how the technical code chapters are structured. Each is started with the following sections, which also consolidate requirements from the administrative chapters of the technical codes:

- **15.20.010 Adoption.**
 - Adopts each technical code, associated appendices and standards, and state law, consistent with state law.
- **15.20.020 Applicability.**
 - Describes when the technical code in that chapter apply.
- **15.20.030 Exemptions.**
 - Describes the actions that do not require a permit, and the obligation to still comply with requirements even when a permit is not required.
 - Clarifies that work within most critical areas and their buffers is not exempt.
- **15.20.040 Amendments, additions, or exceptions.**
 - Standard introductory language for local amendments to the technical codes, as required by state law.

Staff Recommendation:

Provide staff with feedback on the proposed code amendments.

Action:

None – this is not a “development regulation” as defined in RCW 36.70A.030, and therefore the Commission is not required to make a formal recommendation to City Council.

Next Steps:

February 20, 2024 – Council Study Session

February 27, 2024 – Council Public Hearing and Potential Decision

March 15, 2024 – Effective Date per State Law

Exhibit A (Excerpt)

Title 15 Buildings and Construction*

* Prior legislation: Ord. 22-631 § 1 (Exh. A); Ord. 21-601 § 1 (Exh. A); Ord. 16-478 § 1 (Exh. A); Ord. 10-343 § 1 (Exh. A); Ord. 07-289 § 1; Ord. 04-224 § 1; Ord. 99-127.

Chapter 15.10 General Provisions

15.10.010 Short title.

This title shall be cited as the “City of Edgewood buildings and construction code” or hereinafter referred to as “this title”.

15.10.020 Purpose and intent.

A. Purpose. The purpose of this title is to provide a reasonable level of safety, health, property protection and general welfare through:

1. Establishing minimum standards for structural strength, means of egress, stability, sanitation, light and ventilation, and energy conservation;
2. Providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions;
3. Providing a reasonable level of safety to fire fighters and emergency responders during emergency operations;
4. Regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of electrical, mechanical, fuel gas, and plumbing equipment, installations, or other building service equipment systems;
5. Mitigating the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels; and
6. Providing for a reasonable level of sanitation and maintenance to promote continued occupancy of buildings, structures, and premises.

B. Intent. The intent of the city is to:

1. Require minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety;
2. Require standards and requirements in terms of performance and nationally accepted standards;
3. Permit the use of modern technical methods, devices and improvements;
4. Eliminate restrictive, obsolete, conflicting, duplicating and unnecessary regulations and requirements which could unnecessarily increase construction costs or retard the use of new materials and methods of installation or provide unwarranted preferential treatment to types or classes of materials or products or methods of construction
5. Provide for standards and specifications for making buildings and facilities accessible to and usable by physically disabled persons
6. Mitigate the fire and life safety hazards of wildland-urban interface areas; and
7. Consolidate and provide for the administration, organization and enforcement of the technical codes adopted by the city.

C. The EMC shall be enforced for the benefit of the health, safety, and welfare of the general public. Codes and regulations adopted in this title are not intended to create or otherwise establish or designate any duty on the part of the city of Edgewood to any particular person or class of persons. No provision or any term used in this title is intended to impose any duty upon the city or any of its officers or employees that would subject them to damages in a civil action.

15.10.030 Authority – Duties and powers of the code official.

A. Authority. This title and the technical codes are adopted under the authority of:

1. Chapter 19.27 RCW, State building code;
2. Chapter 19.27A RCW, Energy-related building standards, and
3. Chapter 19.28 RCW, Electricians and electrical installations.

B. Enforcement agency. The community and economic department shall be responsible for enforcement of this title and the technical codes under the administrative and operational control of the building code official; provided:

1. Fire code. The fire code official or his or her designee shall be responsible for enforcement of Chapter 15.70 EMC, Fire code;

2. Property maintenance. The administrator shall be responsible for enforcement of Chapter 15.80 EMC, Property maintenance code.

3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the director, the code official shall have the authority to appoint a deputy code official, related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the applicable building or fire code official.

4. Other agencies. The director may call upon other city departments or outside agencies to assist in the discharge of the duties required by this title.

C. Duties and powers of the code official. In addition to the duties and powers set forth in other sections of this title and the technical codes, the code official shall have the following duties and powers:

1. General. The code official is hereby authorized and directed to enforce the provisions of this title and the technical codes. The code official shall have the authority to:

a. Render interpretations of this title and the technical codes; provided:

- i. Such interpretations shall be consistent with the intent and purpose of this title and the technical codes;
- ii. An interpretation shall not have the effect of waiving requirements specifically provided for in this title and the technical codes;
- iii. An interpretation may be appealed to the hearing examiner under the procedures set forth in Chapter 15.90 EMC, Appeals.
- iv. A copy of any final interpretation shall be retained by the city clerk and available to the public.

b. Adopt policies regarding:

- i. Electronic submission of applications, construction documents, test or special inspection reports, or other documents;
- ii. Minimum standards for construction documents, in addition to and consistent with EMC 15.10.170;
- iii. Scheduling of inspections, in addition to and consistent with EMC 15.10.300;
- iv. Installation of automatic fire-extinguishing systems, including the type and configuration of systems based on, but not limited to, occupancy type, location, and

water availability. The operating policy shall be developed from nationally recognized standards and local conditions; and

v. Application and exemption of construction codes for temporary homeless shelters in accordance with WAC 51-16-030, Exemptions for indigent housing guidelines, now or as hereafter amended.

2. Applications and permits. The code official shall receive building permit applications, review construction documents and issue building permits 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 title and the technical codes.

3. Inspections.

a. The code official shall make the required inspections, or the code 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 code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise at the applicant's expense.

b. For buildings or structures located on properties or portions thereof containing mapped wildland-urban interface area, the code official may inspect for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

4. Right of entry.

a. Where it is necessary to make an inspection to enforce the provisions of this title and the technical codes, or where the code 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 title and the technical codes which makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this title and the technical codes; provided, that:

- i. Such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession; and
 - ii. If such building or premises be occupied, that credentials be presented to the occupant and entry requested; or
 - ii. If such building or premises be unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry; or
 - iv. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.
 - v. Owners, the owner's authorized agent, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this title and the technical codes.
- b. Posted property. Where private property is posted with a "No Trespassing" sign and has a gate or chain on private property, or where private property is enclosed by a secured gate or chain (other than by a simple latching or closure device), the code official shall not make entry beyond areas open to the public without the express permission of the property owner or occupant or a court order. No city employee shall be required to enter a posted or gated piece of property if the city employee feels threatened, intimidated, or otherwise in fear of his or her personal safety.
- c. Employee identification. The code official shall carry identification cards while on duty. Any employee, when legitimately requested by the public, shall show the requesting party his or her identification card.
- d. Intimidation of employees. The City adopts RCW 9A.76.180, Intimidating a public servant, as it now reads and as hereafter amended.
5. Lot lines and setback lines. Notwithstanding the general authority of the code official to administer and enforce this title and the technical codes, the code official shall have no duty, and no authority, to verify or establish lot lines or setback lines. No such duty or authority is created by this title, and none shall be implied. The sole responsibility for verifying and/or establishing lot lines and setback lines shall rest with the applicant. Such responsibility shall

not be affected by any oral statement and/or written order, report, directive, permit or approval of the code official.

6. Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this title and the technical codes, pursuant to EMC 15.10.350.

7. Records. The code official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, reports of tests, and notices and orders issued. Such records shall be retained in the official records or a period of not less than 180 days from date of completion of the permitted work, or for not less than the period required for retention of public records by the City's retention schedule, whichever is greater.

8. Liability. The code official charged with the enforcement of this title and the technical codes, acting in good faith and without malice in the discharge of his duties, shall not thereby be rendered personally liable for damage that may accrue to persons or property as a result of an act or omission in the discharge of the assigned duties.

15.10.040 Applicability of title.

This chapter establishes the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the corporate limits of the city of Edgewood. The provisions of this chapter shall apply to the administration of the following technical codes:

- A. The International Building Code (Chapter 51-50 WAC), as adopted in Chapter 15.20 EMC, Building code;
- B. The International Existing Building Code (Chapter 51-50 WAC), as adopted in Chapter 15.20 EMC, Building code;
- C. The International Residential Code (Chapter 51-51 WAC), as adopted in Chapter 15.30 EMC, Residential code;
- D. The International Energy Conservation Code (Chapters 51-11C and 51-11R WAC), also known as the Washington State Energy Code, as adopted in Chapter 15.20 EMC, Building code, and Chapter 15.30 EMC, Residential code;
- E. The International Wildland-Urban Interface Code (Chapter 51-55 WAC), as adopted in Chapter 15.20 EMC, Building code, and Chapter 15.30 EMC, Residential code;

- F. The National Electric Code (Chapter 296-46B WAC and Chapter 19.28 RCW), as adopted in Chapter 15.40 EMC, Electric code;
- F. The International Mechanical Code (Chapter 51-52 WAC), as adopted Chapter 15.50 EMC, Mechanical code, including the standards for liquefied petroleum gas installations;
- G. The International Fuel Gas Code (Chapter 51-52 WAC), as adopted in Chapter 15.50 EMC
- H. The Uniform Plumbing Code and Uniform Plumbing Code Standards (Chapters 51-56 and 51-57 WAC), as adopted in Chapter 15.60 EMC, Plumbing code;
- I. The International Fire Code (Chapter 51-54A WAC), as adopted in Chapter 15.70 EMC, Fire code; and
- J. The International Property Maintenance Code, as adopted in Chapter 15.80 EMC, Property maintenance code.

15.10.050 Definitions.

The following terms shall have the following meaning for purposes of this title, unless the context specifies otherwise. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. The following terms are not intended to replace definitions contained and applied within each technical code, except as specifically provided herein:

“Action” means a specific response complying fully with a specific request by the jurisdiction.

“Addition” means an extension or increase in floor area or height of a building or structure.

“Administrator” means the administrator as defined in EMC 7.10.050, definitions.

“Alter” or “alteration” means a change to modification of a building, structure or building service equipment.

“Applicant” means the owner or the owner’s authorized agent for a building permit application.

“Approved agency” means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the code official.

“Board of appeals”, where used in this title and the technical codes, means the city’s hearing examiner.

“Building” means a structure used or intended for supporting or sheltering a use or occupancy.

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

“Building, existing” means a building erected prior to the adoption of this title, or one for which a legal building permit has been issued.

“Building permit” means any permit required by this title and the technical codes, including but not limited to permits for buildings, structures, building service equipment, or uses required by the IBC, IRC, IECC, IFC, IMC, IFGC, UPC, and WUIC as adopted by this title.

“Building permit application” means an application for a building permit required pursuant to this title.

“Building permit, issued” means an official document issued by the code official authorizing performance of a specified scope of work, activity, operation, practice or function.

“Code official” means, depending on the applicable provision of this title and the technical codes, as evident by the context:

1. The building official; and/or
2. The fire code official.

“Code official, building”, where used in this title and the technical codes, means the mayor, his or her duly authorized representative, and any designated alternate city agent or employee empowered by ordinance or by the mayor charged with the administration and enforcement of this title and the technical codes, except where authority is specifically reserved for the fire code official.

“Code official, fire”, where used in this title and the technical codes, means the individual who is charged with the administration and enforcement of the fire code and wildland-urban interface code.

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

“Construction documents” means plans, specifications, computations and other data required to be submitted for any application required by this title or the technical codes.

“Department” means the community and economic development department, unless otherwise specified.

“Director” means the director of the community and economic development department, unless otherwise specified.

“Director, public works” means the director of the public works department of the city of Edgewood or his/her designee.

“EMC” means the Edgewood Municipal Code.

“Energy code” means the International Energy Conservation Code (Washington State Energy Code), as adopted by the city.

“Energy code” means the International Energy Conservation Code promulgated by the International Code Council as adopted by the city.

“Existing structure” means a structure erected prior to the adoption of the appropriate code, or one for which a legal building permit has been issued.

“Fire chief”, where used in the technical codes, means the fire chief of East Pierce Fire and Rescue for the purpose of fire response and investigation in the IFC, and for all other purposes in the technical codes, the “fire code official”.

“IBC” or “building code” means the International Building Code, as adopted by the city.

“IEBC” or “existing building code” means the International Existing Building Code, as adopted by the city.

“IECC” or “energy code” means the Washington State Energy Code, as adopted by the city.

“IFC” or “fire code” means the International Fire Code, as adopted by the city.

“IFCG” or “fuel gas code” means the International Mechanical Code, as adopted by the city.

“IMC” or “mechanical code” means the International Mechanical Code, as adopted by the city.

“IPMC” or “property maintenance code” means the International Property Maintenance Code, as adopted by the city.

“IRC” or “residential code” means the International Residential Code, as adopted by the city.

“Listed” and “listing” are terms referring to equipment or materials included in a list by an approved testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of current production of listed equipment or materials. The published list shall state that the material or equipment complies with approved

nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

“NEC” or “electric code” means the National Electric Code, as adopted by the city.

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

“Owner” means any owner, or reputed owner, of the property which is listed on the tax rolls of the Pierce County assessor-treasurer for the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

“Permittee” means the owner or the owner’s authorized agent to whom an approved building permit is issued.

“Person” means natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other person or combination acting as a unit, with legal rights and duties, whether acting by themselves or by a servant, agent, employee, or guardian.

“Registered design professional in responsible charge” means a registered design professional engaged by the owner or the owner’s authorized agent to review and coordinate certain aspects of the project, as determined by the code official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents, and phased submittal documents.

“Registered design professional” means an individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state of Washington.

“Renew” or “renewal” means to authorize the use of a permit approval past the original expiration date and preserve vesting under the code which the permit was issued.

“Repair” means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

“Revision” means a change by an applicant or permit holder to an application under review or to the scope of work authorized by an issued permit.

“Structural observation” means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspections required by the technical codes.

“Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Technical codes” means and refers to all codes, appendices and referenced code standards adopted by the city in this title which contain the provisions for design, construction, alteration, moving, demolition, repair, removal, use, location, occupancy and maintenance of buildings, structures, building service equipment, and premises.

“UPC” or “plumbing code” means the Uniform Plumbing Code by the city.

“Valuation” or “value,” means the total fair market value of all construction work or estimated cost to replace the building and its building service equipment in kind, based on current replacement costs.

“Withdraw” or “withdrawn” means an action by a permit applicant or valid permit holder to withdraw a project from active review or construction status.

“WUIC” or “wildland-urban interface code” means the International Wildland-Urban Interface Code, by the city.

15.10.060 Technical codes – Appendices, conflicts, references.

A. Appendices. Provisions in the appendices are intended to supplement the requirements of the technical codes and shall not apply unless specifically adopted.

B. Conflicting provisions.

1. Where conflicts occur between the requirements of this title and the technical codes and other laws, regulations, city ordinances or code provisions, or between the technical codes, those provisions providing the greater safety to life shall govern or, if life safety is not at issue, the more restrictive provision shall govern.

2. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the hierarchy of the codes named in RCW 19.27.031, State building code—Adoption—Conflicts—Opinions, now or as hereafter amended, shall govern, except:

- a. Where there is a conflict between provisions for which such hierarchy of codes is not determinative, the most restrictive provision shall govern.
 - b. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.
 - c. Where there is a conflict between a technical code and its referenced standard, or where the subject matter in a referenced standard is within the scope of the technical code, the provision in the technical code shall govern.
 - d. Where there is a conflict between the duct sealing or insulation requirements of the building code and the duct sealing or insulation requirements of the energy code, the provisions of the energy code shall govern.
 - e. Where there is a conflict between the technical codes as adopted by the city and the technical codes as adopted in RCW 19.27.031, the exceptions and amendments to the technical codes contained in the provisions of RCW 19.27.031 shall govern.
3. Where enforcement of a code provision would violate the conditions of the listing or manufacturer's instructions of the equipment or appliance, the conditions of the listing or manufacturer's instructions shall apply.
- C. Retroactivity. Provisions of the technical codes that specifically apply to existing conditions are retroactive.
- D. Other laws. The provisions of this title and the technical codes shall not be deemed to nullify any provisions of local, state or federal law.
- E. Adoption by reference. Where state laws or regulations or other city ordinances or code provisions are adopted by reference in this title or the technical codes, such reference shall be deemed to be to the law, regulation, ordinance or provision as subsequently amended after the date of adoption of this chapter, unless specifically provided otherwise.
- F. Referenced codes and standards. Referenced codes shall be considered to be part of the requirements of the associated technical code to the prescribed extent of each such reference. Codes referenced within the technical codes adopted by the city shall not apply unless specifically adopted by the city in other chapters of this title. References to codes not adopted by the city shall be deemed to refer to the most applicable provision of codes or standards adopted by the city, as determined by the code official.

G. 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 the applicable code as indicated by the context.

H. Subjects not regulated by the technical codes. Where applicable standards or requirements are not set forth in a technical code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the city of Edgewood, compliance with applicable standards of other nationally recognized safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of the technical codes.

I. Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this title or the technical codes, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

15.10.070 Copies of technical codes on file.

The city shall at all times keep on file with the city clerk, for reference by the general public, not less than one copy of the technical codes and standards, or parts thereof, together with the amendments and supplements thereto, as adopted by this title. The copy of codes on file may be placed by the city clerk in the custody of the office of the code official in order to make them more readily available for inspection and use by the general public.

