CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2004-148

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

WHEREAS, the City Council of the City of Sammamish has adopted by reference numerous building codes for the health, safety and welfare of the citizens as set forth in the Sammamish Municipal Code Chapter 16.05; and

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

WHEREAS, a new version of the State Building Code will go into effect on July 1, 2004; and

WHEREAS, the City Council wishes to repeal and amend Sammamish Municipal Code Chapter 16.05 in order to adopt by reference the new State Building Codes; and

WHEREAS, the City Council wishes to provide consistency in the administration of the construction codes set forth in the Sammamish Municipal Code Chapter 16.05; and

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

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

1. SMC Chapter 16.05 Repealed. Chapter 16.05, Building Codes and Fire Code, of the Sammamish Municipal Code is hereby repealed.

2. New SMC Chapter 16.05 Adopted. Title 16, Building and Construction, of the Sammamish Municipal Code is hereby amended by the adoption of new Chapter 16.05, Construction Codes, as is hereinafter set forth:

Chapter 16.05
Construction Codes

Sections

16.05.010 Short Title
16.05.020 Purpose
16.05.030 Hours of Construction
16.05.040 Referenced Codes
16.05.050 Earthquake Shut-off Valve Required
16.05.060 Automatic Fire Sprinkler System Required
16.05.070 International Building Code adopted
16.05.080 International Residential Code adopted
16.05.090 International Mechanical Code adopted
16.05.100 National Fuel Gas Code (NFPA 54) adopted
16.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted
16.05.120 International Fuel Gas Code adopted
16.05.130 International Fire Code adopted
16.05.140 Uniform Plumbing Code adopted
16.05.150 Washington State Energy Code adopted
16.05.160 Washington State Ventilation and Indoor Air Quality Code adopted
16.05.170 Documents to be filed and available for public inspection
16.05.180 Violation –Penalty
16.05.190 Adoption of Additional State Codes
16.05.200 Codes Conflict Resolution
16.05.210 Liability

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

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

16.05.030 Hours of Construction. Except as otherwise provided in this chapter, the activities and construction noise regulated by this chapter shall be limited to the followings hours:

A. Monday through Friday: 7 a.m. to 8 p.m.
B. Saturday and Holidays: 9 a.m. to 6 p.m.
C. Sundays: No Construction.

16.05.040 Referenced Codes. Specific codes referenced in the general codes adopted by this chapter shall be as follows:

A. Any and all reference to the International Plumbing code shall be replaced with the Uniform Plumbing code as adopted in Section 16.05.120 of this chapter.

B. Any and all reference to the International Property Maintenance Code shall be replaced with the Sammamish Building and Property Maintenance Code as adopted in SMC Chapter 16.25.

C. Any and all reference to the International Existing Building Code shall be replaced

with International Building Code.

D. Any and all reference to the International Electrical Code shall be replaced with the National Electrical Code.

16.05.050 Earthquake Shutoff Valve Required. All new gas services and existing services that are expanded shall have an approved earthquake shut off valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be readily accessible.

16.05.060 Automatic Sprinkler Systems Required.

A. All newly constructed buildings with a gross square footage of 5,000 square feet regardless of type or use as well as zero lot line townhouses with an aggregate area of 5,000 square feet or greater must be sprinklered.

B. Additions to existing buildings, that is 50% or more of the assessed building valuation and would result in a gross floor area greater than 5,000 square feet must be retrofitted with an automatic sprinkler system. Subject to the approval of the fire chief, a phasing plan of up to five years is permitted.

C. Floor Area Gross: For the purpose of this section, gross floor area shall be defined as the floor area whether above or below grade within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts, attics, crawl spaces and courts, without deduction for corridors, stairways, closets, the thickness of the interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

D. For the purposes of this section, fire barriers of any type do not constitute separate buildings.

16.05.070 International Building Code adopted. The 2003 edition of the International Building Code, as adopted by the State Building Code Council in Chapter 51-50 WAC, as published by the International Code Council, excluding chapter 1 "Administration, is adopted, together with the following amendments.

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

AIR FREEZING INDEX: 145
MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit

B. Amend Section 403.9, Elevators, to read as follows:

403.9 Elevators
Elevator operation and installations shall be in accordance with Chapter 30. Elevators on all floors shall open into elevator lobbies that are separated from the remainder of the building, including corridors and other means of egress, by fire partitions and the required opening protection extending from the floor to the underside of the fire-resistive floor or roof above. Such walls shall not be less than one-hour construction as required for a fire partition per Section 708. Openings through such walls shall conform to section 705.
Exceptions:
1. In office buildings, separations are not required from a street-floor elevator lobby provided the entire street floor is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1
2. Elevators not required to be located in a shaft in accordance with Section 707.2.
3. Elevator lobbies located within an atrium complying with the provisions of section 404.
4. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required means of egress without passing through the elevator lobby.
5. In fully sprinklered buildings where elevator and stair shafts are pressurized in accordance with Section 909, elevator lobbies need not be provided. The pressurized stair shafts shall comply with the standards for elevator shaft pressurization in WAC 51-50 Section 909.6.3.

C. Amend Section 403.10, Standby power, as follows: Add the following sentence to the end of the first paragraph:

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

D. Amend Section 403.10, Standby power loads, as follows: Add a fourth item which reads as follows: 4. Smoke control system.

E. Add new Section 403.15, Smoke Control, to read as follows:

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

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

F. Amend Section 405.9, Standby Power, as follows: Add the following sentence to the end of the paragraph: Fuel-fired emergency generator sets and associated fuel storage, including optional generator sets, located more than 30 feet below the lowest level of exit discharge requires the approval of the fire code official.

G. Amend the second sentence of Section 501.2, Premise Identification, to read as follows:

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

H. Amend the last sentence of exception 2.1 to Section 707.2, Shaft enclosure required, to read as follows:

This application is limited to openings that do not connect more than four stories in buildings not required to have smoke control systems. In buildings that are required to have smoke control systems, escalators are limited to openings that do not connect more than four stories and non-egress stairs are limited to openings that do not atmospherically connect more than two stories in building that are required to have smoke control.

I. Amend Section 707.14.1, Elevator lobby, by the addition of a fifth exception to read as follows:

Exception 5: See Section 403.9 for high-rise elevator lobby requirements.

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

K. Amend section [F] 903.4.2, Alarms, to read as follows:

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

L. Amend section [F] 903.4.3, Floor control valves, to read as follows:

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

M. Add new section [F] 905.3.7, High rise building standpipes, to read as follows:

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

N. Amend Section [F] 905.8, Dry standpipes, to read as follows:

Dry standpipes, may be installed in other than high rise building when approved by the fire code official.

