

**BOARD OF COUNTY COMMISSIONERS**  
**Grant County, Washington**

**ORDINANCE RELATING TO THE  
AMENDMENTS OF CHAPTER 14.04  
OF THE GRANT COUNTY CODE  
BUILDING AND CONSTRUCTION.**

**ORDINANCE No. 23 - <sup>139</sup>-CC**

**RECITALS:**

**WHEREAS**, the Grant County Board of County Commissioners previously adopted Grant County Ordinance No. 21-012-CC for the purpose of replacing Chapter 14 of the Grant County Code; and

**WHEREAS**, the WA State Building Code Council (SBCC) is required by chapter 266, Laws of 1988, to adopt and maintain the state building code as provided in chapters 19.27, 19.27A, and 70.92 RCW, and the state legislature. The state adopted building codes are adopted on a three (3) year code cycle with the most recent code being the 2021 codes. Title 14, Chapter 14.04.030 of the Grant County Code (GCC) adopts these codes be reference; and

**WHEREAS**, RCW 36.32.120 authorizes the county legislative authority to adopt, by appropriate resolution or ordinance, Washington State statutes and recognized codes and/or compilations printed in book form relating to the construction of buildings, plumbing, mechanical, and fire systems, health or other subjects, including codes and/or compilations or portions thereof, together with amendments thereto, or additions and/or deletions thereto; and

**WHEREAS**, RCW 19.27.060 allows the governing body of a county to amend the building codes enumerated in RCW 19.27.031 as amended and adopted by the state building code council as they apply within their respective jurisdiction; and

**WHEREAS**, the Grant County Board of County Commissioners choose to adopt the Hearing Examiner process to hear appeals for the building and fire codes adopted by the jurisdiction; and

**WHEREAS**, upon consideration of testimony, and exhibits provided by Development Services staff, have determined that it is in the best interest to protect the public safety, health, and general welfare by amending Chapter 14 of the Grant County Code with the proposed deletions and revisions contained herein; and

**NOW, THEREFORE, BE IT HEREBY ORDNAINED THAT** the Grant County Board of Commissioners amend Chapter 14.04 of the Grant County Code as presented in Attachment A.

**DATED** this 21 day of November, 2023.

**BOARD OF COUNTY  
COMMISSIONERS  
GRANT COUNTY, WASHINGTON**

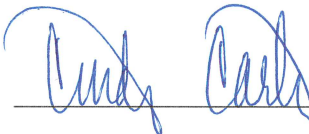
Yea      Nay      Abstain

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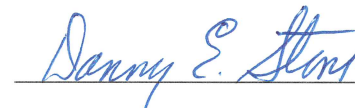
Rob Jones, Chair

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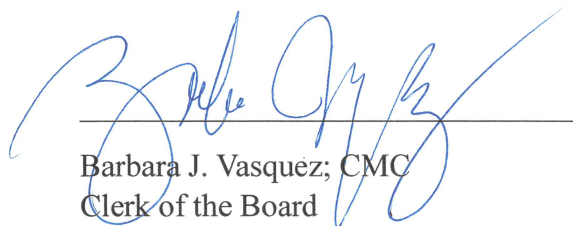
Cindy Carter, Vice-Chair

☒      ☐      ☐



Danny Stone, Member

**ATTEST:**



Barbara J. Vasquez; CMC  
Clerk of the Board

## ATTACHMENT A

### **Chapter 14.04 - UNIFORM CODES**

#### **14.04.010 - Repealer and reenactment.**

Chapters 14.04 ~~and 14.08~~ of the Grant County Code, adopted by Ordinance No. ~~23-14-007~~-CC. and all other ordinances and parts of the ordinances in conflict therewith are hereby repealed in their entirety and replaced to read as follows.

#### **14.04.020 - Declaration of policy.**

It is hereby declared to be the policy of Grant County, (the "county") and in the public interest, and for the protection of the public health, safety, welfare and property of the residents of Grant County to regulate the building industry in the unincorporated areas of Grant County and regulate same, pursuant to its police powers.

#### **14.04.030 - Adoption by reference.**

There is hereby adopted by the board of county commissioners of Grant County, Washington, in conformance with the State Building Code Act, except as otherwise provided in this chapter, there shall be in effect in all unincorporated areas of the county the Grant County Building Code which shall consist of the Washington State Building Code which is hereby adopted by reference and shall consist of the following codes:

1. The International Building Code, published by the International Code Council with appendices C, E, H, and P set forth in Chapter 51-50 WAC as the same now exists or may hereafter be amended; and

(ad) The International Residential Code, published by the International Code Council with appendices F, Q, U and AV as amended, set forth in Chapter 51-51 WAC as the same now exists or may hereafter be amended; and

(be) The International Mechanical Code, published by the International Code Council set forth in Chapter 51-52 WAC as the same now exists or may hereafter be amended, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code); and