15.10.080 Burden of proof.

The burden of proof for demonstrating compliance with this title and the applicable technical codes and standards is on the applicant and permittee.

15.10.090 Building permit required.

No person shall cause any building, structure, or building service equipment regulated by this title or by the technical codes to be constructed, erected, installed, enlarged, altered, repaired, moved, improved, converted, removed, or demolished, nor shall there be any change to the occupancy of any building or structure, unless a separate, appropriate permit for each building,

structure or building service equipment has first been applied for and issued by the code official, except:

- A. Exemptions. For work specifically exempted by this title;
- B. Emergency repairs. Where building service equipment replacements or repairs must be performed in an emergency situation posing a significant and immediate risk to life and safety, or a significant and immediate risk of loss to property, the permit application shall be submitted within the next working business day to the code official. The requirements of this section shall not be considered to prohibit the operation of any heating equipment or appliances installed to replace existing heating equipment or appliances serving an occupied portion of a structure provided that a request for inspection of such heating equipment or appliances has been filed with the department not more than 48 hours after such replacement work is completed, and before any portion of such equipment or appliances is concealed by any permanent portion of the structure; or
- C. Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

15.10.100 Requirements – Existing buildings, structures, and building service equipment.

- A. Existing buildings, structures, and building service equipment. Except as specifically provided in this section, a technical code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public:
 - 1. The use or occupancy of any legally existing building or structure shall be permitted to continue without change; and
 - 2. The use and maintenance of any legally existing building service equipment shall be permitted to continue without change, removal, alteration or abandonment.
- B. Buildings or structures previously occupied. Additions, alterations or repairs may be made to any previously occupied building, structure, or its building service equipment without requiring the entire building, structure, or its building service equipment to comply with the requirements of this title and technical codes; provided:
 - 1. Additions, alterations or repairs shall conform to the requirements of this title and the technical codes for a new building, structure, or its building service equipment.

2. A 50% or greater change to an existing floor area shall meet the provisions of this title and technical codes and shall apply to existing and proposed additional square footage in their entirety; provided, buildings or structures regulated under Chapter 15.30 EMC are subject to the following:

- a. Additions, alterations, or repairs may comply with either IRC Chapter 45, Existing buildings and structures, or the requirements for new construction.
- b. Additions with less than 500 square feet of conditioned floor area are exempt from the requirements for Whole-House Ventilation Systems, IRC Section M1505.4.
- c. Additions or alterations to existing buildings which do not require the construction of foundations, crawl spaces, slabs or basements shall not be required to meet the requirements for radon protection in IRC Section R332.1 and IRC Appendix AF;
- d. Where additions, alterations, or changes of use to an existing building or structure result in a use or occupancy, height, or means of egress outside the scope of the IRC, the building or structure shall comply with the IEBC.

3. Additions, alterations or repairs shall not be made to any existing building, structure, or its building service equipment which will cause the existing building, structure, or building service equipment to be in violation of the provisions of the technical codes, nor shall such additions, alterations or repairs cause the existing building, structure, or building service equipment to become unsafe, hazardous, insanitary or overloaded.

C. Buildings or structures not previously occupied. A building, structure, or portion thereof that has not been previously occupied or used for its intended purpose, in accordance with the laws in existence at the time of its construction, shall be permitted to comply with the provisions of the laws in existence at the time of the original building permit application, unless such building permit or any associated temporary certificate of occupancy has expired or any associated certificate of occupancy has been revoked. Subsequent permits shall comply with applicable requirements of this title and the technical codes for new construction.

D. Change in use or occupancy classification. No change may be made in the use or occupancy classification of any building or structure that would place the building in a different division of the same group or occupancy or in a different group of occupancies, unless such building or structure is made to comply with the requirements of this title and the technical codes for such division or group of occupancy, pursuant to EMC 15.10.110.

E. Moved buildings or structures.

1. In addition to any permit required by this title and the applicable technical codes, any moved buildings or structures shall obtain a street use permit pursuant to Chapter 12.16 EMC.
2. Buildings or structures moved into or within a jurisdiction shall comply with the provisions of this title and the technical codes for new buildings or structures; provided, however, that Group R-3 buildings or structures are not required to comply if:
 - a. The original use and occupancy classification is not changed; and
 - b. The original building or structure is not substantially remodeled or rehabilitated. For the purposes of this section a building or structure shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the assessed value of the building or structure exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.
3. Any building service equipment that are part of a building or structure moved into or within the jurisdiction, or from one foundation to another, shall comply with the provisions of the applicable technical codes for new installations of such building service equipment. The building service equipment shall be completely tested as prescribed in the applicable technical code for new work, except that walls or floors need not be removed during such test where other equivalent means of inspection acceptable to the code official.
4. For buildings or structures proposed to be moved to properties or portions thereof containing mapped wildland-urban interface area, the provisions of the WUIC for new buildings or structures shall apply.
5. Moved residential buildings or structures are further subject to the provisions of RCW 19.27.180, Residential buildings moved into a city or county—Applicability of building codes and electrical installation requirements, as existing or as amended.

F. For buildings or structures located on properties or portions thereof containing mapped wildland-urban interface area, the provisions of the WUIC, as adopted as adopted in Chapter 15.20 EMC and Chapter 15.30 EMC, shall apply to:

1. Conditions arising after the adoption thereof;
2. Conditions not legally in existence at the adoption of this code; and

3. Conditions that, as determined by the code official, constitute an egregious hazard to life or property.

G. Historic buildings or structures. The provisions of this section shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings or structures where such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of such buildings or structures, consistent with RCW 19.27.120.

H. Maintenance. Buildings, structures, building service equipment, and premises shall be maintained consistent with Chapter 15.80 EMC.

15.10.110 Requirements – Temporary structures, building service equipment or uses.

A. General. The code official is authorized to issue a permit for temporary structures, building service equipment or uses; provided:

1. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days;
2. Additional permits may be required under the technical codes or other city codes and regulations, including a temporary use permit pursuant to EMC 18.50.070; and
3. The building code official may authorize unheated tents and yurts under 500 square feet (46 m²) accommodating an R-1 Occupancy for recreational use as a temporary structure and allow them to be used indefinitely.

B. Conformance. Temporary structures, building service equipment or uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the technical codes; provided, that the code official may permit deviations which will not permit hazards to life or property.

C. Electrical connection. Any requirement to obtain a permit to temporarily supply and use energy shall be obtained pursuant to Chapter 15.40 EMC.

D. Extension. The code official is authorized to grant a single, one-time extension for demonstrated cause. The extension request shall be made in writing a minimum of ten (10) business days prior to the expiration date and clearly describe the need for the extension.

E. Revocation. The building official is authorized to revoke a permit for a temporary structure, building service equipment or use and to order the temporary structure, building service equipment or use to be discontinued. Whenever such hazards are deemed by the code official to exist, the code official may at once rescind or cancel the permit covering such installation and disconnect, or order the disconnection of, all energy to such equipment.

15.10.120 Requirements – Service utilities.

A. Connection of service utilities. No person shall make a connections from a utility, a source of energy, fuel, power, water system or sewer system to any building, structure, building service equipment or system that is regulated by this title for which a permit is required, until authorized or otherwise approved by the code official.

B. Temporary connection. The code official shall have the authority to authorize the temporary connection of a building, structure, building service equipment or system to a utility, source of energy, fuel, power, water system or sewer system for the purpose of testing a system or installation or for use under a temporary approval.

C. 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 title and the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required in the technical code. The building official shall notify the serving utility, and wherever possible the owner or the owner's authorized agent 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 the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

15.10.130 Requirements – Change in use or occupancy classification.

A. It shall be unlawful to make a change in the use or occupancy classification of any building or structure without complying with provisions of this title and technical codes applicable to the new use or occupancy classification.

B. Any change to building service equipment that are part of a building or structure undergoing a change in use or occupancy shall comply with all applicable requirements of the technical codes for new building service equipment.

C. The use or occupancy classification of any existing building or structure may be occupied for purposes in other groups without conforming to all the requirements of this title and the technical codes for those groups, provided the new or proposed use:

1. Is located in a zoning district where the use is permitted, pursuant to Chapter 18.70 EMC;
2. Meets the intent of this title and the technical codes for the proposed new use or occupancy classification; and
3. The new or proposed use or occupancy classification is less hazardous to the public health, safety and welfare, based on life and fire risk, than the existing use.

D. The code official shall certify any change in use or occupancy classification by issuing a certificate of occupancy as provided in EMC 15.10.340.

15.10.140 Building permit application – Required information.

A. Minimum requirements. Applications for all building permits shall be submitted upon forms provided by the city and shall, at a minimum, consist of the materials specified in this section, plus any other materials required on the application form or by this title. Minimum required materials are as follows:

1. The name, address, phone number, and email for the property owner(s), and any authorized agent(s) or the registered design professional in responsible charge;
2. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all partners in ownership of the affected property. If the property owner is a legal entity, proof of the individual's authorization to represent the legal entity;
3. A legal description of the real property or the Pierce County tax parcel number and a street address of the location where the proposed work, activity, operation, practice or function is to be done, or a description sufficient to readily identify and definitively locate the proposed building, work, activity, operation, practice or function;
4. An accurate description of the proposed scope of the work, activity, operation, practice or function to be covered by the permit;

5. The proposed use and occupancy of all parts of the building or structure for which the proposed work, activity, operation, practice or function is intended and of that portion of the site or lot, if any, not covered by the building or structure;
6. Any construction documents, plans, diagrams, computation and specifications, data, and other information required by EMC 15.10.150;
7. The valuation, calculated pursuant to EMC 15.10.160(B), of any proposed new building or structure or any proposed addition, remodeling or alteration to an existing building;
8. For any project valued at more than \$5,000.00:
 - 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 50% of the total amount of the construction project.

If any of this information is not available at the time the application is submitted, the applicant shall so state and the lack of said information shall not cause the application to be deemed incomplete for the purposes of this section. However, the applicant shall provide the remaining information prior to the building permit being issued;

9. A completed form indicating which individual or legal entity will be financially responsible for any fees and costs associated with the application;
10. The signature of the property owner(s) and any authorized agent.
11. Applicable fees as set forth in the City of Edgewood Fee Schedule; and
12. Any other data and information as required by the code official.

B. Additional requirements. Applications for a complete building permit application for new construction, additions, or change in use or occupancy shall include the following in addition to the requirements in subsection (A):

1. Proof of application for a sewer connection permit from the public sanitary sewer purveyor providing service to the property for the intended use of the building or structure. Whenever a public sanitary sewer system is not available, either:
 - a. Proof of preliminary approval for an on-site sewage disposal systems from the Tacoma-Pierce County health department; or

- b. Proof of application to the Tacoma-Pierce County health department for connection to an existing community on-site sewage disposal system.
2. Evidence of adequate water supply from the water purveyor providing service to the property for the intended use of the building or structure, in a form authorized by RCW 19.27.097.
3. For multi-unit residential buildings as defined in RCW 64.55.010, construction documents which comply with RCW 64.55.020 and a statement that the applicant is electing to treat the improvement as a multi-unit residential building for the purposes under Chapter 64.55 RCW.
4. Evaluation and follow-up inspection services. For proposals containing prefabricated building service equipment assembly containing or having concealed work, the applicant shall provide an evaluation report on each prefabricated assembly, indicating the complete details of the installation, including a description of the system and its components, the basis on which the system is being evaluated, test results and similar information and other data as necessary for the code official to determine conformance to the technical codes.
 - a. Evaluation service. The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to the technical codes.
 - b. Follow-up inspection. Except where ready access is provided to building service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct the in-plant inspections as frequently as necessary to ensure conformance to the approved evaluation report or shall designate an independent, approved inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections on request, and the mechanical system shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.
 - c. Test and inspection records. Required test and inspection records shall be available to the code official at all times during the fabrication of the building service equipment system and the erection of the building; or such records as the code official designates shall be filed.

C. 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 code official within a specified period. The code official is authorized to defer submittal items, under the following terms and conditions:

1. The request shall be made in writing and approved by the code official prior to application submittal.
2. The registered design professional in responsible charge, or the applicant, if no registered design professional is required, shall list the deferred submittals on the construction documents for review by the code official.
3. Where a registered design professional is required, 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 code official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in conformance to the design of the building or structure.
4. Items submitted as part of a deferred submittal shall not be installed until the design and submittal documents have been approved by the code official.
5. The code official is authorized to charge an additional fee to evaluate any deferred submittal.

D. Waived submittals. The code official is authorized to waive the submission of construction documents and other data 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 title or the technical codes.

E. Submittal date. The date application material is received by the city, whether electronically or physically, shall be indicated on each copy of the materials received. If received electronically 5:00 PM or later on a business day, or at any time on a weekend or city holiday, the date received shall be the following business day.

15.10.150 Building permit application – Required construction documents.

A. General.

1. Construction documents, engineering calculations, diagrams, special inspection and structural observation programs, and other data and information as required by the submittal

requirements established by the city for each permit shall be submitted electronically to the city's online permitting system. Construction documents printed on suitable may be submitted when approved by the code official.

2. All submitted documents shall be dimensioned and of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this chapter and relevant laws, ordinances, rules and regulations.

3. All submitted documents shall be legible and reproducible, with a minimum font size of 8 point or larger, and with all text and drawings of sufficient color and clarity to ensure that when the text is imaged, all text is readable.

B. Standards for use of registered design professionals.

1. When an application involves, or should involve, the practice of architecture as defined in RCW 18.08.320, the owner or the owner's authorized agent shall engage a Washington state-licensed architect to provide any architectural services that are related to the project, except as set forth in RCW 18.08.410. All plans prepared by a Washington state-licensed architect shall be stamped and signed as required by Chapter 18.08 RCW.

2. When an application involves, or should involve, the practice of engineering or practice of land surveying as defined in RCW 18.43.020, the owner or the owner's authorized agent shall engage a Washington state-licensed engineer or land surveyor to provide any engineering or land surveying services that are related to the project, except as set forth in RCW 18.43.130. All plans prepared by a Washington state-licensed engineer or land surveyor shall be stamped and signed as required by Chapter 18.43 RCW.

C. Designation of registered design professional in responsible charge.

1. When the owner or owner's authorized agent is required or chooses to use registered design professional(s), the owner or owner's authorized agent shall designate a registered design professional who shall act as the registered design professional in responsible charge.

2. If the circumstances require, the owner or the owner's authorized agent 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 code official shall be notified in writing by the owner or the owner's authorized agent if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

3. 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.

D. Construction documents. Construction documents, engineering calculations, diagrams, special inspection and structural observation programs, and other data and information shall meet the minimum design requirements in EMC 15.10.170 and shall include the relevant items listed in this subsection:

1. Site plan.

a. The construction documents submitted with the application for a building permit shall be accompanied by a site plan showing, to scale, the size, dimensions and location of:

- i. Proposed new construction and existing structures on the site;
- ii. Proposed hard surfaces and existing hard surfaces on the site;
- iii. Distances from lot lines;
- iv. Existing and proposed easements, with recording number;
- v. Existing and proposed utilities, including stormwater facilities and any proposed on-site sewage septic system;
- vi. Any significant trees, as defined by EMC 18.20.220;
- vii. Established street grades and the proposed finished grades, or any other information necessary to verify the proposed building height pursuant to EMC 18.90.070;
- viii. Flood hazard areas, floodways, and design flood elevations, if applicable, consistent with Chapter 14.80 EMC;
- ix. The location of any other critical areas and required buffers, if applicable, consistent with EMC 14.10.070(C) and (D); and
- x. For properties or portions thereof containing mapped wildland-urban interface area:

- A. The approximate location and extent of the wildland-urban interface area;
- B. A 300-foot buffer from the wildland-urban interface area, shown horizontally from the edge of the wildland-urban interface area; and

- C. Details within the wildland-urban interface area and/or the 300-foot buffer on the project site and within 300 feet of the lot lines of the property, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads;
 - b. The site plan shall be drawn in accordance with an accurate boundary line survey and be consistent with any site plan approved or submitted as part of an associated project permit application.
 - c. The site plan shall include the following information and calculations:
 - i. The name of the owner and name and contact information of the plan preparer, including any applicable license information;
 - ii. The site address and tax parcel number;
 - iii. Zoning district and comprehensive plan future land use designation;
 - iv. Existing and proposed uses;
 - v. Existing and proposed occupancy classifications;
 - vi. Existing lot area and proposed total lot coverage, effective impervious surface, and hard surface areas for the applicable zoning district, as specified in Chapter 18.80 EMC;
 - vii. Required and proposed parking spaces, as specified in EMC 18.90.130;
 - viii. Existing grade elevation, finished grade elevation, and proposed building height(s), as specified in EMC 18.90.070;
 - ix. Cut and fill grade quantities; and
 - x. Any other information required to demonstrate consistency with Title 18 EMC.
 - d. 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.
 - e. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
2. Construction plans, including but not limited to:
- a. Floor plans;
 - b. Accessibility compliance information demonstrating compliance with the standards for making buildings and facilities accessible to and usable by individuals with disabilities or

elderly persons as provided in RCW 70.92.100 through 70.92.160 and ANSI / ICC A117.1-17;

c. Technical code compliance information, including but not limited to:

- i. Type of construction;
 - ii. Occupancy classification;
 - iii. Calculated occupant load;
 - iv. Fire sprinkler or fire alarm type (if present or required); and
 - v. Means of egress; and
- d. Energy code compliance information;
- e. Structural drawings; and
- f. For proposed buildings or structures within a flood hazard area, the elevation of the proposed lowest floor, including basement, if applicable, consistent with Chapter 14.80 EMC.

