

**FRANKLIN COUNTY ORDINANCE- 02-2021**

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, WASHINGTON

***Amendments to Chapter 15.12 – Franklin County Building Code***

**WHEREAS**, the Board of Franklin County Commissioners is given authority to pass regulatory Ordinances under the State Constitution Article 11, §11, RCW 36.32.120(7), and RCW 19.27; and

**WHEREAS**, the State of Washington has mandated in RCW 19.27 that the International Building Code with the amendments made by Washington State be adopted; and

**WHEREAS**, Franklin County previously passed Ordinance 6-2016 which substantially adopted the 2015 International Building Code, 2015 International Residential Code, 2015 International Existing Building Code, 2015 Uniform Plumbing Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 Wash. State Energy Code, 2015 International Swimming Pool and Spa Code, 2015 International Zoning Code, 2015 International Property Maintenance Code; and the 1997 Uniform Code for the Abatement of Dangerous Buildings; and

**WHEREAS**, Ordinance 6-2016 provided minimum standards to safeguard health, property, and public welfare by regulating and controlling all aspects of construction, occupancy, repair and design within unincorporated areas of Franklin County and was codified as Franklin County Code Chapter 15.12 , a chapter of Title 15 “Buildings and Construction”; and

**WHEREAS**, Franklin County subsequently passed Ordinance 5-2017 amending FCC 15.12.230; and

**WHEREAS**, Washington State has updated the multiple building codes, including an update to the energy code, with an effective date of February 1, 2021; and

**WHEREAS**, in accordance with RCW 43.21C.450, no SEPA review is required for this action; and

**WHEREAS**, it is in the public interest to approve the code amendments;

**NOW, THEREFORE, BE IT ORDAINED** that Franklin County Code Chapter 15.12 – “Franklin County Building Code” be amended as shown in Attachment A to this ordinance; and

**BE IT FURTHER ORDAINED** that this ordinance shall be in force and in effect after its passage and publication as required by law.

**APPROVED THIS 16<sup>th</sup> DAY OF MARCH, 2021.**

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

Member

Attest:

Clerk of the Board

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### EXHIBIT A

**NOTE TO REVIEWERS AND CODIFIER:** Chapter 15.12 Sections omitted from this document are retained and unchanged unless noted.

#### **15.12.020 - Adoption of the International Building Code with Washington State Amendments.**

The ~~2015~~ 2018 edition of the International Building Code, as published by the International Code Council, is hereby adopted by reference with the following additions of Appendix Chapters: C, D, E, H, I, and J, as if fully set out in this chapter ordinance. The code is modified in accordance with the The provisions of Chapter 51-50 WAC and RCW 19.27, ~~copies of which are on file with the Franklin County Auditor's office,~~ are hereby adopted by reference ~~by the County of Franklin,~~ as if fully set out in this chapter ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office~~ as if fully set out in this chapter ordinance. Appendix Chapter H, (Signs), where there is a conflict with this chapter and Franklin County Title 17 (Zoning) the most current Franklin County Zoning Ordinance, as amended, and the Franklin County Sign Code, Chapter 15.16 of this Title Sign Ordinance, as amended, the latter referenced ordinances shall govern.

#### **15.12.030 - Adoption of the International Residential Building Code with Washington State Amendments.**

The ~~2015~~ 2018 edition of the International Residential Code, as published by the International Code Council, is hereby adopted by reference with the ~~following~~ deletion of chapters 11 and ~~25-42~~ 25 through 43 and additions of Appendix Chapters F, G, H and I, and T, as if fully set out in this chapter ordinance. The code is modified in accordance with the The provisions of Chapter 51-51 WAC and RCW 19.27, ~~copies of which are on file with the Franklin County Auditor's office,~~ and are hereby adopted by reference ~~by the County of Franklin,~~ as if fully set out in this chapter ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

#### **15.12.040 - Repealed Adoption of the International Existing Building Code with Washington State Amendments.**

~~The 2015 edition of the International Existing Building Code, as published by the International Code Council, is hereby adopted by reference, as if fully set out in this~~

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~~ordinance. The provisions of Chapter 51-50 WAC and RCW 19.27, copies of which are on file with the Franklin County Auditor's office are hereby adopted by reference by the County of Franklin. This adoption by reference will also include any future amendments to codes and Washington statutes which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