O. Amend the first sentence of Section [F] 907.2, where required, to read as follows:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in new buildings and structure in accordance with Section 907.2.1 through 907.2.23 or where required by the Fire Code Official.

P. Add new section [F] 907.14.1, Monitoring, to read as follows:

When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:

1. current NFPA Article 72, National Fire alarm Code.
2. The current International Fire and Building Code.
3. The system shall be supervised.
4. All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.
5. The building owner must provide the fire department with proof of monitoring service.
6. The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.
7. The system must have a signed maintenance agreement prior to Certificate of Occupancy.

Q. Amend the first paragraph of Section 1605.3.1.1, Load Reduction, to read as follows:

It is permitted to multiply the combined effect of two or more variable loads by 0.75 and add to the effect of dead load. The combined load used in design shall not be less than the sum of

the effects of dead load and any one of the variable loads.

R. Amend Section 1608.1, General, to read as follows:

Design snow loads shall not be less than 25 PSF uniform roof snow load, nor less than that determined by IBC Section 1607.

S. Amend Section 1704.12, Exterior insulation and finish systems (EIFS), to read as follows:

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

T. Amend Table 2306.4.1 footnote "i" to read as follows:

In Seismic Design Category D, E or F, where shear design values exceed 490 pounds per lineal foot (LRFD) or 350 pounds per lineal foot (ASD) all framing members receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal member or thicker; or two 2-inch nominal members fastened together in accordance with Section 2307.1 (LRFD), Section 2306.1 (LRFD) or Section 2306.1 (ASD) to transfer the design shear value between framing members. Plywood joint and sill plate nailing shall be staggered in all cases. See Section 2305.3.10 for sill plate side and anchorage requirements

U. Add new section 2702.1.1, Location, to read as follows:

2702.1.1 Location. Location of stationary generators, fuel piping and storage tanks are subject to the approval of the Building Official and or Fire Code Official.

V. Adopt Appendix Chapter E Sections 101 through 106, Supplementary Accessibility Requirements, and Chapter H, Signs.

16.05.080 International Residential Code adopted. The 2003 edition of the International Residential Code, as adopted by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council, including Appendix Chapter G, Swimming Pools, Spas and Hot Tubs, and excluding chapter 1, Administration, is adopted, together with the following amendments:

Add design values for TABLE R-302.2(1) as follows:
GROUND AND ROOF SNOW LOAD: 25 psf
WIND SPEED: 85 mph gust - 70 mph sustained

SEISMIC DESIGN CATEGORY: D2
WEATHERING: Moderate
FROST LINE DEPTH: 12 inches
TERMITE: Slight to moderate
DECAY: Slight to moderate
WINTER DESIGN TEMPERATURE: 26 degrees Fahrenheit
ICE SHIELD UNDERLAYMENT REQUIRED: No
FLOOD HAZARDS: See SMC 15.10
AIR FREEZING INDEX: 145
MEAN ANNUAL TEMPERATURE: 50 degrees Fahrenheit

16.05.090 Mechanical Code adopted. The 2003 edition of the International Mechanical Code, as adopted by the State Building Code Council in Chapter 51-42 WAC, as published by the International Code Council, excluding chapter 1, Administration, is adopted.

16.05.100 National Fuel Gas Code (NFPA 54) adopted. The 2002 Edition of ANSI Z223.1/NFPA 54, National Fuel Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA is adopted.

16.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted. The 2001 Edition of NFPA 58, Liquefied Petroleum Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA is adopted.

16.05.120 International Fuel Gas Code adopted. The 2003 edition of the International Fuel Gas Code, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council, excluding chapter 1, Administration, is adopted.

16.05.130 International Fire Code adopted. The 2003 edition of the International Fire Code, as adopted by the State Building Code Council in Chapter 51-54 WAC, as published by the International Code Council, including Appendix Chapter B, Fire-flow requirements for buildings, Appendix C, Fire hydrant locations and distribution, and Appendix D Section 106 as amended, is adopted, together with the following amendments:

A. Amend Section 102.6 to read as follows:

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

B. Amend section 104.10.1 to read as follows:

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

C. Delete section 105.2 and replace with the following:

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

D. Add new section 105.2.5, Permit Fees, to read as follows:

105.2.5 Permit Fees. Any fees for fire code permits, plan check or any other fire service shall be listed in the City of Sammamish Fee resolution.

E. Delete section 108 and replace with the following:

Section 108.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code shall be heard and decided by the Hearing Examiner following an open record hearing. Following review of the evidence, the Examiner shall issue final decisions, including findings and conclusions, based on the issues and evidence in the record.

The Hearing Examiner's final decision shall be the final decision of the City Council on the appeal and shall be conclusive unless proceedings for review of the decision are properly commenced in superior court within the time period specified by state law.

Section 108.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The hearing examiner shall have no authority relative to interpretation of the administrative provisions of this code nor shall the Hearing Examiner be empowered to waive requirements of either this code or the technical codes which are the codes, appendices and referenced code standards adopted by the City of Sammamish.

F. Amend Section 307.1 to read as follows:

Section 307.1 Open Burning and Recreational fires – General

Exception: Barbecue and other fires in accordance with the Puget Sound Clean Air Agency.

G. Add new Sections 308.3.1.2, 308.3.1.2.1 through 308.3.1.2.6 as follows:

308.3.1.2 Flaming Food and Beverages Preparation

308.3.1.2.1 General. The preparation of flaming foods or beverages in places of assembly and drinking or dining establishments shall be in accordance with Section 308.3.1.2.

308.3.1.2.2 Dispensing. Flammable or combustible liquids used in the preparation of flaming foods or beverages shall be dispensed from one of the following:

1. A 1-ounce (29.6 ml) container or

2. A container not exceeding 1-quart (946.5 ml) capacity with controlled-pouring device that will limit the flow to a 1-ounce (29.6 ml) serving.

308.3.1.2.3. Containers not in use. Containers shall be secured to prevent spillage when not in use.

308.3.1.2.4. Serving of flaming food. The serving of flaming foods or beverages shall be done in a safe manner and shall not create high flames. The pouring, ladling or spooning of liquids is restricted to a maximum height of 8 inches (203 mm) above the receiving receptacle.

308.3.1.2.5. Location. Flaming foods or beverages shall be prepared only in the immediate vicinity of the table being served. They shall not be transported or carried while burning.

308.3.1.2.6 Fire protection. The person preparing the flaming foods or beverages shall have a wet cloth immediately available for use in smothering the flames in the event of an emergency.