(cf) The International Fire Code, published by the International Code Council ~~with appendices B, C, D, E, F, G, H, I, J, K, L, M, N~~ set forth in Chapter 51-54A WAC as the same now exists or may hereafter be amended, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code: PROVIDED that notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles;

(dg) Except as provided in RCW 19.27.170, the Uniform Plumbing Code and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials with appendices E and K: PROVIDED that any provisions of such code affecting sewers or fuel gas piping are not adopted;

(eh) The Washington State Energy Code as set forth in RCW 19.27A.015;

(fi) All Washington State Building Code amendments pursuant to the administrative authority of this jurisdiction;

(gi) The International Swimming Pool and Spa Code, published by the International Code Council as the same now exists or may hereafter be amended; Uniform Code for the Abatement of Dangerous Buildings most current edition as published by The International Conference of Building Officials, and

(h) The International Property Maintenance Code, as amended, published by the International Code Council as the same now exists or may hereafter be amended;

(i) Portions of the International Wildland Urban Interface Code as set forth in RCW 19.27.560; and

(j) AV107.1 Fire Sprinklers

An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix U, when any one of the following applies:

1. The residential dwelling is proposed to be constructed as a Hospitality Commercial Establishment – Transient Residence per the Unified Development Code Section 23.08.220 (c);
2. The residential dwelling exceeds 3,600 square feet of covered area and cannot meet fire flow requirements per NFPA 1142.

*Precedence:* In the event of conflicting provisions among the code adopted in Sections 1, 2, 3, and 5 of the above-referenced codes, the standards in the first named code shall govern over those following.

*Accessibility:* The county shall maintain on file not less than one copy of the adopted codes in this chapter. Codes will be maintained for public viewing at the Grant County Development Services Department.

#### **14.04.040 - Code amendments—Generally.**

Amendments to the state codes adopted herein are listed according to code reference, chapter, and section to provide for special provisions, alteration, clarification or deletions to certain sections of the adopted codes to meet local conditions.



#### **14.04.050 - Amendments to the International Building Code, International Fire Code, and the International Residential Code.**

The following sections of the International Building Code, International Fire Code and the International Residential Code shall be modified to read as follows:

##### INTERNATIONAL FIRE CODE CHAPTER I ADMINISTRATION

1. [A]101.1 Title. These provisions shall be known as the FIRE Code of Grant County, Washington, hereinafter referred to as "this code."

2. [A] 103.1 Creation of Agency. The Grant County Fire Marshal is the official in charge thereof and shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

##### INTERNATIONAL BUILDING CODE [A] AND INTERNATIONAL RESIDENTIAL CODE (R) CHAPTER 1 ADMINISTRATION

~~1. [A] 105.1.1 Annual Permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation or for the placement of common temporary structures, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified tradespersons in the building structure or on the premises owned or operated by the applicant for the permit.~~

1. [A]105.3.2 and R105.3.2 Time limitations of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. Permit applications that have not been issued within one year of the filing date shall become void and a resubmittal shall be required.

2. [A] 105.2 Building: 1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the area does not exceed 200 square feet (11.15 m<sup>2</sup>). measured from the outside corners of the supporting structure and provided overhangs and appurtenances do not exceed eighteen inches.

~~3. [A] and R 105.3 Application for Permit. Subparagraph 5. Not applicable.~~

3. [A]105.5 and R 105.5 Expiration. Every permit shall expire unless the work authorized by such permit is completed within three years of its issuance date.

4. [A]105.5.1 and R105.5.1 Permit extension. Valid permits that are due to expire and that have had all appropriate inspections up to the point the work ceased may be extended for justifiable cause at the discretion of the Building Official. A permit extension must be requested by the applicant prior to expiration of the permit and the project must have been completed, inspected, and approved through rough trades. A valid permit may be extended for an additional period not to exceed 180 days to allow the work to be finished. Valid permits that have not been inspected to the point of rough trades may be reinstated per [A]105.5.2 and R105.5.2 once they expire.

5. [A]105.5.2 and R105.5.2 Permit reinstatement. A valid permit may be reinstated after expiration under the following circumstances:

- a. All inspections must have been completed and approved to date;
- b. The permit shall not be expired more than one year past the permit expiration date, or it is considered abandoned and cannot be reinstated;
- c. A reinstatement fee of 50 percent of the original permit fee is required to be paid to reinstate the permit for an additional one (1) year period;
- d. Permits that have expired and have been inspected and approved up to final inspection may be reinstated at no cost.

6. [A]105.5.3 and R105.5.3 Permit revocation. Projects that have proceeded beyond any required inspection(s) per Section R109 or [A]110 shall be deemed void and the permit revoked. No structure shall be approved, or a certificate of occupancy issued, unless all required inspections have been scheduled by the applicant and conducted and approved by the building inspector.