### **15.12.050 - Adoption of the Uniform Plumbing Code and Installation Standards with Washington State Amendments.**

The ~~2015~~ **2018** edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference with the following additions of Appendix chapters of A, B, E and I and deleting T-104.5, Chapters 12 and 14, as if fully set out in this chapter ordinance. Provided further, that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in Chapter 5 and those portions of the Code addressing building sewers are not adopted. The code is modified in accordance with the ~~The~~ provisions of Chapter 51-56 WAC, RCW 19.27, ~~, copies of which are on file with the Franklin County Auditor's office, and~~ are hereby adopted by reference ~~by the County of Franklin,~~ as if fully set out in this chapter ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

### **15.12.060 - Adoption of the International Mechanical Code with Washington State Amendments.**

The ~~2015~~ **2018** edition of the International Mechanical Code, ~~as~~ published by the International Code Council, is hereby adopted by reference, as if fully set out in this chapter ordinance. The code is modified in accordance with the ~~The~~ provisions of Chapter 51-52 WAC, RCW 19.27, ~~, copies of which are on file with the Franklin County Auditor's office, and~~ are hereby adopted by reference ~~by the County of Franklin,~~ as if fully set out in this chapter ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

### **15.12.070 - Repealed Adoption of the International Fuel Gas Code with Washington State Amendments.**

~~The 2015 edition of the International Fuel Gas Code, published by the International Code Council is hereby adopted by reference except that the standards for liquefied petroleum gas installations shall be the 2014 NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and the 2015 ANSI Z223.1/NFPA 54 (National Fuel Gas Code), as if fully set out in this ordinance. The provisions of Chapter 51-52 WAC, RCW 19.27 copies of which~~

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~~are on file with the Franklin County Auditor's office are hereby adopted by reference by the County of Franklin, as if fully set out in this ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

### 15.12.080 - Adoption of the International Energy Conservation Code with Washington State Amendments Washington State Energy Code.

The ~~2015~~ 2018 edition of the ~~International Energy Conservation Code~~ Washington State Energy Code is hereby adopted by reference, as if fully set out in this ~~chapter ordinance~~. For residential buildings, the code is modified in accordance with the The provisions of Chapter ~~51-11, 51-11C and 51-11R~~ WAC and RCW 19.27 ~~which are on file with the Franklin County Auditor's office and~~ are hereby adopted by reference ~~by the County of Franklin~~, as if fully set out in this ~~chapter ordinance~~. For commercial buildings, the code is modified in accordance with the The provisions of Chapter 51-11C WAC and RCW 19.27 and are hereby adopted by reference, as if fully set out in this chapter. Based on the 2018 IECC, "Residential" includes One- and Two-family dwellings, Townhouses and Group R-2 and R-3 buildings three stories or less "Commercial" includes all buildings not covered under "Residential." This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office~~ as if fully set out in this ~~chapter ordinance~~.

### 15.12.090 - Repealed. ~~Adoption of the International Swimming Pool and Spa Code.~~

~~The 2015 edition of the International Swimming Pool and Spa Code, published by the International Code Council as if fully set out in this ordinance. This adoption by reference will also include any future amendments to codes and Washington statutes which are on file with the Franklin County Auditor's office as if fully set out in this ordinance.~~

### 15.12.100 - Adoption of the International Zoning Code—Chapter 10 (Signs).

The ~~2015~~ 2018 edition of the International Zoning Code — Chapter 10 (Signs), published by the International Code Council, is hereby adopted by reference, as if fully set out in this ~~chapter ordinance~~. This adoption by reference will also include any future amendments to codes and Washington statutes ~~which are on file with the Franklin County Auditor's office~~ as if fully set out in this ~~chapter ordinance~~. The ~~2015~~ 2018 edition of the International Zoning Code — Chapter 10, where there is a conflict with this chapter and the most current Franklin County Zoning Ordinance, as amended, and the Franklin County Sign Ordinance, as amended, the latter referenced ordinances shall govern.

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### 15.12.110 - Adoption of International Property Maintenance Code.

The ~~2015~~ **2018** edition of the International Property Maintenance Code, published by the International Code Council is hereby adopted by reference, as if fully set out in this **chapter ordinance**.

### 15.12.120 - Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

The 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials is hereby adopted by reference, as if fully set out in this **chapter ordinance**.