H. Add new exception to Section 308.3.7 to read as follows:

Section 308.3.7 Group A Occupancies. Exception 4: Where approved by the Fire Code Official (see also 308.3.1.2).

I. Amend the first sentence of Section 314.4 to read as follows:

Section 314.4 Vehicles. Liquid or gas-fueled vehicles, fueled equipment, boats or other motor craft shall not be located indoors except as follows:

J. Adopt new sections 503.1 through 503.4 to read as follows:

Sections 503.1 through 503.4 – Fire apparatus access roads. Fire apparatus access roads in the International Fire Code section 503.1 through 503.4 shall be retained by the City of Sammamish.

K. Amend Section 503.3 to read as follows:

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

1. All designated fire lanes shall be clearly marked by the property owner in the following manner: Vertical curbs shall be painted six (6") inches in height and shall be painted red on the top and side, extending the length of the designated fire lane with four inch (4") white

block lettering stenciled on the face "NO PARKING – FIRE LANE." The stenciling shall be spaced every fifty feet (50'). Rolled curbs or surfaces without curbs shall have a six inch (6") wide red stripe painted extending the length of the designated fire lane with four inch (4") white block lettering stenciled on the stripe "NO PARKING – FIRE LANE." The stenciling shall be spaced every fifty feet (50').

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

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

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

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

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

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

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

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

10. The Police Department, Fire Chief, Fire Marshal, and other such personnel of

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

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

L. Amend Section 508.5.1 to read as follows:

Section 508.5.1 Fire hydrant systems - Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility of building, on-site fire hydrants and mains shall be provided where required by the fire code official.

M. Add new definition in Section 602:

Section 602 Definitions: Power Tap. A listed device for indoor use consisting of an attachment plug on one end of a flexible cord and two or more receptacles on the opposite end, and has overcurrent protection.

N. Amend Section 803.1, General requirements, to read as follows, and add new section, 803.1.4, Atrium Furnishings:

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

803.1.4 Atrium Furnishings

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

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

O. Amend the first sentence of Section 901.7, System out of service, to read as follows:

Section 901.7 System out of service. Where a fire protection system is out of service, the fire department and the fire code official shall be notified immediately and where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned.

P. Amend Section 903.2, Where required, as follows:

903.2 Where required. Delete the exception:

Q. Amend Section 903.4.2, Alarms, to read as follows:

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

R. Amend Section 903.4.3 to read as follows:

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

S. Add new section to read as follows:

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

T. Amend Section 905.8 to read as follows:

905.8 Dry Standpipes. Dry standpipes, may be installed in other than high rise building when approved by the fire code official.

U. Amend section 906.1, where required, as follows:

906.1 Where required #1, delete the exception.

V. Amend the first sentence of Section 907.2 to read as follows:

907.2 Where Required – new buildings and structures. An approved manual, automatic or manual and automatic fire alarm system shall be provided in new buildings and structure in accordance with Section 907.2.1 through 907.2.23 or where required by the Fire Code Official.

W. Add new Section 907.15.1 to read as follows:

907.15.1 Monitoring. When required by the Fire Code Official, all fire detection systems shall be monitored and shall meet the following requirements:

(a) Current NFPA Article 72, National Fire alarm Code

(b) The current International Fire and Building Code.

(c) The system shall be supervised.

(d) All signals from the fire alarm control panel shall be transmitted to an approved central station conforming to UL Standard 827, listed by Underwriters Laboratories and approved by the Fire Code Official.

(e) The building owner must provide the fire department with proof of monitoring service.

(f) The installer shall provide written certification to the Fire Department that the system has been installed in accordance with approved plans and specifications.

(g) The system must have a signed maintenance agreement prior to Certificate of Occupancy

X. Amend Section 3304.1 to read as follows:

Section 3304.1 Explosive Materials Storage and Handling – General. The storage of explosive materials is prohibited within the City Limits.

Y. Amend Section 3305.1 to read as follows:

Section 3305.1 Manufacturing, assembly and testing of explosives, explosive materials and fireworks – General. The manufacturing of fireworks is prohibited within the City limits.

Z. Amend Section 3404.2.9.5.1 to read as follows:

Section 3404.2.9.5.1 Locations where above-ground tanks are prohibited. The storage of Class I and Class II flammable liquids in above ground tanks in excess of 100 gallons is prohibited within the City limits.

AA.. Amend Section 3406.2.4.4 to read as follows:

Section 3406.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and Class II flammable liquids in above ground tanks in excess of 100 gallons is prohibited within the City limits.

BB Amend Section 3804.2 to read as follows:

Section 3804.2 Maximum capacity within established limits. The aggregate capacity of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered at the discretion of the chief after consideration of special features such as topographical conditions, nature of the occupancy and proximity to

buildings, capacity of proposed tanks, degree of private fire protection to be provided, and facilities of the fire department.

CC. Amend Appendix D Section D106 to read as follows:

SECTION D106 SINGLE FAMILY AND MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Single family and Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having more than 100 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, or 903.3.1.2, or 903.3.1.3 of the International Fire Code.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

16.05.140 Uniform Plumbing Code adopted. The 2003 edition of the Uniform Plumbing Code, as adopted by the State Building Code Council in Chapter 51-56 and 51-57 WAC, as published by the International Association of Plumbing and Mechanical Officials, excluding chapter 1, Administration, is adopted, together with Appendix Chapters A, Recommended Rules for Sizing the Water Supply System, B, Explanatory Notes on Combination Waste and Vent Systems, I, Installation Standards, H, Grease Interceptors, L, Alternate Plumbing Systems, Sections L1.0 through L5.0, and the following amendment:

A. Delete "Lawn Sprinkler, for each head" for "Private" use only from table 6-4.

16.05.150 Washington State Energy Code adopted. The 2003 Washington State Energy Code, as adopted by the State Building Code Council in Chapter 51-11 WAC, is adopted.

16.05.160 Ventilation and Indoor Air Quality Code adopted. The 2003 Washington State Ventilation and Indoor Air Quality Code, as adopted by the State Building Code Council in Chapter 51-13 WAC, is adopted.

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

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

16.05.190 Adoption of additional State Codes. The following chapter of the Washington

Administrative Code, as presently existing and as may be subsequently amended, is adopted by reference: Chapter 51-19 WAC-Washington State Historic Building Code.

16.05.200 Code conflicts resolution.

A. In case of conflict among the building code, the mechanical code, the fire code and the plumbing code, the first name code shall govern over those following.

B. In case of conflict between other codes and provision adopted by this chapter, the code or provision that is the most restrictive, as determined by the Building Official, shall apply.