3. Structural calculations, for any application requiring lateral or gravity structural design.

4. Engineered truss drawings, stamped and signed by the truss manufacturer.

5. Electrical plan, provided as a duplicate copy of any electrical plan submitted to Washington State Labor & Industries for work associated with the application for a building permit.

6. Mechanical plan, including equipment counts and an isometric drawing with duct sizing, registers, returns, supply, and appliance locations. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.

7. Plumbing plan, including fixture counts and an isometric drawing with pipe sizing, water supply, and drainage system.

8. Fire protection system shop drawings, prepared by a certified individual as required by the state of Washington showing the proposed fire protection system(s) and all information as required by the referenced installation standards in Chapter 9 of the IBC.

9. Geotechnical report, if construction will occur in any critical area regulated by this code, in an area of soft compressible soils, or where the foundation design calls for unique or deep foundations.

10. Fire protection plan, for applications located on properties or portions thereof containing mapped wildland-urban interface area and where required by the fire code official:

- a. A fire protection plan prepared pursuant to WUIC Section 405, including the classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation; and/or
- b. A vegetation management plan prepared pursuant to WUIC Section 502.

11. Stormwater management design, as required pursuant to EMC 13.05.150.

12. Statement of special inspections.

13. Any other document the code official deems necessary for any application. The code official may require any such document to be prepared by a registered design professional.

15.10.160 Building permit application – Fees.

A. Fees required.

- 1. 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. The amount of the fees charged shall be as set forth in the City of Edgewood Fee Schedule.
- 2. 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.

B. Valuation.

- 1. The applicant for a building permit shall provide an estimated valuation at time of building permit application.
- 2. Valuations shall reflect the total fair market value of work for which the permit is being applied for, including:
 - a. Labor and materials;
 - b. The contractor's overhead and profit;
 - c. All finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment.

3. The determination of the value or valuation will be made on the basis of the most current Building Valuation Data published annually in the International Code Council (ICC) Building Safety Journal. The “gross area” used in conjunction with the ICC building valuation means the total areas of all floors – measured from the exterior face, outside dimensions, or exterior column line of a building – including basements, cellars, and balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be the edge of the roof.

4. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the code official. Final building permit valuation shall be set by the code official.

C. Investigation fee. Any person who commences any work before obtaining the necessary permits shall be subject to the investigation fee established in EMC 3.35.090.

D. Refunds. Refunds shall be processed pursuant to Chapter 3.35 EMC.

E. State Building Council Surcharge. The state building code council surcharge fee is collected for the state on each residential and commercial building permit at the rates imposed by RCW 19.27.085, as existing or as amended.

15.10.170 Building permit application – Design standards – Minimum requirements.

A. Building enclosure design requirements of Chapter 64.55 RCW.

1. Building enclosure design documents of new or rehabilitated multifamily buildings that are subject to regulations of Chapter 64.55 RCW shall be submitted at the time of permit application.

2. All applications for building construction or rehabilitation shall include design documents prepared and stamped by a Washington state-licensed architect or engineer that identify the building enclosure (building enclosure documents), including, but not limited to, waterproofing, weatherproofing and/or otherwise protected from water or moisture intrusion, unless a recorded irrevocable sale prohibition covenant is submitted to the city.

3. The city is prohibited from issuing a permit for construction or rehabilitative construction unless the building enclosure documents contain a stamped statement by the person stamping the building enclosure design documents in substantially the following form: “The

undersigned has provided building enclosure documents that in my professional judgment are appropriate to satisfy the requirements of RCW 64.55.005 through 64.55.090.”

4. The city is not responsible for determining whether the building enclosure design documents or the inspections performed are adequate or appropriate to satisfy the requirements of Chapter 64.55 RCW.

B. Design flood elevations.

1. All applications for construction, reconstruction, rehabilitation, repair, alteration, addition or other improvement of buildings or structures located in flood hazard areas shall comply with Chapter 14.80 EMC. The public works director is responsible for determining whether the whether the work constitutes substantial improvement or repair of substantial damage or not.

2. For structures designed to the IBC, the construction documents shall also provide the information specified in Section 1612.

3. For structures designed to the IRC, the construction documents shall also provide the information specified in Section R322.

4. Where design flood elevations are not specified, they shall be established in accordance with Chapter 14.80 EMC.

C. Exterior balconies and elevated walking surfaces.

1. Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system.

2. The construction documents shall include manufacturer’s installation instructions.

D. Exterior wall envelope.

1. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this title and the technical codes. The construction documents shall provide details of the:

- ai. Exterior wall envelope as required, including flashing;
- b. Intersections with dissimilar materials, corners, end details, or control joints;
- c. Intersections at roof, eaves or parapets;
- d. Means of drainage;
- e. Water-resistant barrier or membrane; and

f. Details around openings.

2. 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 that was tested, where applicable, as well as the test procedure used.

3. Subject to the approval of the building official, one- and two-family dwellings and associated accessory structures may waive the detailing requirements of this section.

E. Means of egress.

1. 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 title and the technical codes.

2. In occupancies within the scope of the IBC, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

F. Nonstructural components.

For structures designed to the IBC, construction documents shall indicate if structural support and anchoring documentation for nonstructural components is part of the design submittal or a deferred submittal. The construction documents for nonstructural components shall at a minimum identify the following:

1. All nonstructural components required by ASCE 7, Section 13.1.3 to have an importance factor of, I_p , of 1.5.

2. All mechanical equipment, fire sprinkler equipment, electrical equipment, and other nonstructural components required by ASCE 7, Section 13.1.3 Item 1 to be operational following a seismic event that require designated seismic systems per ASCE 7, Section 13.2.2 and special inspections per Section 1705.13.4.

G. Relocatable buildings. Construction documents for relocatable buildings shall comply with IBC Section 3112.

H. Structural information.

1. For structures designed to the IBC, the construction documents shall provide the information specified in IBC Section 1603.

2. For structures designed to the IRC, buildings and structures utilizing braced wall design, and where required by the building official, braced wall lines shall be identified on the construction documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

I. Automatic fire-extinguishing systems for certain school buildings. All buildings classed as E-1 occupancies, except portable school classrooms, constructed after July 28, 1991, shall be provided with an automatic fire-extinguishing system pursuant to RCW 19.27.113, as existing or as amended.

J. Electric vehicle infrastructure. Electric vehicle charging capability shall be provided at all new buildings that provide on-site parking pursuant to RCW 19.27.540, as existing or as amended.

K. Drinking fountain/bottle filling station. In any construction in which a drinking fountain is required, a bottle filling station is also required pursuant to RCW 19.27.590, as existing or as amended.

L. Storm shelters. Construction documents for storm shelters shall include the information required in ICC 500-2020 / NSSA Standard for the Design and Construction of Storm Shelters, in addition to any information required by the IBC or IRC.

M. Roof coverings. For buildings or structures located on properties or portions thereof containing mapped wildland-urban interface area, roof coverings shall comply with RCW 19.27.560, as existing or as amended.

15.10.180 Building permit application – Design standards – Alternative methods.

A. Modifications.

1. Wherever there are practical difficulties involved in carrying out the provisions of this title and the technical codes, the code official is authorized to grant modifications for individual cases on application in writing by the owner or an owner's authorized agent; provided, that all of the following are met:

- a. There is a special individual reason makes enforcement of the strict letter of this title and the technical codes impractical;
- b. The modification is in conformance with the intent and purpose of this title and the technical codes;

c. The granting of the modification does not lessen any requirement for health, accessibility, life and fire safety, fire protection, or structural integrity established this title and the technical codes.

2. The code official shall make written findings supporting any approval or denial of a request for modification. The findings be kept in the record associated with the permit application.

3. The code official is authorized to charge an additional fee to evaluate any proposed modification under the provisions of this section.

B. Modifications in flood hazard areas. Modifications to flood hazard areas shall be processed in accordance with Chapter 14.80 EMC, Flood hazard areas.

C. Alternative Materials, Design and Methods of Construction and Equipment.

1. The provisions of this title and the technical codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this title and the technical codes; provided, that any such alternative has been approved.

2. An alternative material, design or method of construction may be approved where the code official finds that:

a. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this title and the technical codes; and

b. The alternative material, design or method of construction offered is, for the purpose intended, not less than the equivalent of that prescribed in the technical codes as it pertains to the following:

- i. Quality;
- ii. Strength;
- iii. Effectiveness;
- iv. Fire resistance;
- v. Durability; and
- vi. Safety.

3. The code official shall make written findings supporting any approval or denial of a request for an alternative material, design or method of construction. The findings be kept in the record associated with the permit application.

4. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.

5. The code official is authorized to charge an additional fee to evaluate any proposed alternative material, design or method of construction under the provisions of this section.

D. Research Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in technical codes, shall consist of valid research reports from approved sources.

E. Tests.

1. Whenever there is insufficient evidence of compliance with the provisions of this title and the technical codes, or evidence that a material or method does not conform to the requirements of the technical codes, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the city.

2. Test methods shall be as specified in technical codes or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

3. Tests shall be performed by an approved agency.

4. Reports of such tests shall be retained by the code official for the period required for retention of public records.

F. Material, building service equipment and appliance reuse. The use of used materials, building service equipment and appliances that meet the requirements of this title and the technical codes for new materials is permitted. Used materials, building service equipment and appliances shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition, and approved by the code official.

G. Technical assistance. For building permit applications located on properties or portions thereof containing mapped wildland-urban interface area the fire code official is authorized to require the applicant to provide, without charge to the jurisdiction, a technical opinion and report to determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the fire code official. The report shall:

1. Be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official; and
2. Analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

15.10.190 Building permit application – Review – Determination of complete application.

A. For the purposes of this section, “receiving a building permit application” means an application has been submitted to the city.

B. Within 28 calendar days after receiving a building permit application, the city shall provide a written determination of completeness to the applicant which states either that:

1. The application is complete and contains all of the required items listed in EMC 15.10.140; or
2. The application is incomplete and the procedural submission requirements of the city have not been met. The determination will outline what is necessary to make the application procedurally complete.

C. If the city does not provide a written determination to the applicant that the application is incomplete within 28 calendar days, the application shall be deemed procedurally complete on the 29th day after receiving the building permit application. When the city does not provide a written determination to the applicant that the application is procedurally incomplete, the city may still seek additional information or studies as provided for in subsection (D). The time period guidelines for review of a building permit application begins following the determination of a complete application.

D. Additional information may be required or application modifications may be undertaken subsequent to the procedural review of the application by the city. The city’s determination of completeness shall not preclude the city from requesting additional information either at the time of the notice of completeness or some later time if new information is required.

E. If the applicant receives a written determination from the city that an application is not complete, the applicant shall have 90 calendar days to submit the necessary information to the city. If the applicant does not submit the required information within the 90-calendar day period,

the application shall lapse due to a lack of information necessary to complete the review. No extensions shall be granted.

F. Within 14 calendar days after the applicant has submitted the requested additional information, the city shall make a determination as described in subsection (B); provided, however, that if upon review the application remains procedurally incomplete, the application shall lapse due to a lack of information necessary to complete the review, and the applicant shall be notified in writing of the determination.

G. Appeal of an administrative determination of an incomplete or incorrect application shall be made pursuant to Chapter 15.90 EMC.

15.10.200 Building permit application – Vesting – Date.

A. For the purpose of this subsection, a “complete building permit application” means an application which contains all information required to be submitted by any applicable provisions of this title and the technical codes.

B. A valid and fully complete building permit application for a building or structure, that is permitted under the zoning or other land use control ordinances in effect on the date of the application, shall be considered under the building permit ordinance in effect at the time of application and the zoning or other land use control ordinances in effect on the date of application; provided, however, such proposed project may nonetheless be conditioned or denied by the city under Chapter 43.21C RCW and Chapter 20.05 EMC.

15.10.210 Building permit application – Vesting – Timing of project permit and building permit applications.

A. Consolidated permit review process. Building permit applications are exempt from the requirements of RCW 36.70B.110 and 36.70B.130 and any provisions of the EMC implementing those sections, except when an applicant has chosen to include building permit applications, e.g., building, fire, mechanical, or plumbing permits, in a consolidated permit review process pursuant to the provisions of RCW 36.70B.120 and Chapter 18.40 EMC.

B. Project permit approval prior to building permit application.

1. An applicant may apply for any land use, environmental, site development, fill and grade, or other project permit as defined in EMC 18.20.190, prior to filing an application for a building permit.

2. An applicant who files an application for any project permit prior to the filing of a valid and complete application for a building permit shall be deemed to have specifically acknowledged, by submitting the project permit application, that the acceptance and processing of such application shall in no way establish or create a vested right to proceed with construction of any proposed project in accordance with the codes, ordinances or regulations existing at the time of filing of such application, or at any time thereafter prior to the filing of a valid and complete building permit application.

C. Project permit approval together with building permit application.

1. If project permit approval was not obtained prior to building permit application, the applicant shall submit all information, together with any application form and application fee, for any project permit applicable to the proposed project.

2. No building permit application will be accepted for filing by the code official for any proposed project for which any project permit or other approval is required unless the building permit application is accompanied by all information required to be filed for such required approvals.

15.10.220 Building permit application – Vesting – Optional phasing plan.

A. Phased project approval. When approved by the building official, a phasing plan for the overall project may be submitted for review, and if approved, the phasing plan shall thereby establish a schedule for vesting of the proposed project subject to submittal of the first complete building permit application identified in the phasing plan. The phasing plan is subject to the following limitations:

1. After the first building permit application, each subsequent permit identified in the phasing plan shall be submitted with a complete building permit application within 180 days of the submittal of the prior permit.

2. The first permit application must be issued and must not expire to maintain project vesting.

3. The last permit application for the proposed project shall be submitted with a complete building permit application within 36 months of the first permit application which established vesting for the proposed project.

4. The vested status for the project shall become void if any issued permit expires due to not starting work within 180 days or suspending work for more than 180 days per EMC 15.10.320.

5. The vested status for the project shall be retained beyond the maximum life of the first permit if all inspections required for the work under that permit have been completed and approved. The vested status shall not apply to any permit application submitted more than 36 months after the first permit application which established vesting.

6. A phasing plan shall not be modified once approved.

B. Phased building permit approval. The building official is authorized to issue a building 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 construction documents which demonstrate compliance with applicable requirements of this title and the technical codes have been submitted, reviewed, and approved. 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.

15.10.230 Building permit application – Review – Procedure and decision criteria.

A. Initiation of review. Following a determination that an application is complete pursuant to EMC 15.10.190, the code official shall begin review. No action shall be taken or review performed by the city if the application information and/or required documents are incomplete, inaccurate, or missing.

B. Preliminary inspection. The code official is authorized to inspect or cause to be inspected buildings, structures and premises for which an application has been filed.

C. Decision criteria. A building permit shall only be approved after the code official has reviewed the application and any required plans, specifications and other data filed by an applicant for consistency with applicable laws and ordinances and has found that the proposal is

consistent with the criteria below or that the criteria can be met, subject to conditions of approval:

1. The proposal is consistent with this title and the applicable technical codes;
2. The proposal is consistent with the use and development regulations in Title 18 EMC, including any conditions imposed by a project permit decision;
3. The proposal is consistent with applicable critical area regulations in Title 14 EMC;
4. The proposal is consistent with any conditions imposed under Chapter 43.21C RCW and Chapter 20.05 EMC;
5. The proposal is consistent with applicable site development regulations in EMC Titles 11, 12, 13, and 18, including the availability and adequacy of infrastructure; and
6. For buildings or structures located on properties or portions thereof containing mapped wildland-urban interface area, the fire code official shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

D. Incorrect application. The city may make a determination in writing that some information is incorrect and require that additional or corrected information be submitted; provided, that:

1. The applicant shall have up to 90 calendar days to submit additional or corrected information. An extension may be granted pursuant to EMC 15.10.240.
2. The city shall have 14 calendar days to review the submittal of additional or corrected information.
 - a. If the additional or corrected information is still not found to be sufficient, the city shall notify the applicant in writing that the submitted information is incorrect, and the time period set forth in subsection (D)(1) of this section shall be repeated. This process may continue until complete additional or corrected information is obtained or until the time limitation for review established in EMC 15.10.240 lapses, whichever comes first.
 - b. If the requested additional or corrected information is sufficient, the city shall continue with review.
3. If the application requires a second request for additional or corrected information, the city shall offer a meeting to attempt to resolve outstanding issues during the review process with the applicant. The meeting shall be scheduled within 14 calendar days of date of the correction letter, unless the applicant requests an alternative date. If the applicant refuses to

meet, does not respond to the offer to meet, or if the meeting cannot resolve the issues and the city proceeds with a third request for additional information or corrections, the code official shall either approve or deny the application upon receiving the third submittal of additional information or corrected information.

E. Substantial changes to the application. A modification to project plans occurring before issuance of the permit shall be deemed a new application for the purpose of establishing time periods pursuant to EMC 15.10.240 when such modification would result in a substantial change in an application's review requirements, as determined by the code official.

F. Denial. When the code official determines that the application and/or construction documents do not conform to the requirements of subsection (C), or the application and/or construction documents do not conform after a third review pursuant to subsection (D)(3), the code official shall reject such application in writing, stating the reasons denial.