### 15.12.190 - Fees.

Pursuant to Section 109 of the ~~2015~~ **2018** International Building Code and Section R108 of the ~~2015~~ **2018** International Residential Code, the fee for each permit shall be as set forth in the following attached tables for valuations based upon the ~~June 2016~~ **February 2020** Building Valuation Data as published by the International Code Council and as also amended, permit fee schedule, plumbing and mechanical fee schedule tables. A partial listing of current square footage values based upon occupancy utilizing exterior building dimensions are as follows, **and are subject to amendment:**

PERMIT FEES ARE BASED ON THE FOLLOWING VALUATIONS:	
Single Family Dwelling (SFD)/Addn.	<del>\$112.65 SQ. FT.</del> <b><u>\$122.46 SQ. FT.</u></b>
Heated/Unheated Basement (SFD)	<del>\$60.00 SQ. FT.</del> <b><u>\$65.00 SQ. FT.</u></b>
Remodel — Single Family Dwelling (SFD)	<del>\$45.00 SQ. FT.</del> <b><u>\$50.00 SQ. FT.</u></b>
Single Family Dwelling (SFD) Unfinished/Unheated space integral to the SFD and accessed by typical residential standards (non-basement)	<del>\$62.00 SQ. FT.</del> <b><u>\$65.00 SQ. FT.</u></b>
Residential Attached Garage/Wood Framed (U-Occupancies)	<del>\$44.63 SQ. FT.</del> <b><u>\$48.30 SQ. FT.</u></b>
Private Detached Wood Framed Shop/Garage (U-Occupancies) Unfinished/Unheated	<del>\$30.00 SQ. FT.</del> <b><u>\$32.00 SQ. FT.</u></b>

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Decks/Patios/Balconies/Exterior alterations, reframe roof etc.	<del>\$17.00 SQ. FT.</del> <u>\$20.00 SQ. FT.</u>
Re-roofing <b>(no structural repairs)</b> : Residential <b>Commercial</b>	<del>\$100.00</del> <u>\$125.00</u> Based upon submitted Contract value
<b><u>Re-roofing: Commercial</u></b>	<b><u>Based upon submitted Contract value</u></b>
Enclosed Porch/Carports	<del>\$22.00 SQ. FT.</del> \$23.00 SQ. FT.
Pole Buildings (unfinished/unheated, private) U-occupancies	<del>\$17.00 SQ. FT.</del> \$20.00 SQ. FT.
Steel Buildings (unfinished/unheated, private) U-occupancies	<del>\$25.00 SQ. FT.</del> \$30.00 SQ. FT.
Hay Shed	<del>\$9.00 SQ. FT.</del> \$10.00 SQ. FT.
Ag Crop Storage/Shed	Per Building Valuation Data (Utility use)
Scales	\$20.00 SQ. FT.
In ground Pool	\$300.00
Above Ground Pool/Hot Tubs	\$100.00
Wood/Pellet/Gas/Stoves/Inserts. Other Appliances per Mechanical Fee Table.	\$55.00
Demolitions <b>(Commercial, based upon value of Work)</b>	<del>\$50.00</del> \$75.00
Foundations	Based upon submitted Contract value
House Move	\$40.00 SQ. FT. (Garage \$15.00 SQ. FT.)
Signs	Based upon submitted Contract value
Address Numbers (1 Set)	Address fee not to exceed actual cost of each individual number plate



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State Building Code Council (SBCC) - Residential building permits	\$6.50 for each building permit, plus an additional surcharge of \$2.00 for each residential unit after the first unit (or as amended by the State Building Code Council)
State Building Code Council (SBCC) - Commercial building permits	\$25.00, plus an additional surcharge of \$2.00 for each residential unit after the first unit (or as amended by the State Building Code Council)
Special / Re-Inspection	\$75.00
Additional Plan Review Required by Changes, Additions or Revisions to Approved Plans	<del>\$50.00</del> <b>\$60.00</b> Per Hour (Minimum Charge of 2 Hours)
Construction started without Permit	Permit Fee is to be doubled

Plumbing Fees = As per Plumbing Fee Table. (Amended 1997 UPC Fee Table)

Mechanical Fees = As per Mechanical Fee Table. (Amended 1997 UMC Fee Table)

Grading and Excavation Fees shall be as set forth in the 1997 Uniform Building Code Appendix Chapter 33, Table A-33-A and Table A-33-B. Plan review fees shall be 65% of the building permit fee and shall be in addition to the building permit fee and shall be paid for reviewing building plans in occupancy group A through M inclusive, Group R-1, R-2, R-4 and Group S. Plan review fees shall be paid as well for Group U occupancies, tanks, towers and buildings over 3,000 square feet (except open hay sheds). All other building occupancies plan review fees shall be 5% of the building permit fee and shall be in addition to the building permit fee.

All other occupancies, which may not have a listed value, a signed contract bid may be required.