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

3. New SMC Chapter 16.20 Adopted. Title 16, Building and Construction, of the Sammamish Municipal Code is hereby amended by the adoption of a new Chapter 16.20, Construction Administrative Code, as is hereinafter set forth:

Chapter 16.20
Construction Administrative Code

Sections:

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16.20.015 Purpose
16.20.020 Scope
16.20.025 Exceptions
16.20.030 Definitions
16.20.035 Appendices
16.20.040 Intent
16.20.045 Referenced codes
16.20.050 International Building Code
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16.20.100 Partial invalidity

16.20.105 Existing structures
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16.20.420 Roof Sheathing inspection
16.20.425 Frame inspection
16.20.430 Flashing and exterior weather barrier inspection
16.20.435 Lath inspection and gypsum board inspection
16.20.440 Fire-resistant penetrations
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16.20.450 Reinspection
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16.20.485 Certificate of occupancy - Use and occupancy
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16.20.570 Unsafe Structures and Equipment

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

16.20.015 Purpose. The purpose of the codes and regulations adopted by this title is to provide a consistent method for Administration of the Construction codes adopted in SMC Title 16.05.

16.20.020 Scope. The provisions of this construction administrative code shall apply to the administration of the following codes as adopted by the State of Washington and the City of Sammamish and as listed:
2003 International Building Code – WAC 51-50
2003 International Residential Code – WAC 51-51
2003 International Mechanical Code – WAC 51-52
2002 Edition of ANSI Z223.1, NFPA 54, National Fuel Gas Code – WAC 51-52
2001 Edition of NFPA 58, Liquefied Petroleum Gas Code – WAC 51-52
2003 International Fuel Gas Code - WAC 51-52
2003 Uniform Plumbing Code – WAC 51 –56 and WAC 51-57
2003 Washington State Energy Code – WAC 51-11
2003 Washington State Ventilation and Indoor Air Quality Code – WAC 51-13

16.20.025 Exceptions. The provisions of this code and SMC Title 16.05 shall not apply to work located in a public way, public utility towers and poles and hydraulic flood control structures.

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

"Action" means a specific response complying fully with a specific request by the City of Sammamish.

"Building division" means the staff of the City of Sammamish Community Development Department under the direction of the Building Official responsible for review of construction drawings and construction inspection for compliance with adopted building, plumbing, mechanical, fire, and other applicable construction codes.

"Building Official" means the officer or other designated authority charged with the administration and enforcement of the adopted construction codes.

"Building service equipment" means and refers to the plumbing, mechanical and electrical

equipment including piping, wiring, fixtures, and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting, and transportation facilities essential to the occupancy of the building or structure for its designated use.

"Complete response" means an adequate response to all requests from City staff in sufficient detail to allow the application to be processed.

"Energy code" means the Washington State Energy Code promulgated by the Washington State Building Code Council. as adopted by the City of Sammamish.
"Existing building" means a building erected prior to the adoption of this code and SMC Title 16.05, or one for which a legal building permit has been issued and approved.

"IBC" means the latest edition of the International Building Code promulgated by the International Code Council as adopted by the City of Sammamish.

"IMC" means the latest edition of the International Mechanical Code promulgated by the International Code Council as adopted by the City of Sammamish.

"IRC" means the latest edition of the International Residential Code for one and two family dwellings promulgated by the International Code Council as adopted by the City of Sammamish.

"NEC" means the latest edition of the National Electrical Code promulgated by the National Fire Protection Association.

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

"Permit Center" means the staff of the City of Sammamish Community Development Department under the direction of the Permit Center Manager responsible for intake and issuance of building, plumbing, mechanical, fire and other development permits.

"Shall" as used in this chapter, is mandatory.

"UPC" means the latest edition of the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials as adopted by the City of Sammamish.

"Valuation" or "value" as applied to a building or building service equipment, means and shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs, and shall include contractor's overhead and profit.

"VIAQ" means the Washington State Ventilation and Indoor Air Quality Code promulgated by the Washington State Building Code Council, as adopted by the City of Sammamish.

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

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

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

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

Exceptions:

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

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

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

Exceptions:

1. The International Fuel Gas Code – for all installations utilizing natural gas except those regulated by the IRC and those utilizing LPG.

2. International Residential Code – for all structures regulated by the IRC except LPG installations.

3. NFPA 54 & 58 - for all LPG installations.

16.20.065 Liquid Propane Gas. The provisions of the National Fuel Gas Code and Liquid Petroleum Gas Code (NFPA 54 and 58) shall apply to the installation of all materials and

equipment utilizing liquid propane gas.

16.20.070 Natural Gas. The provisions of the International Fuel Gas Code shall apply to the installation of all materials and equipment utilizing natural gas except those regulated by the International Residential Code.

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

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

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

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

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

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

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

16.20.110 Creation of enforcement agency. The Building Division of Community Development is hereby created and the official in charge thereof shall be known as the building official.

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

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

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

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

16.20.135 Notices and orders. The building official shall have the authority to issue all necessary notices or orders to ensure compliance with this code and SMC Title 16.05.

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

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

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

remedies provided by law to secure entry.

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

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

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

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

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

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

design and or method of construction and equipment under the provisions of this section.

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

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

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

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

A. Building.

1. One-story detached accessory structures used as tool and storage sheds, tree supported play structures, playhouse and similar uses, provided the floor area does not exceed 200 square feet (18.58m^2).

2. Fences not over 6 feet (1829 mm) high.

3. Oil derricks.

4. Retaining walls which 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 III-A liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2 to 1.

6. Sidewalks, decks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route or

means of egress.

7. Painting, papering, tiling, carpeting, cabinets, counter tops, non-structural wood or vinyl siding, and similar finish work.

8. In-kind re-roofing of One- and Two- Family Dwellings provided the roof sheathing is not removed or replaced.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Prefabricated portable swimming pools accessory to a One- and Two-Family Dwelling or Group R-3 occupancy, which are less than 36 inches (915 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.

11. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.

12. Swings, slides and other similar playground equipment.

13. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of One- and Two-Family Dwelling or Group R-3, and Group U occupancies.

14. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

15. Satellite earth station antennas 6-1/2 feet (2 m) or less in diameter or diagonal in zones other than residential zones.

16. Satellite earth station antennas 3-1/4 feet (1m) or less in diameter in residential zones; and

17. Video programming service antennas 3-1/4 feet (1 m) or less in diameter or diagonal dimension, regardless of zone.

B. Mechanical.

1. Portable heating, cooking, or clothes drying appliances.

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 and SMC Title 16.05.