G. Approval. An approved building permit shall be issued following the procedures in EMC 15.10.250.

H. Appeal. Appeal of an administrative decision on a building permit application shall be made pursuant to Chapter 15.90 EMC, Appeals.

15.10.240 Building permit application – Review – Expiration.

A. Applications for which no permit is issued within one year (365 calendar days) following the date a complete application was submitted shall expire by limitation.

B. The code official may approve a single, one-time extension of time for action by the applicant, not to exceed 90 calendar days, when the applicant has shown due diligence and/or substantial progress but circumstances render full and timely compliance unattainable. Such a request shall:

1. Be made in writing a minimum of ten (10) business days prior to the expiration date;
2. Document the progress in responding to the city's written request for revisions, corrections, actions or additional information; and
3. Clearly describe the need for an extension.

C. Applications may be canceled for inactivity if an applicant fails to respond to the code official's written request for revisions, corrections, actions or additional information within 90 calendar days of the date of request. The code official may extend the response period beyond 90

calendar days if, within the original 90 calendar-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. Any such extension shall not extend the time limitation established by subsections (A) or (B).

D. In addition to the extension allowed in subsection (B) of this section, the code official may extend the life of an application if any of the following conditions exist:

1. Compliance with the State Environmental Policy Act is in progress; or
2. Review of a project permit application is in progress; provided:
 - a. The applicant has submitted a complete response to city requests;
 - b. Any such review or application has not lapsed, or the code official determines that unique or unusual circumstances exist that warrant additional time for such response; and
 - c. The code official determines that the review is proceeding in a timely manner toward final city decision; or
3. Litigation against the city or the applicant is in progress, the outcome of which may affect the validity or the provisions of any permit issued pursuant to such application.

In no event may the code official extend the application for a period of more than 180 calendar days following the conclusion of the applicable condition described in this subsection (D).

E. If the city is unable to issue its final decision within the time limits provided in this section, it shall provide written notice of this fact to the applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of a final decision. The city is not liable for damages due to the city's failure to make a final decision within the time limits established in this section.

15.10.250 Building permit application – Review – Issuance.

A. Preparation for issuance. The code official shall ensure compliance with the following prior to issuance of any approved building permit:

1. All plans and specifications associated with an approved building permit shall be endorsed in writing or stamped "reviewed for code compliance", with any conditions noted.
2. If not provided at the time of building permit application, the information required by EMC 15.10.140(A)(8) for any project valued at more than \$5,000.00;

3. All outstanding applicable fees as set forth in the City of Edgewood Fee Schedule are paid, including payment or deferral of any impact fee required under Title 4 EMC;

4. When any work is to be done by a contractor, as defined in RCW 18.27.010:

a. The applicant shall provide the contractor's business name, address, phone number, current state contractor registration number, state business license number, and city business license number as required under Chapter 5.05 EMC.

b. The city shall verify that the contractor is currently registered as required by RCW 18.27.020, or verify that the contractor is exempt pursuant to RCW 18.27.090.

c. When an application includes any of the following types of construction, the city shall also verify that the contractor possesses:

i. An elevator contractor license pursuant to RCW 70.87.240;

ii. A manufactured, modular or mobile home dealer or installer license pursuant to RCW 43.22A.110; and/or

iii. A plumbing contractor license pursuant to RCW 18.106.440.

5. Proof of sewer connection permit or on-site sewage/septic system permit, if applicable;

6. Any project permit, critical areas determination, or SEPA determination required by this code to allow the use is issued concurrently or prior to the date of issuance of the building permit.

B. Permits shall only be issued only to the applicant. A copy of the approved construction drawings shall be provided to the applicant.

C. Information on issued permit documents. The issued building permit document and the inspection record card shall contain the information required by RCW 19.27.095(2)(a) through (d).

D. Copy to Pierce county assessor. For any project for construction or alteration valued at more than \$500.00, a copy of the issued building permit shall be transmitted to the Pierce county assessor pursuant to RCW 19.27.140.

15.10.260 Issued building permit – Validity.

A. 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 or of any other ordinance of the

jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

B. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction documents and other data or from preventing construction being conducted in violation of this code.

C. The code official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

15.10.270 Issued building permit – General standards.

A. Construction.

1. Construction or work for which a permit is required by this title and the technical codes shall be subject to inspection by the code official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved by the code official.

2. 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 a revised set of construction documents pursuant to EMC 15.10.310.

3. Approved materials and equipment. Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

4. The code official is authorized to require a survey to verify that the building or structure and any site features, including mitigation features, are located in accordance with the approved plans.

B. Placement of issued building permit. The following items shall be kept on the site of the work until the completion of the project:

1. The issued building permit or a copy;

2. A copy of all approved plans and specifications associated with the building permit;

3. A copy of any manufacturer's installation instructions, as required by this title and the technical codes.

15.10.280 Issued building permit – Minimum standards for construction sites.

During construction, demolition, excavation and rehabilitation activities, all work sites shall be maintained in compliance with the following in addition to any requirements in the applicable technical codes, except for an individual detached one- or two-family dwellings:

A. Chapter 296-155 WAC, Safety standards for construction work, as existing or as amended;

B. The performance standards for noise associated with permitted land development and construction activities, as set forth in EMC 18.90.140(G); and

C. The following site safety standards; provided, the following do not apply to activities conducted within a completely enclosed structure:

1. Fencing.

a. Work sites shall be enclosed and secured by a continuous fence at least 6 feet (1829 mm) in height which shall be anchored to resist wind loads of 30 pounds per square foot (1436 Pa) without deflection of more than 3 inches (76.2 mm) between the top and bottom of the fence.

b. The fence, including gates, shall be covered for its full height and length in fabric mesh that will allow the passage of air but contain dust and dirt.

c. The permittee shall be responsible for keeping the fence and fabric mesh in good repair and free of unauthorized signs.

2. Gate. One gate, no larger than is reasonably necessary to allow truck access, may remain open when workers are actively working on the site.

3. Storage.

a. All construction materials, dumpsters and debris collection devices shall be kept within the required fence except as permitted with a city street use permit.

b. Dumpsters shall be regularly serviced to prevent contents from extending past the top of the dumpster.

c. Construction materials and waste shall be gathered at the end of each work day and stored or disposed of in a neat and orderly manner. Where materials are stored for use on floors above grade, they shall be secured to prevent loosening or dispersion due to weather conditions or other phenomena.

4. Litter and Garbage.

- a. Sealed containers for litter and garbage shall be provided throughout the work site. At least one container shall be provided for every floor and every 4,000 square feet (372 m2) of work area.
- b. All litter and garbage must be removed from the work site daily.

5. Dust Control.

- a. The permittee shall prevent the off-site dispersion of dust and debris from the work site consistent with their Construction Stormwater Pollution Prevention Plan (SWPPP), as required under Chapter 13.05 EMC.
- b. All construction and demolition debris shall be removed from upper floors using dust-tight chutes or lowered in containers. Construction and demolition debris shall not be dropped or thrown from any floor.
- c. Where work occurs on a level that is four or more stories above grade plane, the work area shall be enclosed with fabric mesh as provided in subsection (C)(1).
- d. For masonry work, the immediate work area shall be enclosed to contain dust and debris from grinding or cutting operations.

15.10.290 Issued building permit – Testing and verification.

A. New, altered, extended or repaired installations. New building service equipment systems and parts of existing building service equipment systems that have been altered, extended, renovated or repaired, shall be tested as required in the technical codes and in accordance with this subsection to disclose defects.

- 1. Tests shall be made by the permittee unless otherwise required by RCW 19.27.720, Inspections and tests—Qualifications—Report—Penalty, and observed by the code official.
- 2. Apparatus, instruments, material and labor required for testing a building service equipment system or part thereof shall be furnished by the permittee.
- 3. Joints and connections in any building service equipment system shall be gastight and watertight for the pressures required by the test.
- 4. In cases where it would be impractical to provide the required tests, or for minor installations and repairs, the code official may make such inspection in order to be assured that the work has been performed in accordance with the intent of the applicable technical code.

B. Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with the technical codes. The work or installation shall then be resubmitted to the code official for inspection and testing.

C. Approval of tests. After the prescribed tests and inspections indicate that the work complies in all respects with the applicable technical code, the code official shall notify the permittee in writing.

15.10.300 Issued building permit – Inspections and sequencing.

A. Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official.

B. Duties of permittee.

1. Inspection requests. The permittee shall:

- a. Notify the code official when work is ready for inspection by no later than 4:00 PM one (1) business day prior to the requested date of inspection;
- b. Provide access to and means for inspections of such work that are required by this title. Such work shall remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection; and
- c. Furnish any apparatus, instruments, material and labor required for testing an installation or part thereof.

2. The permittee shall not employ any unlicensed person, firm or corporation to perform the work authorized by the issued building permit.

3. The permittee is responsible for ensuring that every person who performs work regulated by this title and the technical codes complies with this title and the technical codes.

C. Required inspections. The code official, upon notification as required by EMC 15.10.280(B), shall make the requested inspections and shall either:

1. Indicate the portion of the construction that is satisfactory as completed; or
2. If any of the following apply, the building official shall notify the permittee of the violations and require reinspection:

1. The approved construction plans are not readily available to the code official;

2. The permittee failed to provide access on the date for which inspection is requested;
3. Work for which inspection is called is not complete or where corrections called for are not made; or
4. The permittee deviated from the approved construction plans and conditions of the issued building permit.

3. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

4. The permittee shall pay any reinspection fee as set forth in the City of Edgewood fee schedule and request a new inspection. The additional inspection of the work will not be performed until the required fees have been paid.

D. Inspection sequence. The applicable inspections in each subsection shall be completed prior to inspections for the following subsection. Only inspections applicable to the work, activity, operation, practice or function approved under the issued building permit shall be required. This list includes inspections required to obtain final inspection for a building permit and is not intended to supersede or replace inspections required for other issued permits.

1. Site preparation. The applicable inspections in this group shall be approved prior to any site work or other construction activities.

a. Critical areas. All critical areas shall be protected as required by EMC 14.10.070(J), Critical area protective measures, or as shown on any approved critical areas plan.

b. Significant trees. Significant trees shall be protected with markers, fencing, and signage as required by EMC 18.90.180(C) or as shown on an approved tree retention or landscape plan.

c. Temporary site access and erosion control. Inspection shall be made after temporary site access and erosion control measures are established as required by Chapter 13.05 EMC and/or as shown on an approved site development or clearing and/or grading plan.

2. Foundation.

a. Footing and foundation inspection. A footing and foundation inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on

the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the code official.

The location of lot lines and/or setback lines at a development and construction related thereto shall be the responsibility of the applicant/owner.

b. Underground utilities. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping is installed, and before backfill is installed; except, ground-source heat pump loop systems tested in accordance with the technical codes shall be permitted to be backfilled prior to inspection.

c. 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, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

d. Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, elevation certification prepared by a registered design professional shall be submitted as required in the applicable technical code and Chapter 14.80 EMC.

e. Foundation energy compliance. In addition to the inspections required in Chapter 51-11 WAC, an inspection may be required after the installation of the slab/floor insulation, but before concealment.

3. Exterior construction.

a. 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.

b. 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.

c. Weather-exposed balcony and walking surface waterproofing. Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

Exception: Where special inspections are provided in accordance with Section 1705.1.1, Item 3.

d. Exterior construction energy compliance. In addition to the inspections required in Chapter 51-11 WAC, an inspection may be required for the following:

- i. Wall insulation inspection. To be made after all wall insulation and air vapor retarder sheet or film materials are in place, but before any wall covering is placed.
- ii. Glazing inspection. To be made after glazing materials are installed in the building.
- iii. Exterior roofing insulation. To be made after the installation of the roof insulation, but before concealment.

4. Rough framing and building service equipment rough-in.

a. Building service equipment rough-in inspection. Rough-in building service equipment 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.

b. Building service equipment energy compliance. In addition to the inspections required in Chapter 51-11 WAC, an inspection may be required for the following after all pipe, fire suppression piping and duct insulation is in place, but before concealment.

c. Framing and/or masonry inspection. Inspection of framing and masonry construction shall be made after the roof deck or sheathing, masonry, all framing, fireblocking, firestopping, draftstopping and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough building service equipment rough-in inspection(s) are approved.

5. Walls, structural members and fire protection systems.

a. Types IV-A, IV-B and IV-C connection protection inspection. In buildings of Types IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of IBC Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

b. Exterior finish and insulation systems (EFIS), lath inspection and gypsum board and gypsum panel product inspection. EFIS, lath, gypsum board and gypsum panel product inspections shall be made after backing, lathing or gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Interior gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

c. Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished.

d. Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

6. Energy.

a. Energy efficiency inspections. Inspections shall be made to determine compliance with the energy efficiency chapter in the applicable technical code and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

7. Life safety inspections. Buildings and structures regulated under the IBC are eligible for a temporary certificate of occupancy, pursuant to EMC 15.10.340(E), once the following applicable inspections are completed and approved.

a. Building service equipment final inspection. Building service equipment systems shall be inspected upon completion of the installation.

b. Accessible standards inspection. When all standards for making buildings and facilities accessible to and usable by individuals with disabilities or elderly persons as provided in RCW 70.92.100 through 70.92.160 and ANSI / ICC A117.1-17 are installed, inspection shall be made to confirm compliance.

c. Floor and roof design live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for live loads exceeding 50 psf (2.40 kN/m²), inspection shall be made to ensure such design live loads conspicuously posted in that part of each story in which they apply, using durable signs.

8. Final project permit and critical area inspections.

a. External agency approvals. The permittee shall provide a copy of all required approvals from external agencies associated with the permit.

b. Final critical area inspection. All required inspections are complete and conditions satisfied for work permitted under Title 14 EMC or as shown on any approved critical areas plan.

c. Final land use inspection. All required inspections are complete and conditions satisfied for work permitted under a land use or environmental approval issued for the use.

d. Final site development inspection. All required inspections are complete and conditions satisfied for work permitted under Chapter 13.05 EMC and/or as shown on an approved site development or clearing and/or grading plan.

e. Flood hazard documentation. If located in a flood hazard area, documentation of the elevation of the lowest floor as required in Section 1612.4 shall be submitted to the building official prior to the final inspection.

f. Special inspection documentation. If any special inspections were completed, copies of all inspection reports shall be submitted to the building official prior to the final inspection.

g. Deferred submittals. If any components of the project were deferred, all associated inspections are completed and all required documentation shall be submitted to the building official prior to the final inspection.

h. Building enclosure special inspection requirements of Chapter 64.55 RCW. Chapter 64.55 RCW requires affected multiunit residential buildings to provide a building enclosure inspection performed by a third-party, independent, and qualified inspector during the course of initial construction and during rehabilitative construction. The city does not verify the qualifications of the inspector or determine whether the building enclosure inspection is adequate or appropriate. All documentation shall be provided prior to final inspection.

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

E. Special inspections.

1. In addition to the standard inspections described in this section, the code 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 jurisdiction.

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

F. Other inspections. In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this title and the technical codes and other laws that are enforced by the city.

G. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

15.10.310 Revision of approved or issued plans.

A. Approved construction documents are binding and all work regulated by this title and the technical codes shall be done in accordance with the approved construction documents.

B. Approved construction documents shall not be changed, modified, or altered without authorization from the code official. Revisions to construction documents shall be reviewed using the procedures in this chapter for new applications.

15.10.320 Building permit expiration, suspension or revocation.

A. Expiration.

1. Every permit issued by the code official under the provisions of this title shall expire by limitation and become null and void if:

- a. The building or work authorized by such permit is not commenced within 180 days from the date of such permit issuance; or
- b. Work authorized by the issued permit is suspended or abandoned for a period of 180 days or more after the work is commenced; and
- c. A certificate of occupancy as required by EMC 15.10.340 is not obtained prior to expiration.

2. Issued building permits under which work is started and continuously performed, the construction of which has been pursued in good faith and the necessary periodic inspections

are made, such that the permit does not expire according to subsection (A)(1) of this section, shall not require changes in the construction documents, construction or designated occupancy of a structure; provided, however, that the permittee may request modification pursuant to EMC 15.10.310.

3. The code official may grant a single, one-time extension of up to 180 calendar days to an issued building permit at his or her sole discretion. Extension requests shall be made by the permittee in writing a minimum of ten (10) business days prior to the expiration date, and shall:

- a. Document the progress and outstanding items required to complete the work associated with the permit; and
- b. Clearly describe the need for an extension.

4. Issued building permits that expire may apply for renewal subject to EMC 15.10.330.

B. Suspension or revocation of building permit.

1. Building permits issued under this title can be suspended or revoked where it is determined by the code official that:

- a. It is used by a person other than the person to whom the permit was issued.
- b. It is used for a location other than that for which the building permit was issued.
- c. Any of the conditions or limitations set forth in the building permit have been violated.
- d. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
- e. There has been any false statement or misrepresentation as to material fact in the building permit application or plans on which the permit or application was made.
- f. The permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any other ordinance, regulations or provisions of this code.

2. The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code. When the code official determines that an issued building permit must be revoked pursuant to any of the criteria in subsection (B)(1), the code official shall notify the permittee in writing and state the reasons for the revocation or suspension.