<b>BUILDING PERMIT FEE TABLE</b>	
\$1.00—500	\$23.50
501—600	26.55
601—700	29.60
701—800	32.65
801—900	35.70
901—1000	38.75
1001—1100	41.80
1101—1200	44.85
1201—1300	47.90

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1301—1400	50.95
1401—1500	54.00
1501—1600	57.05
1601—1700	60.10
1701—1800	63.15
1801—1900	66.20
1901—2000	69.25
2001—3000	83.25
3001—4000	97.25
4001—5000	111.25
5001—6000	125.25
6001—7000	139.25
7001—8000	153.25
8001—9000	167.25
9001—10000	181.25
10001—11000	195.25
11001—12000	209.25
12001—13000	223.25
13001—14000	237.25
14001—15000	251.25
15001—16000	265.25
16001—17000	279.25
17001—18000	293.25
18001—19000	307.25
19001—20000	321.25
20001—21000	335.25
21001—22000	349.25
22001—23000	363.25
23001—24000	377.25
24001—25000	391.25
25001—26000	401.85
26001—27000	411.95
27001—28000	422.05
28001—29000	432.15
29001—30000	442.25
30001—31000	452.35



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31001—32000	462.45
32001—33000	472.55
33001—34000	482.65
34001—35000	492.75
35001—36000	502.85
36001—37000	512.95
37001—38000	523.05
38001—39000	533.15
39001—40000	543.25
40001—41000	553.35
41001—42000	563.45
42001—43000	573.55
43001—44000	583.65
44001—45000	593.75
45001—46000	603.85
46001—47000	613.95
47001—48000	624.05
48001—49000	634.15
49001—50000	644.25
50001—51000	650.75
51001—52000	657.75
52001—53000	664.75
53001—54000	671.75
54001—55000	678.75
55001—56000	685.75
56001—57000	692.75
57001—58000	699.75
58001—59000	706.75
59001—60000	713.75
60001—61000	720.75
61001—62000	727.75
62001—63000	734.75
63001—64000	741.75
64001—65000	748.75
65001—66000	755.75
66001—67000	762.75

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67001—68000	769.75
68001—69000	776.75
69001—70000	783.75
70001—71000	790.75
71001—72000	797.75
72001—73000	804.75
73001—74000	811.75
74001—75000	818.75
75001—76000	825.75
76001—77000	832.75
77001—78000	839.75
78001—79000	846.75
79001—80000	853.75
80001—81000	860.75
81001—82000	867.75
82001—83000	874.75
83001—84000	881.75
84001—85000	888.75
85001—86000	895.75
86001—87000	902.75
87001—88000	909.75
88001—89000	916.75
89001—90000	923.75
90001—91000	930.75
91001—92000	937.75
92001—93000	944.75
93001—94000	951.75
94001—95000	958.75
95001—96000	965.75
96001—97000	972.75
97001—98000	979.75
98001—99000	986.75
99001—100000	993.75

OVER \$100,000 TO \$1,000,000 - \$993.75 FOR THE FIRST \$100,000 PLUS \$7.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION.

\$1,000,000 AND UP - \$7,293.75 FOR THE FIRST \$1,000,000 PLUS \$5.00 FOR EACH ADDITIONAL \$1,000 OR FRACTION.

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### PLUMBING PERMIT FEE TABLE

- |            |         |
|------------|---------|
| 1. Permit. | \$40.00 |
|------------|---------|

### UNIT FEE SCHEDULE (In addition to item 1 above)

- |  |          |
|--|----------|
| 2. For each plumbing fixture on 1 trap or a set of fixtures on 1 trap (including water, drainage piping and back flow protection therefore.              | \$10.00  |
| 3. Rainwater Systems - per drain (inside building).  | \$7.00   |
| 4. For each building sewer and each trailer park sewer.  | \$30.00  |
| 5. For each water heater and or vent.  | \$20.00  |
| 6. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps. | \$20.00  |
| 7. For each installation, alteration or repair of water piping and/or water treating equipment each.   | \$20.00  |
| 8. For each repair or alteration of drainage or vent piping, each fixture.   | \$10.00  |
| 9. For each lawn sprinkler system on any 1 meter, including Backflow protection devices therefore.   | \$10.00  |
| 10. For atmospheric-type vacuum breakers not included in Item #9 above -   |          |
| 1—5:   | \$10.00  |
| Over 5 each:   | \$2.00   |
| 11. For each backflow protective device other than atmospheric type vacuum breakers -  |          |
| 2" and smaller:  | \$10.00  |
| Over 2":   | \$15.00  |
| 12. Solar Panels:  |          |
| Residential Installation (Without Structural Alterations)  | \$100.00 |