5. Replacement of any part which 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 (746 W) or less.

8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected.

C. Plumbing.

1. The stopping and/or repairing of leaks in drains, water, soil, waste or vent pipe provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.

2. The clearing of stoppages.

3. Reinstallation or replacement of pre-fabricated fixtures that do not involve or require the replacement or rearrangement of valves or pipes.

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

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

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

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

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

3. The property owner's name, address, and phone number;

4. The prime contractor's business name, address, phone number, current state contractor registration number;

5. Either:

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

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

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

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

8. State the valuation of the proposed work.

9. Be signed by the applicant, or the applicant's authorized agent.

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

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

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

16.20.220 Action on application. The building division shall examine or cause to be examined applications for building permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building division shall reject such application in writing, stating the reasons therefore. If the building division is satisfied that the proposed work conforms to the requirements of this code and SMC Title 16.05 and laws and ordinances applicable thereto, the permit center shall issue a permit therefore as soon as practicable.

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

16.20.225 Time limitation of application.

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

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

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

1. Compliance with the State Environmental Policy Act is in progress; or

2. Any other city review is in progress; provided the applicant has submitted a complete response to city requests or the building official determines that unique or unusual circumstances exist that warrant additional time for such response, and the building official determines that the review is proceeding in a timely manner toward final city decision; or

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

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

16.20.235 Expiration.

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

issuance.

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

C. A Permit that has been expired for one year or less may be renewed for a period of no more than one year for an additional fee equal to one-half the amount of the original building permit fee as long as no changes have been made to the originally approved plans. For a permit that has been expired longer than 1 year, a new permit must be obtained and new fees paid. No permit shall be renewed more than once.

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

16.20.245 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project. For access to permit for inspections, see section 109.4.13.

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

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

16.20.255 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and SMC Title 16.05 and relevant laws, ordinances, rules and regulations, as determined by the building official.

16.20.260 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and SMC Title 16.05 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. Shop drawings shall be prepared by a certified individual as required by the State of Washington.

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

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

Exception: Subject to the approval of the building official, R-3 One and Two Family Dwellings, and U occupancies may be exempt from the detailing requirements of this section.

16.20.275 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site including all roof overhangs, projections, cantilevers and building footprint, distances from lot lines, the established street grades and the proposed finished grades and average grades as required, calculations for building height , and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

16.20.280 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and SMC Title 16.05 and other pertinent laws or ordinances.

16.20.285 Use of Consultants. Whenever review of a building permit application requires retention by the City of Sammamish for professional consulting services, the applicant shall reimburse the City of Sammamish, the cost of such professional consulting services. This fee

shall be in addition to the normal plan review and building permit fees. The City of Sammamish may require the applicant to deposit an amount with the City of Sammamish estimated in the discretion of the building official to be sufficient to cover anticipated costs to retaining professional consultant services and to ensure reimbursement for such costs.

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

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

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

16.20.305 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Permit Center within a specified period. Deferral of any submittal items shall have the prior approval of the building division. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building division. Documents for deferred submittal items shall be submitted to the

registered design professional in responsible charge who shall review them and forward them to the permit center with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building division. The permit center is authorized to charge an additional plan review fee to evaluate deferred submittals under the provisions of this section.

16.20.310 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

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

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

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

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

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

16.20.340 Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required , in accordance with the schedule as established by the applicable governing authority.

16.20.345 Plan Review Fees. When submittal documents are required by section 106 of this code and SMC Title 16.05, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The permit center may have the option to charge a deposit, in lieu of

the full plan review fee if the full amount is not known at the time. Any plan review deposit shall be applied toward the total plan review fee owed. The actual permit fees and related plan review fee shall be determined upon completion of the plan review and the balance owing shall be paid at the time of permit issuance. The plan review fee shall be a separate fee from the permit fees specified in this section and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in section 106, an additional plan review fee shall be charged at the rate shown in the fee resolution established by the City of Sammamish.

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

16.20.355
Work commencing before permit issuance. Any person who commences any work on a building, structure, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a stop work order and special investigation fee established by the City of Sammamish that shall be in addition to the required permit fees.

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

16.20.365 Performance Bonds. Prior to the issuance of a demolition permit, the applicant or agent shall post a $500 cash deposit or surety bond to insure cleanup of the site, which shall be refundable upon final inspection, approval and written request to the permit center from the permit holder.

16.20.370 Refunds. The permit center may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code and SMC Title 16.05. The permit center may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review is done. No refund shall be made for application or plan review fees where a plan review has been performed and the application is rejected in accordance with SMC 16.20.220. The permit center shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of application.

16.20.375 Inspections - General. Construction or work for which a permit is required shall be subject to inspection by the building division and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code and SMC Title 16.05 or of other ordinances of the City of Sammamish. Inspections presuming to give authority to violate or cancel the provisions of this code and SMC Title 16.05 or of other ordinances of the City of Sammamish shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building division nor the City of Sammamish shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

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

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

16.20.395 Footing and foundation inspection. Footing and foundation inspections shall be made after 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 C 94, the concrete need not be on the job.

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

16.20.405 Lowest floor elevation certification. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in IBC Section 1612.5 or IRC Section R323 shall be submitted to the building division.

16.20.410 Exterior wall sheathing inspection. Exterior wall sheathing shall be inspected after all wall framing is complete, strapping and nailing is properly installed but prior to being covered.

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

16.20.420 IMC/IPC/GAS/NEC/IFC rough in inspection. Rough in mechanical, gas piping, plumbing, electrical, and fire suppression systems shall be inspected when the rough in work is

complete and if required, under test. No connections to primary utilities shall be made until the rough in work is inspected and approved.

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

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

16.20.435 Lath inspection and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.
Exception: Gypsum board that is not part of a fire-resistance rated assembly or a shear assembly does not require inspection.

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

16.20.445 Energy efficiency inspection.

A. Envelope.
1. Wall Insulation Inspection: To be made after exterior wall weather protection and all wall insulation and air vapor retarder, sheet or film materials are in place, but before any wall covering is placed.
2. Glazing Inspection: To be made after glazing materials are installed in the building.
3. Exterior Roofing Insulation: To be made after the installation of the roofing and roof insulation, but before concealment.
4. Slab/Floor Insulation: To be made after the installation of the slab/floor insulation, but before concealment.

B. Mechanical.
1. Mechanical Equipment Efficiency and Economizer: To be made after all equipment and controls required by this code and SMC Title 16.05 are installed and prior to the concealment of such equipment or controls.
2. Mechanical Pipe and Duct Insulation: To be made after all pipe, fire suppression piping and duct insulation is in place, but before concealment.