15.10.330 Permit renewals.

A. Expired building permits may be renewed a maximum of one (1) time, without loss of vesting, for up to 180 calendar days, provided:

1. The request for renewal is received within 90 calendar days of the expiration of the original building permit;
2. The 180-calendar day renewal period starts on the expiration date of the permit;
3. There are no changes made or proposed to the approved construction drawings;
4. Inspections required under 15.10.300(D)(4) have been completed and approved;
5. The city has not adopted updated technical codes; except, the code official may determine that the work authorized under the expired building permit provides protection equivalent to the updated technical codes in regards to the general health, safety, and welfare of occupants and the general public; and
5. Renewed building permits are not eligible for extension under EMC 15.10.320(A)(3).

B. The code official is authorized to charge a fee equal to one half (50%) of the original building permit issuance fee.

C. For all other building permits that have been expired for longer than 90 calendar days or where the city has adopted updated technical codes that provide more stringent protection to the general health, safety, and welfare of occupants and the general public, a new building permit application and construction documents must be submitted, all fees paid, and the new permit issued prior to restarting work.

D. No building permit shall be renewed more than once.

15.10.340 Certificate of occupancy.

A. Use and occupancy. No building or structure or portion thereof shall be used or occupied, and no existing use or occupancy classification of a building or structure or portion thereof shall be changed, until the building official has issued a certificate of occupancy as required by this title and the technical codes; except:

1. A certificate of occupancy is not required for work exempt from permits; and
2. For one- and two-family dwellings and their accessory structures, the issued building permit inspection record shall serve as the certificate of occupancy when the final inspection has been approved by the building official.

B. Issuance of certificate prohibited. The city is prohibited from issuing a certificate of occupancy in the following circumstances:

1. For buildings and structures subject to the provisions of the IBC, a certificate of occupancy shall not be issued until the floor load signs, required by this title and the IBC, have been installed.
2. For any building subject to Chapter 64.55 RCW until the third-party, independent, and qualified inspector prepares a report and submits to the planning and building department a signed letter certifying that the building enclosure has been inspected during the course of construction or rehabilitative construction and that the construction is in substantial compliance with the building enclosure design documents.

C. Components of certificate. After the building official inspects the building or structure and finds no violations of the provisions of this chapter, the technical codes, or other laws that are enforced by the city, and finds compliance with the terms of all applicable permits, the building official shall issue a certificate of occupancy that contains the following:

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 title and the technical codes 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 technical code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3 IBC.
9. The type of construction as defined in Chapter 6 IBC.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the permit.

D. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this title or of other ordinances of the jurisdiction. Certificates presuming to

give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

E. Temporary or phased occupancy. The building official is authorized to issue a 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 and all inspections required by EMC 15.10.300(D)(7) are completed and approved. The building official is authorized to require, in addition to the completion of life safety building components, any or all accessibility components.

F. Suspension or revocation. The building code official is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

15.10.350 Violations and enforcement.

Section to be provided by City Attorney.

Chapter 15.20 Building Code

15.20.010 Adoption.

The following codes, as amended, added to or excepted in this chapter, are adopted by reference thereto and by this reference fully incorporated herein, and shall be applicable within the city of Edgewood:

A. International Building Code (IBC). The 2021 Edition of the IBC and Standards published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, provided:

1. Chapter 15.10 of the Edgewood Municipal Code (EMC) shall be used in place of IBC Chapter 1, Administration;
2. IBC Appendix C, Group U – Agricultural Buildings, is adopted by reference;
3. IBC Appendix E, Supplementary Accessibility Requirements, is adopted by reference; and
4. IBC Appendix J, Grading, is replaced with Chapter 13.05 EMC..

B. International Existing Building Code (IEBC). The 2021 Edition of the IEBC and Standards published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, provided:

1. Chapter 15.10 EMC shall be used in place of IEBC Chapter 1, Administration; and
2. IEBC Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is adopted by reference.

C. Washington State Energy Code (WSEC). The 2021 Editions of the International Energy Conservation Code, as adopted and amended by the Washington State Building Code Council and as published in:

1. Chapter 51-11C WAC, including:
 - a. WSEC-C Appendix A, Default heat loss coefficients, is adopted by reference;
 - b. WSEC-C Appendix B, Default internal load values and schedules, is adopted by reference;
 - c. WSEC-C Appendix C, Exterior design conditions, is adopted by reference; and
 - e. WSEC-C Appendix D, Calculation of HVAC total system performance ratio, is adopted by reference.
2. Chapter 51-11R WAC, including:

- a. WSEC-R Appendix RA, Optional energy efficiency measures—One step, is adopted by reference;
- b. WSEC-R Appendix RB, Optional energy efficiency measures—Two step, is adopted by reference; and
- c. WSEC-R Appendix RC, Exterior design conditions, is adopted by reference.

D. Wildland-Urban Interface Code (WUIC). The 2021 of the WUIC published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-55 WAC.

E. The standards for making buildings and facilities accessible to and usable by individuals with disabilities or elderly persons as provided in:

- 1. RCW 70.92.100 through 70.92.160;
- 2. RCW 19.27.550; and
- 3. ANSI / ICC A117.1-2017.

15.20.020 Applicability.

Unless specifically exempt in EMC 15.20.030:

A. The provisions of this chapter and EMC 15.20.010(A) 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. The following structures may comply with this chapter or Chapter 15.30 EMC:

- 1. Detached one- and two-family dwellings, adult family homes, and multiple single-family dwellings (townhouses) three stories or less in height above grade plane with a separate means of egress; and
- 2. Accessory structures associated with buildings or structures described in subsection (A)(1) not more than three stories above grade plane in height.

B. The provisions of this chapter and EMC 15.20.010(B) shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

C. The provisions of this chapter and EMC 15.20.010(C) shall apply to any work regulated by subsection (A) for all matters governing the design and construction of buildings for energy efficiency.

D. The provisions of this chapter and EMC 15.20.010(D) shall apply to the following located on properties or portions thereof containing mapped wildland-urban interface areas in the city of Edgewood:

1. The erection, construction, alteration, repair, movement, removal, conversion, demolition, or change in use or occupancy of any building, structure or premises; and
2. The following specific activities, operations, practices or functions within a wildland-urban interface area, to the extent permitted in the applicable zoning district pursuant to Chapter 18.70 EMC:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage; or
14. Welding and cutting operations..

E. The provisions of this chapter and EMC 15.20.010(E) shall apply to buildings, structures, or portions thereof used primarily for Group A-1 through Group U-1 occupancies which are constructed, substantially remodeled, or substantially rehabilitated after July 1, 1976.

15.20.030 Exemptions.

A. Certain work is exempt from the permit requirements of this chapter and the technical codes, provided that:

1. Exemption from permit requirements shall not be deemed to exempt the development or its use from applicable requirements nor grant authorization for any work to be done in any

manner in violation of the provisions of this title, the technical codes or any other applicable federal, state and local regulations; and

2. Exemption from the permit requirements of one technical code does not exempt work from the permit requirements of other technical codes.

B. The exemptions listed herein shall not apply when the proposed work is located in any of the critical areas regulated by:

1. Chapter 14.40 EMC, Wetlands;
2. Chapter 14.50 EMC, Critical fish and wildlife habitat areas;
3. Chapter 14.70 EMC, Volcanic hazard areas;
4. Chapter 14.80 EMC, Flood hazard areas;
5. Chapter 14.90 EMC, Landslide hazard areas;
6. Chapter 14.100 EMC, Seismic (earthquake) hazard areas; or
7. Chapter 14.110 EMC, Erosion hazard areas.

C. To be exempt from the requirement for a permit, the proposed scope of the work, activity, operation, practice or function to be covered by the permit must be equal to or smaller than the exemption listed. Permits shall not be required for the following:

1. Repairs. Application or notice to the code official is not required for ordinary repairs to structures. Such repairs shall not include work affecting public health or general safety, including but not limited to:

- a. The cutting away of any wall, partition or portion thereof;
- b. The removal or cutting of any structural beam or load-bearing support;
- c. The removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements;
- d. 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 similar work.

2. The following work otherwise governed by EMC 15.20.010(A) and (B):

- a. Accessory detached structures used as tool and storage sheds, one-story tree-supported play structures, playhouses and similar uses accessory to one- and two-family dwellings, provided:

- i. The floor area does not exceed 200 square feet (18.58 m²) except, on lots that are less than one-half acre accessory structures shall not exceed 120 square feet (11.15 m²);
- ii. The structure is a maximum of ten feet (3048 mm) in height;
- iii. The structure complies with the applicable setbacks in Chapter 18.90 EMC;
- iv. The structure is located to not obstruct the clear line of vision of vehicular traffic approaching the location from any street or driveway;
- v. The play structure or playhouse is located on the individual lot associated with the one- or two-family dwelling and is not associated with improvements proposed or required for any subdivision application; and
- vi. For any proposed building or structure located on properties or portions thereof containing mapped wildland-urban interface area, the building or structure is located more than 50 feet (15,240 mm) from the nearest adjacent structure;
- b. Decking replacement on decks without changing or adding any other structural members or removing guardrails;
- c. Fences that comply with the standards in EMC 18.90.060 and are less than or equal to 6 feet (1,829 mm) in height. Fences shall not obstruct the clear line of vision of vehicular traffic approaching the location from any street or driveway;
- d. Finish work, such as painting, papering, tiling, carpeting, cabinets, counter tops and similar;
- e. Flag and light poles less than or equal to 20 feet in height above adjacent grade, excluding any associated electrical work;
- f. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height;
- g. Oil derricks;
- h. Photovoltaic (PV) panels or systems (not including structural modifications) meeting all of the following criteria:
 - i. The PV system is designed and proposed for a detached one- or two-family dwelling or townhouse not more than three stories above grade or an associated detached accessory structure;
 - ii. The PV system is being installed by a licensed contractor;

- iii. The mounting system is engineered and designed for PV;
- iv. The rooftop is made from lightweight material such as a single layer of composition shingles, metal roofing, or cedar shingles;
- v. To address uplift, panels are mounted no higher than eighteen inches above the surface of the roofing to which they are affixed. Except for flat roofs, no portion of the system may exceed the highest point of the roof (or ridge);
- vi. Total dead load of panels, supports, mountings, raceways, and all other appurtenances weigh no more than four pounds per square foot;
- vii. Supports for solar panels are installed to spread the dead load across as many roof-framing members as needed to ensure that at no point are loads caused in excess of 50 pounds;
- viii. The installation will comply with the manufacturer's instructions;
- ix. Roof and wall penetrations will be flashed and sealed to prevent entry of water, rodents, and insects;
- x. The dwelling complies with setback and height limitations in Title 18 EMC, or the code allows for expansion of nonconformity for solar panels;
- xi. The PV system complies with the applicable requirements of the IFC, including roof access points and pathways for firefighters;
- xii. Roof-mounted collectors and supporting structure are constructed of noncombustible materials or fire-retardant-treated wood equivalent to that required for the roof construction; and
- xiii. The PV system has an approved and issued electrical permit;
- i. Retaining walls that comply with the standards in EMC 18.90.060 and do not exceed 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. Retaining walls shall not obstruct the clear line of vision of vehicular traffic approaching the location from any street or driveway;
- j. Roads, bridges, sidewalks, drainage structures, retaining walls, street lighting poles, traffic signal poles, and similar structures regulated, approved and inspected by the city's public works department;

- k. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems;
- l. Sidewalks, walkways, and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route;
- m. Siding replacement for a detached one- or two-family dwelling or townhouse not more than three stories above grade or an associated detached accessory structure, where the replacement siding is not:
 - i. Structural;
 - ii. Exterior finish and insulation systems (EFIS) greater than four feet above grade plane, stucco, brick or stone veneer; and
 - iii. Associated with a building or structure regulated under Chapter 64.55 RCW;
- n. Temporary growing structures as exempted by WAC 51-50-007, Exceptions;
- o. Temporary job shacks that comply with the provisions of EMC 18.50.070, Temporary use permits, and are placed on a permitted job site during construction. Job shacks shall be removed upon final approval of construction, or may be required to be removed if the permit expires or is suspended or cancelled. A construction job shack is a portable structure no more than one story in height for which the primary purpose is to house equipment and supplies, and which may serve as a temporary office during construction for the purposes of the construction activity;
- p. Temporary motion picture, television and theater stage sets and scenery;
- q. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground;
- r. Temporary worker housing, as exempted by WAC 51-50-007, Exceptions;
- s. Towers and poles owned by public utilities, including associated public and private equipment attached to such towers and poles. Note: Communication towers owned by private companies, and any equipment associated with such towers, are not exempt;
- t. Satellite earth station antennas three and one-quarter feet or less in diameter accessory to detached one- and two-family dwellings or six and one-half feet or less in diameter or diagonal accessory to any other building or structure;

- u. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
 - v. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support;
 - w. Window replacement that is in-kind (same size) for structures where no alteration of structural members is required, safety glazing is provided where required, window fall protection is provided where required, emergency egress requirements are provided and when the window U-values meet the current prescriptive requirements of the energy code; or
 - x. Video programming service antennas three and one-quarter feet or less in diameter or diagonal dimension.
4. The following work otherwise governed by EMC 15.20.010(C):
- a. Group R-2 and R-3 buildings three stories or less in height above grade plane;
 - b. Accessory structures associated with buildings or structures described in subsection (C)(4)(a); or
 - c. Buildings or structures which are neither heated, cooled, nor supplied with artificially illuminated floor space.
5. The following work otherwise governed by EMC 15.20.010(D):
- a. Accessory detached structures that comply with the standards in EMC 15.20.030(C)(2)(a).
 - b. Fences that comply with the standards in EMC 15.20.030(C)(2)(c).
6. The following work otherwise governed by EMC 15.20.010(E):
- a. Buildings, structures, or portions thereof for which construction contracts have been awarded prior to July 1, 1976;
 - b. Any building, structure, or portion thereof in respect to which the administrative authority deems, after considering all circumstances applying thereto, that full compliance is impracticable. Any such determination shall be prior to issuance of the building permit and may be appealed pursuant to Chapter 15.90 EMC;
 - c. One- and two-family dwellings;
 - d. Any Group R-3 occupancies; or

e. Multi-family structures with ten (10) or fewer units.

15.20.040 Amendments, additions, or exceptions.

Pursuant to RCW 19.27.060, the following contains amendments, additions, or exceptions to the codes adopted under EMC 15.20.010 applicable and enforceable within the city of Edgewood.

[Specific amendments excluded from Planning Commission packet]

[Chapters 15.30 – 15.80 follow the same format; Chapter 15.90 is Appeals and is being drafted by the City Attorney]

CHAPTER 1

SCOPE AND ADMINISTRATION

User notes:

About this chapter: Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—Scope and Application (Sections 101–102) and Part 2—Administration and Enforcement (Sections 103–116). Section 101 identifies which buildings and structures come under its purview and references other I-Codes as applicable. Standards and codes are scoped to the extent referenced (see Section 102.4).

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the building performance criteria contained in the body of the code.

Code development reminder: Code change proposals to this chapter will be considered by the Administrative Code Development Committee during the 2022 (Group B) Code Development Cycle.

PART 1—SCOPE AND APPLICATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. These regulations shall be known as the *Building Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, relocation, 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.

Exception: Detached one- and two-family *dwelling*s and *townhouses* not more than three *stories above grade plane* in height with a separate *means of egress*, and their accessory structures not more than three *stories above grade plane* in height, shall comply with this code or the *International Residential Code*.

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

[A] 101.3 Purpose. The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, *means of egress*, stability, sanitation, light and *ventilation*, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, *explosion* or *dangerous* conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

[A] 101.4 Referenced codes. The other codes specified in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered to be part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas. The provisions of the *International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements

apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 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 appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

[A] 101.4.3 Plumbing. The provisions of the *International 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. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

[A] 101.4.4 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to *existing structures* and premises; equipment and facilities; light, *ventilation*, space heating, sanitation, life and fire safety hazards; responsibilities of *owners*, operators and occupants; and occupancy of existing premises and structures.

[A] 101.4.5 Fire prevention. The provisions of the *International Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and *explosion* arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair*, *alteration* or removal of fire suppression, *automatic sprinkler systems* and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 Energy. The provisions of the *International Energy Conservation Code* shall apply to all matters

governing the design and construction of buildings for energy efficiency.

[A] **101.4.7 Existing buildings.** The provisions of the *International Existing Building Code* shall apply to matters governing the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

SECTION 102 APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

[A] **102.3 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.

[A] **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] **102.4.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the International Codes specified in Section 101.4, the provisions of this code or the International Codes specified in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] **102.5 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.

[A] **102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code*, the *International Property Maintenance Code* or the *International Fire Code*.

[A] **102.6.1 Buildings not previously occupied.** A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of this code or the *International Residential Code*, as applicable, for new construction or with any current permit for such occupancy.

[A] **102.6.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Fire Code* or *International Property Maintenance Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE AGENCY

[A] **103.1 Creation of enforcement agency.** The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] **103.2 Appointment.** The *building official* shall be appointed by the chief appointing authority of the jurisdiction.

[A] **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *building official* shall have the authority to appoint a deputy building official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *building official*.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] **104.1 General.** The *building official* is hereby authorized and directed to enforce the provisions of this code. The *building official* shall have the authority to render interpretations of this code 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. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] **104.2 Applications and permits.** The *building official* shall receive applications, review *construction documents* and issue *permits* for the erection, and *alteration, demolition* and moving of buildings and structures, inspect the premises for which such *permits* have been issued and enforce compliance with the provisions of this code.