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### Commercial Installation (Per Contractor Bid)

13. For each Medical gas piping system serving 1-5 inlets/outlets for a specific gas -	\$75.00
For each additional medical gas inlet/out:	\$5.00
14. Building Fire Extinguishing Systems -	\$200.00
& Per suppression head:	\$1.00
15. Spray Finishing Fire Extinguishing Systems -	\$100.00
& Per Suppression head:	\$1.00
16. Hood & Duct Fire Extinguishing Systems -	\$50.00
& Per Suppression head:	\$1.00
17. Fire Alarm Systems	\$150.00

\*\*\* Other allowed plumbing systems which may be allowed per the WA State amended Uniform Plumbing Code - fees will be based upon the value(s) of the work.

### MECHANICAL PERMIT FEE TABLE

1. Permit .....	\$40.00
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### UNIT FEE SCHEDULE (In addition to Item 1 above)

Furnaces; for the installation or relocation of each forced-air gravity-type furnace or burner,	
2. including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW) -	\$25.00
For each Additional 100,000 Btu/h (29.3kW):	+ \$5.00
3. For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater.	\$20.00

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4. Appliance Vents; For the installation, relocation or replacement of each vent installed and not included in an appliance permit. \$ 8.00
  
5. Repairs, additions or alterations to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code. \$15.00
  
6. Boilers, Compressors and Absorption systems; for the installation up to and including 15 horsepower (52.7 KW) or each absorption system up to 500,000 Btu/h (146.6 KW). \$35.00
  
7. Boilers, Compressors and Absorption systems; for the installation over 15 horsepower (52.7 kW) to an including 50 horsepower (176 KW) or each absorption system over 500,000 Btu/h (146.6 KW) up to and including 1,750,000 Btu/h (512.9 KW). \$65.00
  
8. Boilers, Compressors and Absorption systems; for the installation over 50 horsepower (176 KW) or each absorption system over 1,750,000 Btu/h (512.9 KW). 100.00
  
9. For each air handling unit to and including 10,000 (cfm) (4719 L/s), including ducts attached thereto - \$13.00
  
- For each air handling unit over 10,000 (cfm) (4719 L/s): \$20.00
  
- Note: This fee does not apply to an air-handling unit which is a portion of a factory assembled appliance for which a permit is required elsewhere in the Mechanical Code.
  
10. Evaporative coolers other than portable type \$12.00
  
11. Exhaust and ventilation fans connected to a single ducts up to 200 (cfm) \$8.00
  
- Fans less than 5000 (cfm) \$15.00
  
- Fans less than 50,000 (cfm) \$20.00
  
- Fans greater than 50,000 (cfm) \$25.00
  
12. Gas Piping Systems regulated by the Mechanical Code/Fuel
  
- Gas Code, 1-8 outlets - \$15.00
  
- For each additional outlet over 8: \$1.25

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13. Flammable and Combustible Liquid Storage Tanks and Compressed Gas Tank Set; 1-1000 Gallons - \$75.00
- 1001-3,000 Gallons: \$100.00
- 3,001 Gallons and up: permit fee based upon value
- Note: Up to a 3,000 gallon tank, support systems must comply with manufacturer's specifications. When not available, and above a 3,000 gallon tank, submittal of Washington State Engineered plans will be required. 65% Plan Review Fees in addition to Permit Fees are required for tanks over 3,000 gallons.
14. For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table. \$20.00

### 15.12.230 - Permit expiration and revalidation.

Section 105.5 of the International Building Code and of the International Residential Code shall be amended to read as follows:

"A building permit shall be obtained from the Franklin County Planning and Building Department. The permit shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 calendar days from the date of permit issuance, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. ~~, but in~~ In any case, the permit shall expire by limitation two (2) years from the date of issuance.

~~, unless the owner of the permit has requested an extension in writing and can show cause acceptable to the Director of Planning, to grant a 180-day extension of the permit. In the event a building permit expires prior to~~

Prior to expiration of the building permit, a final inspection shall be requested from the and approval by the Franklin County Planning and Building Department. In the event a building permit expires prior to the final impaction and approval by the Franklin County Planning and Building Department, a revalidation permit at 25% of the original permit fee, shall be paid prior to any further inspections, approvals, or the issuance of a Certificate of Occupancy by the department. No more than one revalidation permit shall be issued. A revalidation permit shall be valid for no more than one (1) year.