C. Lighting and Motors.
1. Lighting Equipment and Controls: To be made after the installation of all lighting equipment and controls required by this code and SMC Title 16.05, but before concealment of the lighting equipment.

2. Motor Inspections: To be made after installation of all equipment covered by this code and SMC Title 16.05, but before concealment.

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

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

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

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

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

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

16.20.480 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building division. The building division, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code and SMC Title 16.05. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building division.

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

Exception: Group U accessory structures.

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

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

A. The building permit number.

B. The address of the structure.

C. The name and address of the owner.

D. A description of that portion of the structure for which the certificate is issued.

E. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code and SMC Title 16.05 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

F. The name of the building official.

G. The edition of the code under which the permit was issued.

H. The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code or International Residential Code as applicable.

I. The type of construction as defined in Chapter 6 of the International Building Code or International Residential Code as applicable.
J. The design occupant load.

K. If an automatic sprinkler system is provided, whether the sprinkler system is required.

L. Any special stipulations and conditions of the building permit.

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

16.20.500 Revocation of certificate of occupancy. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code and SMC Title 16.05 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 any ordinance or regulation or any of the provisions of this code and SMC Title 16.05.

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

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

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

16.20.520 Appeals - General.

A. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code and SMC Title 16.05 shall be heard and decided by the Hearing Examiner following an open record hearing. Following review of the evidence, the Examiner shall issue final decisions, including findings and conclusions, based on the issues and evidence in the record.

B. The hearing Examiner's final decision shall be the final decision of the City Council on the appeal and shall be conclusive unless proceedings for review of the decision are properly commenced in superior court within the time period specified by state law.

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

16.20.530 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code and SMC Title 16.05, or cause same to be done, in conflict with or in violation of any of the provisions of this code and SMC Title 16.05.

16.20.535 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code and SMC Title 16.05, or in violation of a permit or certificate issued under the provisions of this code and SMC Title 16.05. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

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

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

16.20.550 Stop work order - Authority. Whenever the building official finds any work being performed in a manner either contrary to the provisions of this code and SMC Title 16.05 or other pertinent laws or ordinances implemented through the enforcement of this code and SMC Title 16.05, the building official is authorized to issue a stop work order.

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

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

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

16.20.570 Unsafe Structures and Equipment. Structures or existing equipment that are or

hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in SMC 16.25, Sammamish Building and Property Maintenance Code. A vacant structure that is not secured against entry shall be deemed unsafe.

4. New SMC Chapter 16.25 Adopted. Title 16, Building and Construction, of the Sammamish Municipal Code is hereby amended by the adoption of new Chapter 16.25, Sammamish Building and Property Maintenance Code, as is hereinafter set forth:

Chapter 16.25
Sammamish Building and Property Maintenance Code

16.25.010 Short Title
16.25.015 Scope
16.25.020 Intent
16.25.025 Severability
16.25.030 Applicability
16.25.035 Maintenance
16.25.040 Application of other codes
16.25.045 Existing Remedies
16.25.050 Workmanship
16.25.055 Historic Buildings
16.25.060 Referenced codes and standards
16.25.065 Requirements not covered by this code
16.25.070 Duties and Powers of the Code Official
16.25.075 Fees
16.25.080 Modifications
16.25.085 Alternative materials, methods and equipment
16.25.090 Required Testing
16.25.095 Test Methods
16.25.100 Test Reports
16.25.105 Material and equipment reuse
16.25.110 Violations
16.25.115 Notice of Violation
16.25.120 Prosecution of Violation
16.25.125 Violation penalties
16.25.130 Declaration of pubic nuisance – Misdemeanor
16.25.135 Abatement of violation
16.25.140 Enforcement
16.25.145 Transfer of ownership
16.25.150 Unsafe Structures and equipment
16.25.155Closing of vacant structures
16.25.160 Notice

16.25.165 Placarding
16.25.170 Placard removal
16.25.175 Prohibited occupancy
16.25.180 Emergency Measures
16.25.185 Demolition
16.25.190 Definitions
16.25.195 General Requirements
16.25.200 Exterior Property Areas
16.25.205 Swimming pools, spas, and hot tubs
16.25.210 Exterior Structure
16.25.215 Interior Structure
16.25.220 Handrails and Guards
16.25.225 Rubbish and Garbage
16.25.230 Extermination
16.25.235 Light and ventilation
16.25.240 Occupancy limitations
16.25.245 Plumbing facilities and fixture requirements
16.25.250 Plumbing systems and fixtures
16.25.255 Water system
16.25.260 Sanitary drainage system
16.25.265 Storm drainage
16.25.270 Mechanical and electrical requirements
16.25.275 Elevator, escalators and dumbwaiters
16.25.280 Fire safety requirements

16.25.010 Short Title. These regulations shall be known as the City of Sammamish *Building & Property Maintenance Code* , hereinafter referred to as "this code."

16.25.015 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures, and all existing premises and shall constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

16.25.020 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with Title 16 and Title 17 of the Sammamish Municipal Code

16.25.025 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

16.25.030 Applicability. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in this chapter. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

16.25.035 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.

16.25.040 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Sammamish Municipal Code. Nothing in this code shall be construed to cancel, modify or set aside any other provisions of the Sammamish Municipal Code.

16.25.045 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.

16.25.050 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

16.25.055 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings in accordance with Chapter 51-19 WAC when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare.

16.25.060 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code when specifically adopted by the City of Sammamish. Where differences occur between provisions of this code and the referenced standards, the provisions of the referenced codes and standards shall apply.

16.25.065 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

16.25.070 Duties and Powers of the Code Official.

A. The code official shall enforce the provisions of this code.

B. The code official shall be appointed by the chief appointing authority of the jurisdiction; and the code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

C. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees.

D. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties.

Any suit instituted against any 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 the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of property maintenance inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

E. The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

F. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All 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, subject to the approval of the appointing authority.

G. The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

H. The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records as required by state law.

16.25.075 Fees. The fees for activities and services performed by the department in carrying out

its responsibilities under this code shall be as indicated in Chapter 23.40 of the Sammamish Municipal Code and per City of Sammamish Fee Resolution.

16.25.080 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

16.25.085 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

16.25.090 Required testing. 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 code official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

16.25.095 Test methods. 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 code official shall be permitted to approve appropriate testing procedures performed by an approved agency.

16.25.100 Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

16.25.105 Material and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.

16.25.110 Violations. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

16.25.115 Notice of violation. The code official shall serve a notice of violation or order in accordance with SMC 16.25.140.