[A] **104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** For applications for reconstruction, rehabilitation, *repair, alteration, addition* or other improvement of *existing buildings or structures* located in *flood hazard areas*, the *building official* shall determine if the proposed work constitutes *substantial improvement* or *repair of substantial damage*. Where the *building official* determines that the proposed work constitutes *substantial improvement* or *repair of substan-*

tial damage, and where required by this code, the *building official* shall require the building to meet the requirements of Section 1612 or Section R322 of the *International Residential Code*, as applicable.

[A] 104.3 Notices and orders. The *building official* shall issue necessary notices or orders to ensure compliance with this code.

[A] 104.4 Inspections. The *building official* shall make 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 on unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.5 Identification. The *building official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *building official* has reasonable cause to believe that there exists in a structure or on a premises a condition that is contrary to or in violation of this code that 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, 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.

[A] 104.7 Department records. The *building official* shall keep official records of applications received, *permits* and certificates issued, fees collected, 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.

[A] 104.8 Liability. The *building official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be civilly or criminally 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.

[A] 104.8.1 Legal defense. Any suit or criminal complaint 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 shall be defended by legal representatives of the jurisdiction 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.

[A] 104.9 Approved materials and equipment. Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment. Materials that are reused shall comply with the requirements of this code for new materials. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] 104.10 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the *owner* or the *owner's* authorized agent, provided that the *building official* shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code 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 of building safety.

[A] 104.10.1 Flood hazard areas. The *building official* shall not grant modifications to any provision required in *flood hazard areas* as established by Section 1612.3 unless a determination has been made that:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.
2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
4. A determination that the variance is the minimum necessary to afford relief, considering the *flood hazard*.
5. Submission to the applicant of written notice specifying the difference between the *design flood elevation* and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the *design flood elevation* increases risks to life and property.

[A] 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code 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, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where

the *building official* finds that the proposed alternative meets all of the following:

1. The alternative material, design or method of construction is satisfactory and complies with the intent of the provisions of this code,
2. The material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code as it pertains to the following:
 - 2.1. Quality.
 - 2.2. Strength.
 - 2.3. Effectiveness.
 - 2.4. *Fire resistance*.
 - 2.5. Durability.
 - 2.6. Safety.

Where the alternative material, design or method of construction is not approved, the *building official* shall respond in writing, stating the reasons why the alternative was not approved.

[A] 104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] 104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, 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 without expense to the jurisdiction. Test methods shall be as specified in this code 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.

SECTION 105 PERMITS

[A] 105.1 Required. Any *owner* or owner's 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 electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

[A] 105.1.1 Annual permit. Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the *permit*.

[A] 105.1.2 Annual permit records. The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

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

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below and are not part of an *accessible route*.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated *swimming pools* accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
12. Window awnings in Group R-3 and U occupancies, supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Electrical:

1. **Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A *permit* shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 Public service agencies. A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other

related equipment that is under the ownership and control of public service agencies by established right.

[A] 105.3 Application for permit. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the *building official*.

[A] 105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *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 official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.4 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 or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

[A] 105.5 Expiration. Every *permit* issued shall become invalid unless the work on the site authorized by such *permit*

is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.6 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code 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 or any of the provisions of this code.

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 FLOOR AND ROOF DESIGN LOADS

[A] 106.1 Live loads posted. In commercial or industrial buildings, for each floor or portion thereof designed for *live loads* exceeding 50 psf (2.40 kN/m²), such design *live loads* shall be conspicuously posted by the *owner* or the owner's authorized agent in that part of each *story* in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a *load* greater than is permitted by this code.

SECTION 107 CONSTRUCTION DOCUMENTS

[A] 107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by the statutes of the jurisdiction in which the project is to be constructed. 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.

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.8.

[A] 107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn on suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

[A] 107.2.2 Fire protection system shop drawings. Shop drawings for the *fire protection systems* shall be submitted to indicate conformance to this code 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.

[A] 107.2.3 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* including the path of the exit discharge to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope. *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. 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 barrier 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 that was tested, where applicable, as well as the test procedure used.

[A] 107.2.5 Exterior balconies and elevated walking surfaces. Where balconies or other elevated walking surfaces have *weather-exposed surfaces*, and the structural framing is protected by an impervious moisture barrier, the *construction documents* shall include details for all elements of the impervious moisture barrier system. The *construction documents* shall include manufacturer's installation instructions.

[A] 107.2.6 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 of new construction and *existing structures* on

the *site*, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. 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 where the application for *permit* is for *alteration* or *repair* or where otherwise warranted.

[A] 107.2.6.1 **Design flood elevations.** Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

[A] 107.2.7 **Structural information.** The *construction documents* shall provide the information specified in Section 1603.

107.2.8 **Relocatable buildings.** *Construction documents* for *relocatable buildings* shall comply with Section 3112.

[A] 107.3 **Examination of documents.** The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] 107.3.1 **Approval of construction documents.** When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. 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.

[A] 107.3.2 **Previous approvals.** This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 **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. 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.

[A] 107.3.4 **Design professional in responsible charge.** Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent 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* or the *owner's* authorized agent 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* or the *owner's* authorized agent 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.

[A] 107.3.4.1 **Deferred submittals.** Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the *deferred submittals* on the *construction documents* for review by the *building official*.

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 *building official* with a notation indicating that the *deferred submittal* documents have been reviewed and found to be in general conformance to the design of the building. The *deferred submittal* items shall not be installed until the *deferred submittal* documents have been *approved* by the *building official*.

[A] 107.4 **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*.

[A] 107.5 **Retention of construction documents.** One set of *approved construction documents* shall be retained by the *building official* 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.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 108.1 **General.** The *building official* is authorized to issue 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.

[A] 108.2 **Conformance.** Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 **Temporary power.** The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has

been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 108.4 Termination of approval. The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

[A] 109.1 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.

[A] 109.2 Schedule of permit fees. Where a *permit* is required, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] 109.3 Permit valuations. The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall reflect the total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

[A] 109.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees.

[A] 109.5 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.

[A] 109.6 Refunds. The *building official* is authorized to establish a refund policy.

SECTION 110 INSPECTIONS

[A] 110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain visible and able to be accessed 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 or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction

shall not be valid. It shall be the duty of the *owner* or the *owner's* authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] 110.2 Preliminary inspection. 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.

[A] 110.3 Required inspections. The *building official*, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.12.

[A] 110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. 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 C94, the concrete need not be on the job.

[A] 110.3.2 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, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

[A] 110.3.3 Lowest floor elevation. In *flood hazard areas*, upon placement of the *lowest floor*, including the *basement*, and prior to further vertical construction, the elevation certification required in Section 1612.4 or the *International Residential Code*, as applicable, shall be submitted to the *building official*.

[A] 110.3.4 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, heating wires, pipes and ducts are *approved*.

[A] 110.3.5 Types IV-A, IV-B and IV-C connection protection inspection. In buildings of Types IV-A, IV-B and IV-C construction, where connection *fire-resistance ratings* are provided by wood cover calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

[A] 110.3.6 Lath, gypsum board and gypsum panel product inspection. Lath, *gypsum board* and *gypsum panel product* inspections shall be made after lathing, *gypsum board* and *gypsum panel products*, interior and exterior, are in place, but before any plastering is applied or *gypsum board* and *gypsum panel product* joints and fasteners are taped and finished.

Exception: *Gypsum board* and *gypsum panel products* that are not part of a fire-resistance-rated assembly or a shear assembly.

[A] **110.3.7 Weather-exposed balcony and walking surface waterproofing.** Where balconies or other elevated walking surfaces have *weather-exposed surfaces*, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and *approved*.

Exception: Where *special inspections* are provided in accordance with Section 1705.1.1, Item 3.

[A] **110.3.8 Fire- and smoke-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies, *smoke barriers* and *smoke partitions* shall not be concealed from view until inspected and *approved*.

[A] **110.3.9 Energy efficiency inspections.** Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, *fenestration U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.

[A] **110.3.10 Other inspections.** In addition to the inspections specified in Sections 110.3.1 through 110.3.9, 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 other laws that are enforced by the department of building safety.

[A] **110.3.11 Special inspections.** For *special inspections*, see Chapter 17.

[A] **110.3.12 Final inspection.** The final inspection shall be made after all work required by the building *permit* is completed.

[A] **110.3.12.1 Flood hazard documentation.** If located in a *flood hazard area*, documentation of the elevation of the *lowest floor* as required in Section 1612.4 shall be submitted to the *building official* prior to the final inspection.

[A] **110.4 Inspection agencies.** The *building official* is authorized to accept reports of *approved* inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

[A] **110.5 Inspection requests.** It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* 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.

[A] **110.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or the *permit* holder's agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] **111.1 Change of occupancy.** A building or structure shall not be used or occupied in whole or in part, and a *change of occupancy* of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] **111.2 Certificate issued.** After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the owner's authorized agent.
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.
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.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. Where an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

[A] **111.3 Temporary occupancy.** The *building official* is authorized to issue a temporary 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* shall set a time period during which the temporary certificate of occupancy is valid.

[A] **111.4 Revocation.** The *building official* is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the *jurisdiction*.

SECTION 112 SERVICE UTILITIES

[A] **112.1 Connection of service utilities.** A person shall not make connections from a utility, a source of energy, fuel, or power, or a water system or sewer system to any building or system that is regulated by this code for which a *permit* is required, until approved by the *building official*.

[A] **112.2 Temporary connection.** The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, the source of energy, fuel, or power, or the water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] **112.3 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 the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* or the owner's authorized agent 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 the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 MEANS OF APPEALS

[A] **113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *building official*.

[A] **113.2 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 thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

[A] **113.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

[A] **113.4 Administration.** The *building official* shall take immediate action in accordance with the decision of the board.

SECTION 114 VIOLATIONS

[A] **114.1 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, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

[A] **114.2 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, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] **114.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction 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 or of the order or direction made pursuant thereto.

[A] **114.4 Violation penalties.** Any person who violates a provision of this code 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, shall be subject to penalties as prescribed by law.

SECTION 115 STOP WORK ORDER

[A] **115.1 Authority.** Where the *building official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a *dangerous* or unsafe manner, the *building official* is authorized to issue a stop work order.

[A] **115.2 Issuance.** The stop work order shall be in writing and shall be given to the *owner* of the property, the owner's authorized agent or the person performing 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 is authorized to resume.

[A] **115.3 Emergencies.** Where an emergency exists, the *building official* shall not be required to give a written notice prior to stopping the work.

[A] **115.4 Failure to comply.** Any person who shall continue any work 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 fines established by the authority having *jurisdiction*.

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and *ventilation*, or that 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. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

[A] 116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the *owner* of the structure, or the owner's authorized agent, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] 116.4 Method of service. Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the *owner* personally.
2. A copy is sent by certified or registered mail addressed to the *owner* at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the *owner*.

[A] 116.5 Restoration or abatement. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the *building official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, *alterations* or *additions* are made or a *change of occupancy* occurs during the restoration of the structure, such *repairs*, *alterations*, *additions* and *change of occupancy* shall comply with the requirements of the *International Existing Building Code*.



2021 Construction Codes Consistency Crosswalk

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

- A. 2021 Washington Construction Codes: <https://codes.iccsafe.org/codes/washington>
 Includes: Building Code, Existing Building Code, Residential Code, Wildland-Urban Interface Code, Mechanical Code, Fuel Gas Code (as of the date of this packet, the Fire Code is not available)
- B. 2021 Uniform Plumbing Code (UPC): <https://epubs.iapmo.org/2021/UPC/>
- C. Title 51 WAC: <https://app.leg.wa.gov/WAC/default.aspx?cite=51>
- D. Chapter 19.27 RCW – State Building Code: <https://app.leg.wa.gov/rcw/default.aspx?cite=19.27>

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
Short title.								
15.10.010		101.1	101.1	R101.1	101.1	101.1	101.1	101.1
Purpose and intent.								
15.10.020(A)		101.3	101.3	R101.3	101.3	101.3	101.4	101.3
15.10.020(B)	RCW 19.27.020							
Authority – Duties and powers of the code official.								
15.10.030(A)(1)	WAC 51-50-001							
15.10.030(A)(1)	WAC 51-51-001							
15.10.030(A)(1)	WAC 51-52-001							
15.10.030(A)(1)	WAC 51-54A-001							
15.10.030(A)(1)	WAC 51-55-001							
15.10.030(A)(1)	WAC 51-56-001							
15.10.030(A)(2)	RCW 19.27A.015							
15.10.030(B)		103.1	103.1	R103.1	103.1	103.1	103.1	
15.10.030(B)(3)		103.3	103.3	R103.3	103.3	103.3	103.3	
15.10.030(B)(4)					104.7			
15.10.030(C)(1)					104.2			
15.10.030(C)(1)		104.1	104.1	R104.1	104.1	104.1	104.1	103.1
15.10.030(C)(2)		104.2	104.2	R104.2	104.6	104.2	104.2	103.3
15.10.030(C)(3)		104.4	104.4	R104.4	110.1	104.3	104.3	
15.10.030(C)(3)(b)					110.1.2			
15.10.030(C)(4)(a)		104.6	104.6	R104.6	110.3	104.4	104.4	103.4
15.10.030(C)(4)(b)								
15.10.030(C)(4)(c)		104.5	104.5	R104.5		104.5	104.5	

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.030(C)(4)(d)								
15.10.030(C)(5)								
15.10.030(C)(6)		104.3	104.3	R104.3		104.6	104.6	
15.10.030(C)(7)		104.7	104.7	R104.7		104.7	104.7	
15.10.030(C)(7)		107.5	107.5	R106.5	107.8	107.2	107.2	
15.10.030(C)(8)		104.8	104.8	R104.8	104.3	104.8	104.8	103.2
Applicability of title.								
15.10.040								
Definitions.								
15.10.050, "Code official, building"		103.2	103.2	R103.2	103.2	103.2	103.2	
Technical codes – Appendices, conflicts, references.								
15.10.060(A)		101.2.1	101.2.1	R102.5	101.2.1	101.2.1	101.3	102.8
15.10.060(B)(2)	RCW 19.27.031							
15.10.060(B)(2)		102.1	102.1	R102.1	102.1	102.1	102.1	
15.10.060(B)(2)(c)		102.4.1	102.4.1	R102.4.1	102.4.1	102.8.1	102.8.1	102.1
15.10.060(B)(2)(c)		102.4.2	102.4.2	R102.4.2	102.4.2	102.8.2	102.8.2	
15.10.060(B)(2)(d)	WAC 51-52-004							
15.10.060(B)(2)(e)	WAC 51-56-007							
15.10.060(B)(3)	WAC 51-56-004							
15.10.060(C)					101.4			
15.10.060(D)		102.2	102.2	R102.2	102.2	102.10	102.10	
15.10.060(F)		101.4	101.4					
15.10.060(F)		102.4	102.4	R102.4	102.4	102.8	102.8	
15.10.060(G)		102.3	102.3	R102.3	102.3	102.11	102.11	
15.10.060(H)					104.4			
15.10.060(I)					104.5			
Copies of technical codes on file.								
15.10.070	EMC 15.05.030							
Burden of proof.								
15.10.080	EMC 18.30.090							
Building permit required.								
15.10.090					106.1			104.1
15.10.090		105.1	105.1	R105.1		106.1	106.1	
15.10.090(B)		105.2.1	105.2.1	R105.2.1				
15.10.090(C)		105.2.2	105.2.2	R105.2.3				
Requirements – Existing buildings, structures, and building service equipment.								
15.10.100	WAC 51-51-0102							
15.10.100(A)(1)		102.6	102.6	R102.7	102.6			

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.100(A)(2)						102.2	102.2	102.2
15.10.100(B)		102.6.2	102.6.2					
15.10.100(B)				R102.7.1		102.4	102.4	102.4
15.10.100(C)		102.6.1	102.6.1					
15.10.100(E)	RCW 19.27.180							
15.10.100(E)						102.7	102.7	102.7
15.10.100(E)(2)				R102.7.2				
15.10.100(F)					101.5			
15.10.100(G)			102.6			102.6	102.6	
15.10.100(G)	RCW 19.27.120							
Requirements – Temporary structures, building service equipment or uses.								
15.10.110(A)		108.1	108.1	R107.1	108.1	111.1	111.1	
15.10.110(B)		108.2	108.2	R107.2	108.2	111.2	111.2	
15.10.110(C)		108.3	108.3	R107.3		111.3	111.3	
15.10.110(D)		108.4	108.4	R107.4	108.3	111.4	111.4	
Requirements – Service utilities.								
15.10.120(A)		112.1	112.1	R111.1	112.1	110.1	110.1	105.4
15.10.120(B)		112.2	112.2	R111.2	112.2	110.2	110.2	
15.10.120(C)		112.3	112.3	R111.3	112.3	110.3	110.3	
Requirements – Change in use or occupancy classification.								
15.10.130		111.1	111.1		111.1	102.5	102.5	102.6
Building permit application – Required information.								
15.10.140				R110.2				
15.10.140(A)	RCW 19.27.095							
15.10.140(A)		105.3	105.3	R105.3	106.4	106.3	106.3	104.3
15.10.140(B)(2)	RCW 19.27.097							
15.140(B)(3)	RCW 64.55.010							
15.10.140(B)(4)						112.2.5	112.2.5	
15.10.140(B)(4)(a)						112.2.5. 1	112.2.5. 1	
15.10.140(B)(4)(b)						112.2.5. 2	112.2.5. 2	
15.10.140(B)(4)(c)						112.2.5. 3	112.2.5. 3	
15.10.140(C)		107.3.4.1	107.3.4.1					
Building permit application – Required construction documents.								
15.10.150		107.1	107.1	R106.1	107.1	107.1	107.1	
15.10.150(A)(2)		107.2.1	107.2.1	R106.1.1	107.2			
15.10.150(C)		107.3.4	107.3.4					