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~~of the original permit may be requested within 30 days after the expiration date, subject to a 25% fee of the original permit fee. Said fee shall be paid prior to any further inspections, approvals, or the issuance of a Certificate of Occupancy by the department.~~

~~No more than one revalidation permit shall be issued upon the expiration of a valid building permit. A revalidation permit shall be valid for 180 days, and may be extended for an additional 180 days, if the owner has requested an extension in writing demonstrating cause acceptable to the Director of Planning prior to the expiration date. Further extensions may only be considered if the exterior of the structure is complete, and in the opinion of the Director of Planning, the outward appearance of the building/structure is that of being complete and finished (including compliance with the requirements of the Landscaping and Screening Chapter of the Franklin County Zoning Ordinance, as amended).~~

Expired permits that have not been appropriately extended shall be subject to a new application, review, and ~~may~~ **shall** be subject to state code updates."

A revalidation permit shall be required when the exterior of the structure is uncompleted at the initial 2 year permit expiration. The six (6) month permit extension is authorized with the permit condition that upon completion of the initial six (6) month extension, the exterior of the structure is complete. Failure to meet this condition shall be cause for the original permit to be terminated, and a new permit be issued for all outstanding items.

However, if the exterior of a structure is completed (siding, windows, doors, roof, etc.) prior to the expiration of a permit, a six (6) month permit extension may be issued. Extension Permits may be further extended in six (6) month increments provided that substantial progress is verified, through the passing of an outstanding required inspection, such as framing, plumbing, insulation, etc. "Partial inspections" shall not meet the standard of "passing of an outstanding required inspection". In no case shall more than four (4) permit extensions be issued. The six (6) month permit extensions will not be charged a permit fee, but rather be charged the \$75.00 Special Inspection/Re-Inspection fee for each and every requested site inspection visit by the Planning and Building Department personnel."



# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> March 8, 2021	<b>PREPARED BY:</b> Nicole Stickney (AHBL)
<b>Meeting Date Requested:</b> March 16, 2021	<b>PRESENTED BY:</b> Derrick Braaten or N. Stickney
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 5 minutes	
<b>SUBJECT:</b> Adoption of Ordinances to update FCC Chapter 15.12 "Franklin County Building Code" and Chapter 8.40 "Franklin County Fire Code" following state action (File #TC 2021-01 and -02)	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> Washington State has updated the multiple building codes, including an update to the energy code. All took effect on February 1, 2021. (Further info and detail available at <a href="https://www.sbccc.wa.gov/state-codes-regulations-guidelines/state-building-code">https://www.sbccc.wa.gov/state-codes-regulations-guidelines/state-building-code</a> )  <i>Energy code note - The energy code effective date of 2/1/2021 came as a surprise to most, as the legislature had pushed it back several months but then Governor Inslee vetoed that delay (which was the 2nd or 3rd delay of its kind). While the state's first energy code (adopted in 1977 by statute) was a voluntary requirement, the legislature passed State Building Code Act and State Energy Code Act (SECA) 1985.</i>  <b>The State Building Code Act gave rulemaking authority to the State Building Code Council (SBCC), which oversees all various building, fire, and energy codes within the state.</b> This means that Franklin County is automatically required to apply the codes in permit administration. The County may make certain adjustments for local administration and conditions. Passage of this ordinance will clarify what building codes development in Franklin County is subject to in accordance with state law while setting out certain administrative policies and processes.	
<b>RECOMMENDATION:</b> The Planning and Building Department recommends passage of the ordinances which will update the codified versions of Ord. 14-2004 (Fire Code) and Ord. 6-2016 (Building Code).  <i>Suggested Motion:</i> I move to Pass Ordinance # 02-2021 amending certain sections of Franklin County Code Chapter 15.12 and pass Ordinance # 03-2021 amending certain section of Franklin County Code Chapter 8.40.	
<b>COORDINATION:</b> This action has been coordinated with Building Official Darryl Brown. In addition, J. Johnson, Civil Prosecuting Attorney, reviewed the ordinance and approved as to form. This non-project action is exempt from SEPA (RCW 43.21C.450). Staff has provided an enclosed memo to document the rationale of some changes.	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board) (1) Memo (2) Two Draft Ordinances	
<b>HANDLING / ROUTING:</b> (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf) <b>To the Clerk of the Board:</b> 1 Original Ordinance; <b>To Planning:</b> 1 Copy Ordinance	

*I certify the above information is accurate and complete.*

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Derrick Braaten