16.25.120 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with SMC 16.25.140 shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied

with, the code official shall 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 structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

16.25.125 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws.

16.25.130 Declaration of public nuisance – Misdemeanor

A. All civil code violations are hereby determined to be detrimental to the public health, safety, and environment and are hereby declared public nuisances. All conditions determined to be civil code violations shall be subject to and enforced pursuant to the provisions of this title except where specifically excluded by law or regulation.

B. Any person who willfully or knowingly causes, aids or abets a civil code violation pursuant to this title by any act of commission or omission is guilty of a misdemeanor. Upon conviction, the person shall be punished by a fine not to exceed $1,000 and/or imprisonment in jail for a term not to exceed 90 days. Each week (seven days) such violation continues shall be considered a separate misdemeanor offense. As an alternative, or in addition to any other judicial or administrative remedy provided in this title or by law or other regulation, the director may request that the City attorney consider filing a misdemeanor complaint against the persons responsible for the code violation when the director has documentation or evidence that the violation was willful and knowing.

C. Interference. Any person who knowingly obstructs, impedes, or interferes with the City or its agents, or with the person responsible for the code violation in the performance of duties imposed by this title, shall be guilty of a misdemeanor punishable by imprisonment not exceeding 90 days and a fine not to exceed $1,000.

16.25.135 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

16.25.140 Enforcement.

A. General. Enforcement of this code shall be in accordance with Title 23 of the Sammamish Municipal code: Code Enforcement.

B. General Provisions. General provisions shall be in accordance with SMC Chapter 23.05.

C. Enforcement and Administration. Enforcement and Administration shall be in accordance with SMC Chapter 23.10.

D. Voluntary Compliance Agreements. Voluntary Compliance agreements shall be in accordance with SMC Chapter 23.15.

E. Notice of Infraction. Notice of Infraction shall be in accordance with SMC Chapter 23.20.

F. Notice and Orders. Notice and Orders shall be in accordance with SMC Chapter 23.25.

G. Stop Work Orders. Stop work orders shall be in accordance with SMC Chapter 23.30.

H. Appeals and Judicial Enforcement of a Notice and Order or Stop Work Order. Appeals and Judicial enforcement of a Notice and Order or Stop Work Order shall be in accordance with SMC Chapter 23.35.

I. Civil Fines and Civil Penalties. Civil fines and civil penalties shall be in accordance with SMC Chapter 23.40.

J. Abatement. Abatement shall be in accordance with SMC Chapter 23.45.

K. Liens. Liens shall be in accordance with SMC Chapter 23.50.

16.25.145 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

16.25.150 Unsafe structures and equipment

A. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, or is found to be a dangerous building, such structure shall be condemned pursuant to the provisions of this code.

B. Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

C. Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on

the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

D. Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public, or is declared a dangerous building.

E. Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

F. Dangerous building. For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged to provide safe and adequate means of exit in case of fire and panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, or torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stress allowed in the adopted construction codes for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other case, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the adopted construction codes for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable or resisting a wind pressure of one half of that specified in the adopted construction codes for new building of similar structure, purpose or location without exceeding the working stresses permitted in the adopted construction codes for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such and extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of it's foundation; or any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall within one third of the based.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral person; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
13. Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the regulations of this jurisdiction as specified in the Sammamish Municipal Code relating to the condition and/or location of structures and buildings.
14. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
16. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure; or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

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

16.25.160 Notice. Whenever the code official has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with SMC 16.25.140 and SMC 16.25.165. If the notice pertains to equipment, it shall also be placed on the condemned equipment.

16.25.165 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

16.25.170 Placard removal. The code official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the code official shall be subject to the penalties provided by this code.

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

16.25.180 Emergency measures

A. Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

B. Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

C. Closing streets. When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

D. Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

E. Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

F. Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code. For provisions related to appeals, see SMC Chapters 23.35 and 20.10.

16.25.185 DEMOLITION

A. General. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

B. Notices and orders. All notices and orders shall comply with SMC 16.25.140.

C. Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

D. Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

16.25.190 Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

Words stated in the present tense include the future; words stated in the masculine gender include the feminine gender and the the feminine the masculine; the singular number includes the plural and the plural, the singular.

Where terms are not defined in this code and are defined in the Sammamish Municipal Code and those codes adopted under the Sammamish Municipal Code, such terms shall have the meanings ascribed to them as in those codes.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

"APPROVED means approved by the code official.

"BASEMENT" means that portion of a building which is partly or completely below grade.

"BATHROOM" means a room containing plumbing fixtures including a bathtub or shower.

"BEDROOM" means any room or space used or intended to be used for sleeping purposes.

"CODE OFFICIAL" means the official who is charged with the administration and enforcement of this code, or any duly authorized representative.

"CONDEMN" means to adjudge unfit for occupancy.

"DWELLING UNIT" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

"EASEMENT" means that portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

"EXTERIOR PROPERTY" means the open space on the premises and on adjoining property under the control of owners or operators of such premises.

"EXTERMINATION" means the control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

"GARBAGE" means the animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

"GUARD" means a building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

"HABITABLE SPACE" means a space in a structure for living, sleeping, eating or cooking.

Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

"HOUSEKEEPING UNIT" means a room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

"IMMINENT DANGER" means a condition which could cause serious or life-threatening injury or death at any time.

"INFESTATION" means the presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

"INOPERABLE MOTOR VEHICLE" means a vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

"LABELED" means devices, equipment, appliances, or materials to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production
of the above-labeled items and by whose label the manufacturer attests to compliance with applicable nationally recognized standards.

"LET FOR OCCUPANCY OR LET" means to permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

"OCCUPANCY" means the purpose for which a building or portion thereof is utilized or occupied.

"OCCUPANT" means any individual living or sleeping in a building, or having possession of a space within a building.

"OPENABLE AREA" means that part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

"OPERATOR" means any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

"OWNER" means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to 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.

"PERSON" means an individual, corporation, partnership or any other group acting as a unit.

"PREMISES" means a lot, plot or parcel of land, easement or public way, including any structures thereon.

"PUBLIC WAY" means any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

"ROOMING HOUSE" means a building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

"ROOMING UNIT" means any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

"RUBBISH" means combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, dust and other similar materials.

"STRICT LIABILITY OFFENSE" means an offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

"STRUCTURE" means that which is built or constructed or a portion thereof.

"TENANT" means a person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

"TOILET ROOM" means a room containing a water closet or urinal but not a bathtub or shower.

"VENTILATION" means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

"WORKMANLIKE" means executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

"YARD" means an open space on the same lot with a structure.