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.150(D)		107.2	107.2					
15.10.150(D)(1)		107.2.6	107.2.6	R106.2	107.3			
15.10.150(D)(1)(a)(viii)				R106.1.4				
15.10.150(D)(1)(a)(x)					107.7			
15.10.150(D)(10)					107.5			
15.10.150(D)(10)(a)					107.6			
15.10.150(D)(10)(b)					107.4			
15.10.150(D)(11)	EMC 13.05.150							
15.10.150(D)(2)(f)				R106.1.4				
15.10.150(D)(8)		107.2.2	107.2.2					
Building permit application – Fees.								
15.10.160	RCW 19.27.100							
15.10.160(A)(1)		109.1	109.1	R108.1	109.1	109.1	109.1	
15.10.160(A)(1)		109.2	109.2	R108.2	109.2	109.2	109.2	
15.10.160(A)(2)		109.5	109.5	R108.4	109.5	109.5	109.5	
15.10.160(B)		109.3	109.3	R108.3	109.3	109.3	109.3	
15.10.160(C)		109.4	109.4	R108.6	109.4	109.4	109.4	
15.10.160(D)		109.6	109.6	R108.5	109.6	109.6	109.6	
15.10.160(E)	RCW 19.27.085							
Building permit application – Design standards – Minimum requirements.								
15.10.170(A)	RCW 64.55.020							
15.10.170(B)		104.2.1	104.2.1	R105.3.1.1				
15.10.170(B)(4)		107.2.6.1	107.2.6.1					
15.10.170(C)		107.2.5	107.2.5					
15.10.170(D)		107.2.4	107.2.4					
15.10.170(E)		107.2.3	107.2.3					
15.10.170(F)		107.2.9	107.2.9					
15.10.170(G)		107.2.8	107.2.8					
15.10.170(H)		107.2.7	107.2.7	R106.1.3				
15.10.170(I)	RCW 19.27.113							
15.10.170(J)	RCW 19.27.540							
15.10.170(K)	RCW 19.27.590							
15.10.170(L)				R106.1.5				
15.10.170(M)	RCW 19.27.560							
Building permit application – Design standards – Alternative methods.								
15.10.180(A)		104.10	104.10	R104.10	105.1	105.1	105.1	
15.10.180(B)		104.10.1	104.10.1	R104.10.1				
15.10.180(C)		104.11	104.11	R104.11	105.3	105.2	105.2	
15.10.180(D)		104.11.1	104.11.1			105.2.1	105.2.1	

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.180(E)		104.11.2	104.11.2	R104.11.1				
15.10.180(E)(1)						105.3	105.3	
15.10.180(E)(2)						105.3.1	105.3.1	
15.10.180(E)(3)						105.3.2	105.3.2	
15.10.180(E)(4)						105.3.3	105.3.3	
15.10.180(F)						105.5		
15.10.180(F)		104.9.1	104.9.1	R104.9.1			105.4	
15.10.180(G)					105.2			
Building permit application – Review – Determination of complete application.								
15.10.190	EMC 18.40.150							
Building permit application – Vesting – Date.								
15.10.200	RCW 19.27.095							
Building permit application – Vesting – Timing of project permit and building permit applications.								
15.10.210	RCW 36.70B.120							
Building permit application – Vesting – Optional phasing plan.								
15.10.220(B)		107.3.3	107.3.3	R106.3.3	107.12			
Building permit application – Review – Procedure and decision criteria.								
15.10.230(A)	EMC 18.40.140(C)							
15.10.230(B)		110.2	110.2	R105.9	106.4.1	106.3.1	106.4	
15.10.230(C)		107.3	107.3	R106.3	107.9			
15.10.230(C)		105.3.1	105.3.1	R105.3.1		106.4	106.5	104.4
15.10.230(C)(2)	RCW 19.27.090							
15.10.230(C)(7)					106.5			
15.10.230(D)	EMC 18.40.160							
15.10.230(E)	EMC 18.40.150(B)(3)							
15.10.230(F)					106.6.1			
Building permit application – Review – Expiration.								
15.10.240		105.3.2	105.3.2	R105.3.2	106.4.2	106.3.2	106.3.1	
15.10.240(E)	EMC 18.40.150							
Building permit application – Review – Issuance.								
15.10.250(A)	RCW 19.27.095							
15.10.250(A)		107.3.1	107.3.1	R106.3.1	106.6	106.4.1	106.5.1	
15.10.250(A)(4)(c)(iii)	WAC 51-56-0100							
15.10.250(C)	RCW 19.27.095							
15.10.250(D)	RCW 19.27.140							
Issued building permit – Validity.								
15.10.260		105.4	105.4	R105.4	106.7	106.4.2	106.5.2	
Issued building permit – General standards.								
15.10.270(A)		110.1	110.1		110.1.1	112.1	112.1	105.1

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.270(A)(3)		104.9	104.9	R104.9		105.4	105.5	
15.10.270(B)		105.7	105.7	R105.7	106.9	106.4.7	106.5.7	
15.10.270(B)		110.1	110.1		110.1.1	112.1	112.1	105.1
15.10.270(B)(C)				R106.1.2				

Building permit application – Review – Procedure and decision criteria. Issued building permit – Testing and verification.

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Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC	Construction sites.
15.10.280(A)	WAC 296-155								
15.10.280(B)	EMC 18.90.140(G)								
15.10.280(C)		Chapter 33							
Issued building permit – Testing and verification.									
15.10.290(A)					110.1.4	112.3	112.3	105.3	
15.10.290(A)					110.1.4.1	112.3.1	112.3.1		
15.10.290(A)					110.1.4.2	112.3.2	112.3.2		
15.10.290(B)					110.1.4.3	112.3.3	112.3.3		
15.10.290(C)						108.1	108.1		
Building permit expiration, suspension or revocation.									
15.10.300(A)		110.6	110.6	R109.4	110.1.2.3	112.2.3	112.2.3		
15.10.300(B)(1)		110.5	110.5	R109.3	110.1.2.2	112.2.2	112.2.2	105.2.3	
15.10.300(B)(3)				R105.8					
15.10.300(C)				R109.1					
15.10.300(C)					110.1.3				
15.10.300(C)		110.3	110.3					105.2	
15.10.300(C)		110.6	110.6	R109.4	110.1.2.3	112.2.3	112.2.3		
15.10.300(D)				R109.1.2		112.2	112.2		
15.10.300(D)(1)(a)	EMC 14.8								
15.10.300(D)(1)(b)	EMC 18.90.180								
15.10.300(D)(1)(c)	EMC 13.05								
15.10.300(D)(2)(a)		110.3.1	110.3.1	R109.1.1					

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.300(D)(2)(c)		110.3.2	110.3.2					
15.10.300(D)(2)(d)				R109.1.3				
15.10.300(D)(2)(d)		110.3.3	110.3.3					
15.10.300(D)(3)(c)		110.3.7	110.3.7					
15.10.300(D)(4)(c)		110.3.4	110.3.4	R109.1.4				
15.10.300(D)(5)(a)		110.3.5	110.3.5					
15.10.300(D)(5)(b)		110.3.6	110.3.6					
15.10.300(D)(5)(c)				R109.1.5.1				
15.10.300(D)(5)(d)		110.3.8	110.3.8					
15.10.300(D)(6)		110.3.9	110.3.9					
15.10.300(D)(7)(c)		106.1	106.1					
15.10.300(D)(8)(e)		110.3.12.1	110.3.12.1	R109.1.6.1				
15.10.300(D)(8)(h)	RCW 64.55.030							
15.10.300(D)(9)		110.3.12	110.3.12	R109.1.6				
15.10.300(E)		110.3.11	110.3.11					
15.10.300(E)(2)		110.4	110.4	R109.2				
15.10.300(E)(2)					110.1.2.1	112.2.4	112.2.4	
15.10.300(F)		110.3.10	110.3.10	R109.1.5		112.2.1	112.2.1	
Revision of approved or issued plans.								
15.10.310		107.4	107.4	R106.4	107.10			
Building permit expiration, suspension or revocation.								
15.10.320		107.3.2	107.3.2	R106.3.2	107.11	106.4.6	106.5.6	
15.10.320(A)		105.5	105.5	R105.5	106.8	106.4.3	106.5.3	
15.10.320(A)						106.4.4	106.5.4	
15.10.320(B)		105.6	105.6	R105.6	106.10	106.4.5	106.5.5	
Permit renewals.								
15.10.330								
Certificate of occupancy.								
15.10.340(A)					111.2			
15.10.340(A)		111.1	111.1	R110.1	111.1	102.5	102.5	102.6
15.10.340(B)(1)		106.2	106.2					
15.10.340(B)(2)	RCW 64.55.060							
15.10.340(C)		111.2	111.2	R110.3				
15.10.340(D)		111.1	111.1	R110.1	111.1	102.5	102.5	102.6
15.10.340(E)		111.3	111.3	R110.4	111.3			
15.10.340(F)		111.4	111.4	R110.5	111.4	108.2	108.2	
Violations and enforcement.								
15.10.350					110.2			
15.10.350					110.2.1			

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.10.350					110.2.1			
15.10.350					110.4.5.4			
15.10.350					110.4.5.5			
15.10.350					110.4.5.6			
15.10.350		106.1	106.1					
15.10.350		106.3	106.3					
15.10.350		116.1	116.1		110.4.5			
15.10.350		114.1	114.1	R113.1		115.1	115.1	106.1
15.10.350						115.6	115.6	
15.10.350						115.6.1	115.6.1	106.6
15.10.350						115.6.2	115.6.2	106.5
15.10.350						115.6.3	115.6.3	
15.10.350		115.1	115.1	R114.1	114.1	116.1	116.1	
15.10.350		115.3	115.3	R114.3	114.3	116.3	116.3	
Building permit application – Review – Procedure and decision criteria.								
15.20.020		101.2	101.2		101.2			
15.20.020(B)		101.4.7	101.4.7			102.2.1	102.2.1	
15.20.020(C)		101.4.6	101.4.6					
15.20.020(D)					106.2			
15.20.030				R105.2.2				
15.20.030		105.2	105.2		106.3			
15.20.030(C)(2)(c)	WAC 51-50-007							
15.20.030(C)(2)(n)	WAC 51-50-003							
15.20.030(C)(2)(r)	WAC 51-50-003							
Building permit application – Review – Procedure and decision criteria.								
15.30.010(A)	WAC 51-51-003							
15.30.020				R101.2	101.2			
15.30.020(A)	WAC 51-51-01010							
15.30.020(C)		101.4.6	101.4.6					
15.30.030				R105.2.2				
15.30.030				R105.2	106.3			
15.30.030(C)(2)(l)	WAC 51-51-007							
15.30.030(C)(2)(n)	WAC 51-51-007							
Building permit application – Review – Procedure and decision criteria.								
15.40.020								
15.40.030								
Building permit application – Review – Procedure and decision criteria.								
15.50.010(A)	WAC 51-52-003							
15.50.020						101.2	101.2	

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
15.50.020(A)		101.4.2	101.4.2					
15.50.020(B)		101.4.1	101.4.1					
15.50.020(B)(3)							101.2.1	
15.50.020(B)(4)							101.2.2	
15.50.020(B)(5)							101.2.3	
15.50.020(C)						102.9	102.9	
15.50.030						106.2	106.2	
15.50.030(C)(1)(i)	WAC 51-52-007							
15.50.030(C)(2)							101.2.4	
15.50.030(C)(2)(c)	WAC 51-52-007							
Building permit application – Review – Procedure and decision criteria.								
15.60.010(A)	WAC 51-56-003							
15.60.020								101.2
15.60.020(A)		101.4.3	101.4.3					
15.60.030								104.2
Building permit application – Review – Procedure and decision criteria.								
15.70.010(A)	WAC 51-54A-003							
15.70.020								
15.70.020	WAC 51-54A-0105							
15.70.020(A)		101.4.5	101.4.5					
15.70.030								
15.70.030(C)	WAC 51-54A-007							
Building permit application – Review – Procedure and decision criteria.								
15.80.020(A)		101.4.4	101.4.4					
15.80.030(A)					101.6	102.3	102.3	102.3
Building permit application – Review – Procedure and decision criteria.								
15.90	RCW 19.27.700							
15.90	RCW 19.27.710							
15.90	RCW 19.27.720							
15.90	RCW 19.27.740							
15.90		113.1	113.1	R112.1	113.1	113.1	113.1	107.1
15.90		113.2	113.2	R112.2	113.2	113.2	113.2	107.2
15.90		113.3	113.3	R112.3	113.3	113.3	113.3	
15.90		113.4	113.4	R112.4	113.4	113.4	113.4	
Employee Indemnification Policy (Existing EMC)								
2.45		104.8.1	104.8.1	R104.8.1	104.3.1	104.8.1	104.8.1	
Not applicable to Edgewood.								
N/A							101.2.5	
N/A		105.1.1	105.1.1			106.1.1	106.1.1	

Proposed EMC	Other Law	IBC	IEBC	IRC	WUIC	IMC	IFGC	UPC
N/A		105.1.2	105.1.2			106.1.2	106.1.2	
N/A						114.1	114.1	
Effective date and severability clauses.								
Ordinance - Effective date.	WAC 51-50-008							
	WAC 51-50-009							
	WAC 51-51-008							
	WAC 51-52-008							
	WAC 51-54A-008							
	WAC 51-56-008							
Ordinance - Severability.		102.5	102.5	R102.6	102.5	101.4	101.5	101.5
Code Enforcement (Existing EMC)								
Title 7		114.2	114.2	R113.2		115.2	115.2	106.2
Title 7		114.3	114.3	R113.3	110.4.6	115.3	115.3	
Title 7		114.4	114.4	R113.4	110.4.7	115.4	115.4	106.3
Title 7		115.2	115.2	R114.2	114.2	116.2	116.2	106.4
Title 7		115.4	115.4	R114.4	114.4	116.4	116.4	
Title 7		116.2	116.2		110.4.5.1			
Title 7		116.3	116.3		110.4.5.2			
Title 7		116.4	116.4		110.4.5.2.1			
Title 7		116.5	116.5					
Title 7					110.2.2			
Title 7					110.4			
Title 7					110.4.1			
Title 7					110.4.2			
Title 7					110.4.3			
Title 7					110.4.4			
Title 7					110.4.5.3			
Title 7					110.4.8	115.5	115.5	
Title 7					110.4.5.3.1			
Title 7								102.5



CITY OF EDGEWOOD
STAFF REPORT
PLANNING COMMISSION AGENDA ITEM

Date: February 12, 2024

Title: 2024 Work Plan

Attachments: None

Submitted By: Evan Hietpas, Senior Planner

Discussion:

On January 8, 2024, the Planning Commission recommended a 2024 Work Plan and on February 20, 2023, the City Council will review the 2024 Work Plan.