16.25.195 General Requirements

A. Scope. The provisions of this chapter and Title 8 of the Sammamish Municipal Code shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

B. Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

C. Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

16.25.200 Exterior Property Areas

A. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition in accordance with this code and the provisions of SMC Chapter 8.05. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

B. Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

C. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

D. Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

E. Exhaust vents. Clearances to property lines and openings into a building prescribed in the codes applicable to the installation of pipes, ducts, conductors, fans or blowers shall be maintained.

F. Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

G. Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

16.25.205 Swimming Pools, spas, and hot tubs

A. Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

B. Enclosures. Private swimming pools, hot tubs and spas, containing water more than 36 inches (915 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

16.25.210 Exterior Structure

A. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

B. Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

C. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

D. Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

E. Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

F. Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

G. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

H. Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

I. Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

J. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

K. Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

L. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

M. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

1. Glazing. All glazing materials shall be maintained free from cracks and holes.

2. Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

3. Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with SMC 16.25.280(A)(3).

N. Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

16.25.215 Interior Structure

A. General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

B. Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

C. Interior surfaces. All interior surfaces shall be maintained in a sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

D. Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

E. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

F. Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

16.25.220 Handrails and Guards

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

16.25.225 Rubbish and Garbage

A. Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage as set forth in SMC 8.05.020.

B. Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

1. Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

2. Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises and are defined as an attractive nuisance as set forth in SMC 8.05.020

C. Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers maintained for regular collection.

1. Garbage facilities. The owner of every dwelling shall supply an approved leak proof, covered, outside garbage container.

2. Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

3. Recyclable materials and solid waste storage. Space required by WAC 51-50-009 for the storage of recycled materials and solid waste shall be maintained to meet the needs of the occupancy, efficiency of pickup, and shall be available to occupants and haulers.

16.25.230 Extermination

A. Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

B. Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

C. Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

D. Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

E. Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

16.25.235 Light and ventilation

The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the Washington Title 16 and Title 17 of the Sammamish Municipal Code and locally adopted amendments shall be permitted.

A. Natural Light. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33m2). The exterior glazing area shall be based on the total floor area being served.

B. Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.

C. Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

D. Ventilation. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Subsection A of this Section.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33m2). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

E. Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Subsection D of this Section, except that a window shall not be required in such spaces equipped with a mechanical ventilation

system. Air exhausted by mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated.

F. Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a rooming unit or dormitory unit.
Exception: Where specifically approved in writing by the code official.

G. Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be re-circulated to any space.

H. Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

16.25.240 Occupancy Limitations

A. Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

B. Minimum room widths. A habitable room, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.

C. Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not more than 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 8 inches (2033 mm) with not less than 6 feet 4 inches (1932 mm) of clear height under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.

D. Bedroom requirements. Every bedroom shall comply with the following requirements:

1. Area for sleeping purposes. Every bedroom shall contain at least 70 square feet (6.5 m2) of floor area,

2. Water closet accessibility. In other than Group R-3 occupancies (Single family

residence), every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. and shall have access to at least one water closet and lavatory located on the same story as the bedroom.

3. Prohibited occupancy. Kitchens and non-habitable spaces shall not be used for sleeping purposes.

4. Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of SMC 16.25.245 through 16.25.260; the heating facilities and electrical receptacle requirements of SMC 16.25.270; and the smoke alarm and emergency escape requirements of SMC 16.25.280.

E. Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

16.25.245 Plumbing facilities and fixture requirements

The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter or the provisions of the Title 16 and Title 17 of the Sammamish Municipal Code.

A. Number and Type of Fixtures. Plumbing fixtures shall be provided as required in the Title 16 and Title 17 of the Sammamish Municipal Code.

B. Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

C. Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

D. Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the

facilities.

E. Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

16.25.250 Plumbing systems and fixtures

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Plumbing fixtures shall have adequate clearances for usage and cleaning.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

16.25.255 Water System

A. General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with Title 16 and Title 17 of the Sammamish Municipal Code.

B. Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

C. Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

D. Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C).A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, except where allowed by Title 16 and Title 17 of the Sammamish Municipal Code. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

16.25.260 Sanitary drainage system

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

16.25.265 Storm Drainage

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall be discharged in a manner consistent with the Sammamish Municipal Code and shall not be discharged in a manner that creates a public nuisance.

16.25.270 Mechanical and electrical requirements

The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

A. Heating Facilities required. Heating facilities shall be provided in structures as follows:

1. Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet.

2. Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

3. Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

4. Room temperature measurement. The required room temperatures shall be measured 3 feet (914mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

B. Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

1. Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances which are labeled for un-vented operation.

2. Clearances. All required clearances to combustible materials shall be maintained.

3. Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

4. Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

5. Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless labeled for such purpose and the installation is specifically approved.

6. Duct Systems. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

C. Electrical facilities. Every occupied building shall be provided with an electrical system in compliance with the following requirements:

1. Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the State *Electrical Code* as administered by Washington State Department of Labor and Industries.

2. Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

3. Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner in accordance with the State Electrical Code

4. Receptacles. Every habitable space in a dwelling shall contain receptacle outlets as required by the State Electrical Code. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter as required by the State Electrical Code. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

5. Lighting fixtures. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain lighting fixtures as required by the Title 16 and Title 17 of the Sammamish Municipal Code and the State Electrical Code.

6. Extension Cords. Extension cords shall not be used for permanent wiring. Extension cords shall not extend from one room to another; be placed across a doorway; extend through a wall or partition; or be used in any area where such cord may be subject to physical damage.

16.25.275 Elevator, escalators and dumbwaiters

Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator, or as required by State Law.

In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

16.25.280 Fire safety requirements

The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

A. Means of Egress

1. General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with Title 16 and Title 17 of the Sammamish Municipal Code

2. Aisles. The required width of aisles in accordance with Title 16 and Title 17 of the Sammamish Municipal Code shall be unobstructed.

3. Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by Title 16 and Title 17 of the Sammamish Municipal Code.

4. Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be

operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

B. Fire-resistance ratings

1. Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

2. Opening protective. Required opening protective shall be maintained in an operative condition. All fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

C. Fire protection systems

1. General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Title 16 and Title 17 of the Sammamish Municipal Code.

2. Smoke alarms. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

b. In each room used for sleeping purposes.

c. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single or multiple-station smoke alarms shall be installed in other groups in accordance with the Title 16 and Title 17 of the Sammamish Municipal Code.

D. Power source. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a

commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

E. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs, or construction of any kind.

2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance 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.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 15th DAY OF JUNE 2004.

CITY OF SAMMAMISH

Mayor Kathleen Huckabay

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Stephen R Kaye, for
Bruce L. Disend, City Attorney

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