2024 Work Plan Items

1. Comprehensive Plan Periodic Update
2. Edgewood Municipal Code (EMC) Updates
3. Middle Housing
4. Public Facilities and Infrastructure
5. Development Review Procedures

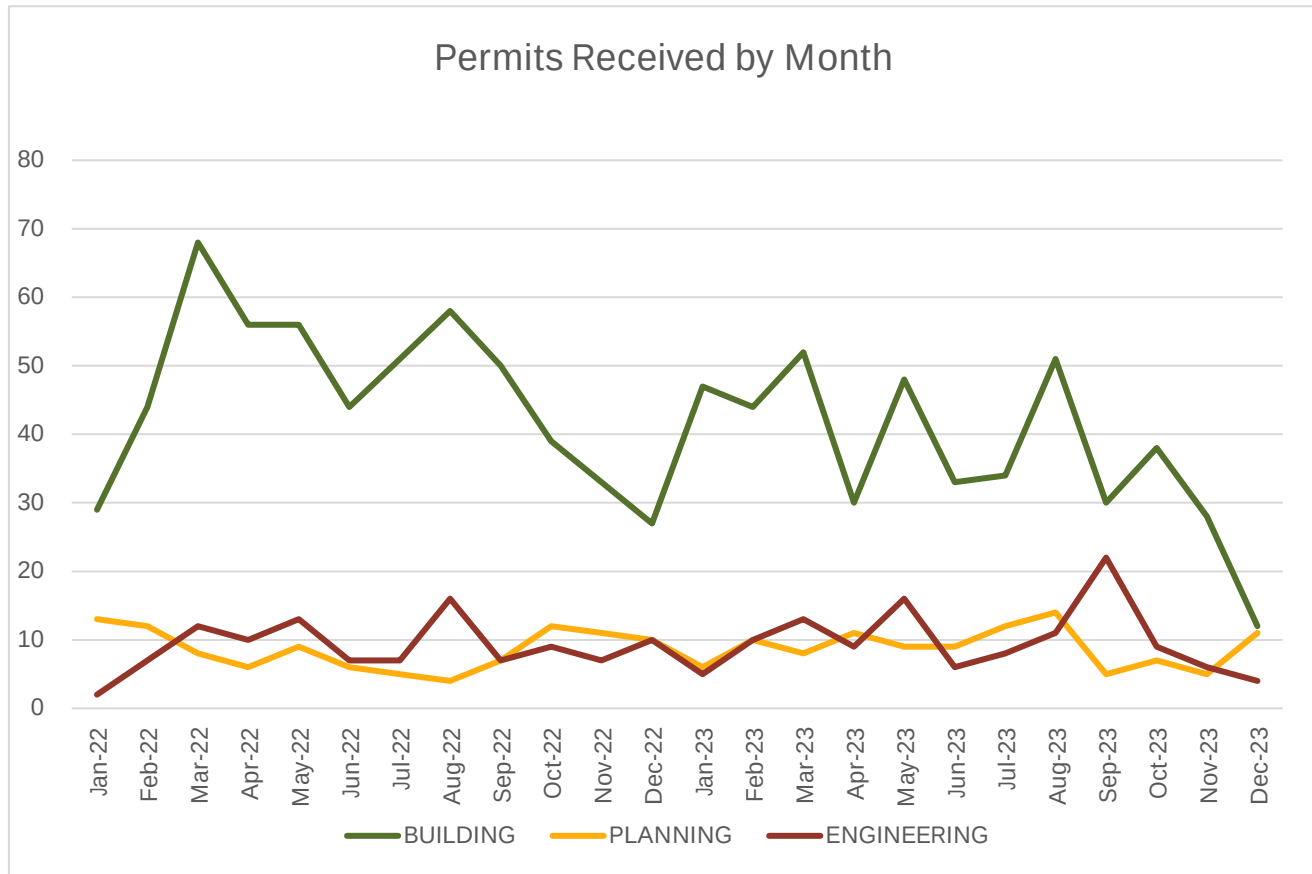
2024 Planning Commission Objectives

1. Identify community outreach, education, and engagement opportunities
2. Identify training opportunities for Planning Commissioners
3. Promote diversity, equity, and inclusion in recommendations to City Council
4. Collaborate with the Economic Development Advisory Board (EDAB)
5. Collaborate with Parks and Recreation Advisory Board (PRAB)

This is a standing item for the remainder of 2024 to allow the Planning Commission to discuss items and plan future agendas as necessary.

Dec 2023

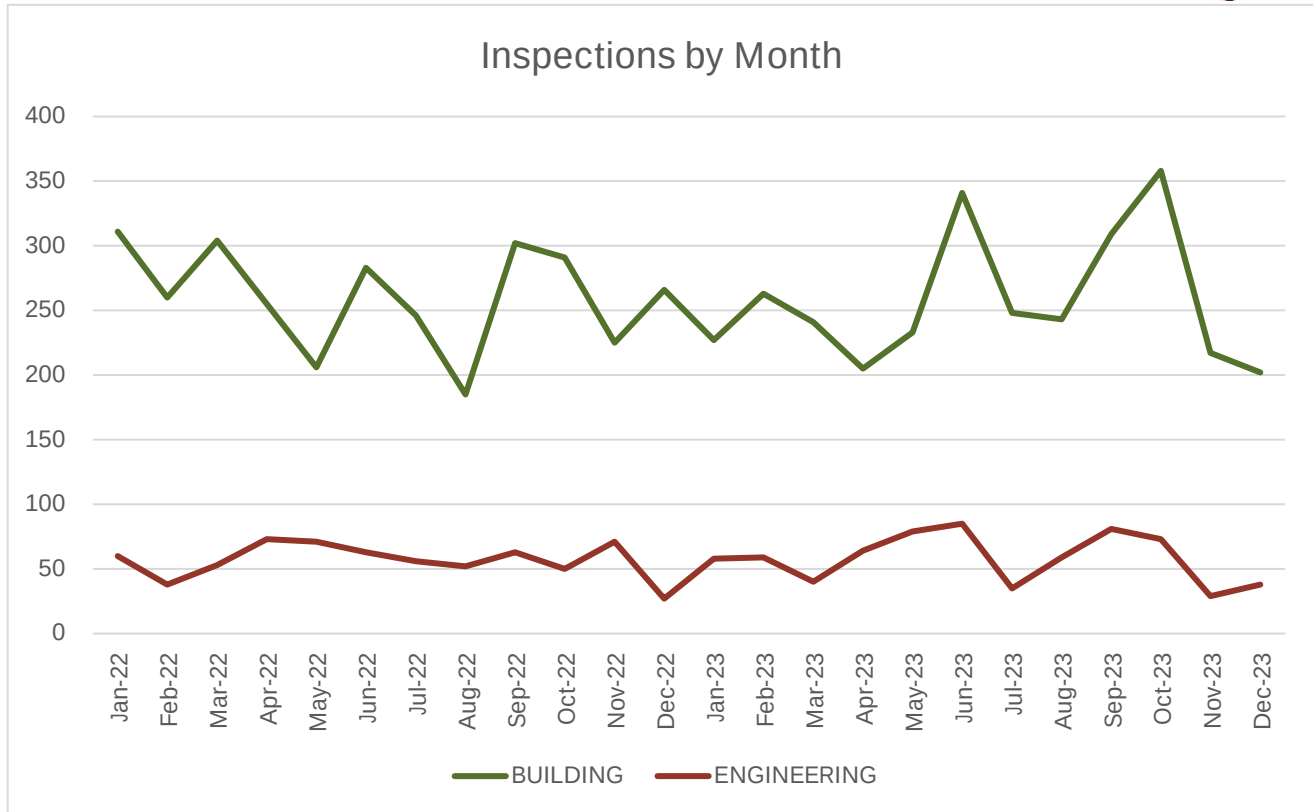
Monthly Development Report



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Dec 2023	12	12	11	8	4	6
Dec 2022	27	30	10	9	10	10
Roll Avg 2023	37	30	9	6	10	8
Roll Avg 2022	46	35	9	7	9	8
YTD 2023	447	362	107	73	119	101
YTD 2022	555	418	103	78	107	90
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Mar	52	Aug	14	Sep	22
Highest Month 2022	Mar	68	Jan	13	Aug	16

Dec 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Dec 2023	202		38	
Dec 2022	266		27	
Roll Avg 2023	257		58	
Roll Avg 2022	261		56	
YTD 2023	3087		700	
YTD 2022	3134		677	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Oct	358	Sep	85
Highest Month 2022	Jan	311	Apr	73

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 01/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMINISTRATIVE USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	0420037064	PLANNING	ADMINISTRATIVE USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	12/22/2023
BOUNDARY LINE ADJUSTMENT (BLA)								
23-1475	STERRENBURG BLA	3705 96TH AVE E	0420161010	PLANNING	BOUNDARY LINE ADJUSTMENT (BLA)	WAITING ON REVISIONS	10/17/2023	12/26/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	0420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/28/2023
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	0420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
COMPREHENSIVE PLAN AMENDMENT/REZONE/CODE AMENDMENT								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	02/09/2022	09/11/2023
22-007CODE	COMP PLAN / GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	0420102012	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	11/22/2022	12/21/2023
22-008CODE	COMP PLAN & REZONE / GREENBELT APARTMENTS	9917 24TH ST E	0420091014	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	INCOMPLETE	12/21/2022	08/14/2023
23-003CODE	CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	07/10/2023	10/16/2023
23-005CODE	CODE AMENDMENT / FENCES	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/09/2023	10/16/2023
23-006CODE	CODE AMENDMENT / 2021 CONSTRUCTION CODES	CITYWIDE		PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/09/2023	10/16/2023
23-007CODE	COMP PLAN / 2024 PERIODIC UPDATE CITYWIDE			PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	APPLICATION	08/10/2023	11/16/2023
23-011CODE	JOVITA STORAGE - INDUSTRIAL REZONE AND COMPREHENSIVE PLAN AMENDMENT	12620 JOVITA BLVD E	0420021022	PLANNING	COMPREHENSIVE PLAN AMENDMENT/REZONE /CODE AMENDMENT	PENDING PAYMENT	12/20/2023	12/29/2023
CRITICAL AREAS PERMIT								
23-1485	KELLY CRITICAL AREAS REVIEW	11202 36TH ST E	0420151108	PLANNING	CRITICAL AREAS PERMIT	UNDER REVIEW	10/25/2023	12/20/2023
23-1541	SMITH AND SONS CRITICAL AREAS	XXX 98TH AVE E	0420094003	PLANNING	CRITICAL AREAS PERMIT	INCOMPLETE	12/11/2023	12/20/2023

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 01/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	0420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	12/14/2023
POST REVISION - PLN								
21-1275 PR1	VIEW POINTE RV DESIGN STANDARDS REVIEW POST REVISION	10315 12TH STREET CT E	0420037065	PLANNING	POST REVISION - PLN	WAITING ON REVISIONS	08/01/2023	11/21/2023
PRE-APPLICATION MEETING								
23-1550	RAY SUBDIVISION PRE APPLICATION	3607 90TH AVE E	0420166004	PLANNING	PRE-APPLICATION MEETING	UNDER REVIEW	12/18/2023	12/29/2023
REASONABLE USE EXCEPTION (RUE)								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	0420037014	PLANNING	REASONABLE USE EXCEPTION (RUE)	UNDER REVIEW	01/26/2023	11/16/2023
ROAD DEVIATION/TECHNICAL EQUIVALENCY REQUEST								
23-1551	SZELACHOWSKI ROAD DEVIATION REQUEST	11413 18TH ST E	0420101002	ENGINEERING	ROAD DEVIATION/TECHNICAL EQUIVALENCY REQUEST	INCOMPLETE	12/26/2023	12/29/2023
SHORT PLAT - PRELIMINARY (2-6 LOTS)								
23-1521	36TH STREET EAST SHORT PLAT	9814 36TH ST E	0420161002	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	11/22/2023	12/26/2023
23-1528	PASQUIER SHORT PLAT PRELIMINARY PLAT	12513 44TH STREET CT E	6755000041	PLANNING	SHORT PLAT - PRELIMINARY (2-6 LOTS)	INCOMPLETE	11/28/2023	12/26/2023
SITE DEVELOPMENT								
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	0420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	0420091158	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/30/2020	12/14/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	0420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	11/13/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	0420037028	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	03/13/2023	05/18/2023
23-1239	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102118	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1240	SMITH AND SONS GC LLC SITE DEVELOPMENT	2027 106TH AVE E	0420102119	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	05/19/2023	08/01/2023
23-1385	WOLFE SITE DEVELOPMENT	13212 VALLEY AVE E	0420234145	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/22/2023	12/27/2023
23-1421	AFICHUK SHORT PLAT SITE DEVELOPMENT	1625 112TH AVE E	9770000011	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	09/12/2023	12/22/2023
23-1465	JONES SHORT PLAT SITE DEVELOPMENT	11517 34TH ST E	0420151002	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	10/10/2023	12/18/2023
23-1486	MASLOV SITE DEVELOPMENT	XXX 100TH AVE E	0420094039	ENGINEERING	SITE DEVELOPMENT	INCOMPLETE	10/26/2023	11/15/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	12/13/2023

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 01/01/2024

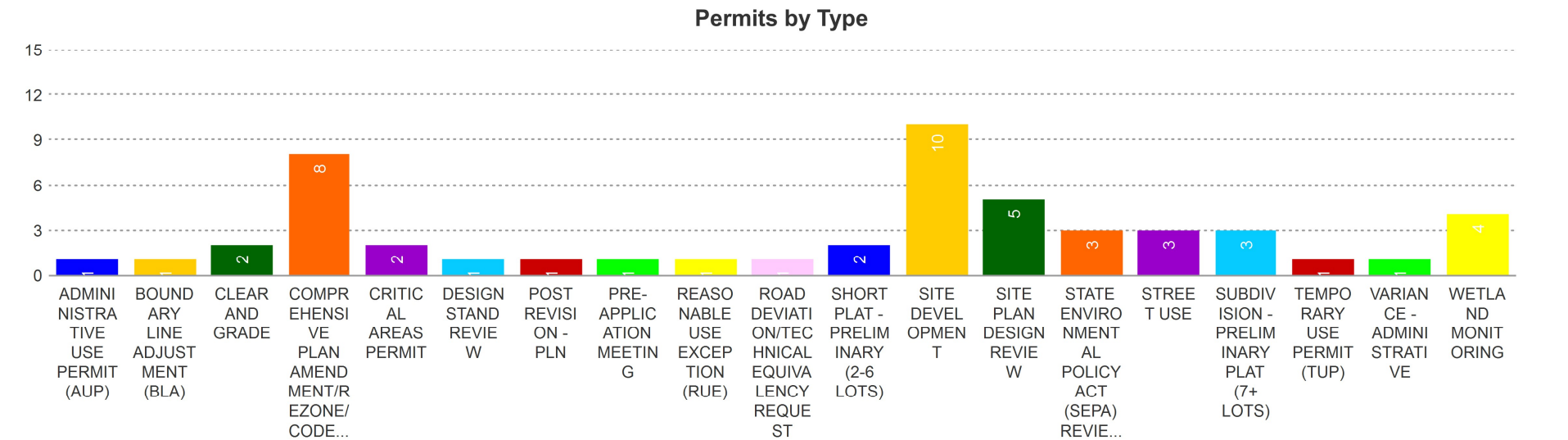
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
22-1505	2513 MERIDIAN (SEDONA) MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	0420103027	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	09/29/2022	12/21/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	0420037064	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	12/02/2022	11/03/2023
23-1524	EDGEWOOD ESTHETICS CHANGE OF USE	1311 MERIDIAN AVE E	0420033142	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	11/27/2023	12/28/2023
23-1545	JIFFY SHOPPE FAST FOOD RESTAURANT SITE PLAN REVIEW	823 MERIDIAN AVE E	6575000021	PLANNING	SITE PLAN DESIGN REVIEW	APPLICATION	12/13/2023	12/15/2023
STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	11/30/2023
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	0420163076	PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	10/28/2022	11/30/2023
23-1359	SEPA FOR CODE AMENDMENT / SB 5290	CITYWIDE		PLANNING	STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW	APPLICATION	07/10/2023	08/09/2023
STREET USE								
23-058	MCNALL STREET USE	3719 CHRISSELLA RD E	0420156056	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/12/2023	12/26/2023
23-061	CORKUM STREET USE	4716 CHRISSELLA RD E	0420153059	ENGINEERING	STREET USE	WAITING ON REVISIONS	09/20/2023	12/15/2023
23-078	CLINE STREET USE	4417 Chrisella Rd E	0420157013	ENGINEERING	STREET USE	WAITING ON REVISIONS	10/21/2023	11/03/2023
SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)								
23-1228	TYEE RANCH PRELIMINARY PLAT	11617 15TH ST E	0420034702	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	05/11/2023	10/26/2023
23-1299	HOMESTRETCH PRELIMINARY PLAT	2208 116TH AVE E	0420101037	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	WAITING ON REVISIONS	07/03/2023	12/18/2023
23-1539	NORTHWOOD ESTATES WEST	9623 24TH ST E	0420091103	PLANNING	SUBDIVISION - PRELIMINARY PLAT (7+ LOTS)	INCOMPLETE	12/07/2023	12/22/2023
TEMPORARY USE PERMIT (TUP)								
23-1548	ACORN BREWING TENT TUP	2105 MERIDIAN AVE E	0420102110	PLANNING	TEMPORARY USE PERMIT (TUP)	INCOMPLETE	12/15/2023	12/26/2023
VARIANCE - ADMINISTRATIVE								
23-1381	LYNCH SFR ADMINSTRATIVE VARIANCE	12124 50TH STREET CT E	0420232074	PLANNING	VARIANCE - ADMINISTRATIVE	DENIAL ISSUED	08/21/2023	12/15/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	0420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	08/08/2023
22-1017WM	BARTH ESTATES (FALCON RIDGE) WETLAND MONITORING	3624 96TH AVE E	0420161087	PLANNING	WETLAND MONITORING	APPLICATION	08/22/2023	08/25/2023

Pending Projects - Planning and Engineering Permits

51 Permits

Exported: 01/01/2024

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1335WM	WOLF POINT CRITICAL AREAS - STORM OUTFALL BUFFER MONITORING	9810 36TH ST E	0420165030	PLANNING	WETLAND MONITORING	APPLICATION	09/01/2023	09/20/2023
19-1134WM	McCutcheon RUE Wetland Monitoring	10705 36TH ST E	0420152089	PLANNING	WETLAND MONITORING	APPLICATION	12/06/2023	12/06/2023



Plat Construction Tracking Report- December 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2023	HOMESTRETCH SUBDIVISION	2208 116TH AVE E	32	APPLICATION						
	TYEE RANCH SUBDIVISION	11617 15TH ST E	39	APPLICATION						
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPROVED	6/28/2023	APPLICATION				
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPROVED	6/15/2023	APPLICATION				
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPROVED	5/2/2023	APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED	APPROVED	5	20%	
2020	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPROVED	2	1	50%
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	FINALED	APPROVED	14	7	50%
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6	2	33%
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	FINALED	APPROVED	4	1	25%
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	BARTH SUBDIVISION (FALCON RIDGE)	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	22	63%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	3	75%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	FINALED	APPROVED	6	4	67%
2017	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	54	98%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	18	95%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	36	33	92%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	6	100%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	13	93%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	8	89%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	282	99%