75. [A]105.7 and R 105.7 Placement of Permit. The building permit or copy shall be kept on site of the work until the completion of the project, along with all other documents as required in the permit package.

86. [A]-109.1 and R-108.1 Payment of fees.

1. A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
2. Unusual Structures or Conditions. Where an unusual structure or condition exists for which, no fee is specifically mentioned, the Building Official may determine fees based on the type of construction and occupancy which most closely resembles the unusual structure or condition.



3. An application may not be deemed complete until either the permit fee and all associated fees or the required deposit is paid.

~~97.~~ [A]-109.3 and R-108.3 Building permit valuations. For building permit purposes, the Building Official shall make the determination of value or valuation under any of the provisions of this code. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work, including any and all materials, labor, and process or permanent equipment deemed necessary for the operation of the building. Valuation shall be based on ICC Building Valuation Data publication. The calculation of fees based on these valuations may be annually updated by the Department at the end of each calendar year. The ICC Building Valuation Data will be updated annually, effective July 1<sup>st</sup> of each calendar year.

~~108.~~ [A]-109.6 and R-108.5 Refunds. The Director or their designee may authorize refunding of any fee paid hereunder which was erroneously paid or collected.;

1. All other refunds shall be per the Fee Schedule adopted by Resolution of the Board of County Commissioners.

~~119.~~ [A]-113 Means of Appeal and R-112 Board of Appeals.

~~[A] 113.1 and R112.1~~ General. To hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Washington State Building Code, there shall be and is hereby created an appeals process.

1. Appeals. Any person, firm or corporation that feels they have been the recipient of an order, decision or determination by the Building Official that is in error may appeal that decision.

~~2. The appeal process shall follow the process as outlined in the Grant County Unified Development Code Section 25.04 and are appealable to Grant County Superior Court. The Grant County Hearing Examiner is hereby designated as the Grant County Building and Fire Board of Appeals.~~

~~3. The Hearing Examiner, as the Board of Appeals, has the authority to determine the suitability of alternate materials and methods of construction and fire safety protection, and to provide for reasonable interpretations of the IBC, IFC, and IRC.~~

~~120.~~ [A]117 and R115 Moved Buildings.

~~1. [A] and R 117.1 Moved buildings.~~ No person shall move any existing building or structure inclusive of but not limited to the following; Site built structures of any kind, over-the-road container vessels, off site built storage buildings or retail purchased storage structures/kits within or into the County without first obtaining from the Building Department a building permit.

~~2. 117.2~~ Terms and Conditions of Issuance: In granting a moved building permit, the Building Official may impose such terms and conditions as are necessary, in the opinion of the Building Official, to ensure that its relocation will not be materially detrimental or injurious to the public safety or welfare or to the property or improvements in the district to which the building is to be moved, including, but not limited to, changes, alterations, additions or repairs to the building or structure.

~~3. [A] and R 117.3~~ Fees. **Building Permit.** The fees for a moved building permit and plan review shall be based upon the total value of the work required at its relocated site, using the same valuation formula as used for new construction.

#### ~~11. 118 Demolition Permits.~~

~~118.1 No person shall effect any demolition of any building or structure or any part thereof which is not exempted by Section 105.2 of the International Building Code without first obtaining from the Building Department a demolition permit.~~

#### ~~12. 119 Factory Assembled Structures.~~

~~119.1 Permits. No person, firm or corporation as the owner, buyer, or vendor of a Factory Assembled Structure or as manufactured home park management shall cause or permit any Factory Assembled Structure to be located, placed or set within the County without having first obtained the proper permits.~~

~~119.2 Factory Assembled Structures, which are not new title sales, shall comply with the original manufacturers set up specifications or ANSI Standard A225.~~

~~119.3 All manufactured homes built prior to HUD standards, (June 16, 1976), shall have a Fire and Life Safety Inspection performed by Washington State Department of Labor and Industries prior to the permit being issued and the manufactured home being moved.~~

~~119.4 All defects or deficiencies noted in a Fire and Life Safety inspections by L & I shall be corrected prior to the permit being issued and the manufactured home being moved.~~

~~119.5 Fees. Fees for Factory Assembled Structures shall be per the Fee Schedule adopted by Resolution of the Board of County Commissioners.~~

#### CHAPTER 2 DEFINITIONS

~~13. 202 Definitions. Add to definitions: Factory Assembled Structures. Shall be as defined by Washington State Law.~~

**14. R202 Definitions.** Garage, Detached Residential. A one-story structure constructed on a residential lot prior to the dwelling unit existing that is used for housing a motor vehicle or vehicles and or the storage of household items. This definition does not include motor vehicle



or other repair shops used for commercial purposes and cannot be used as habitable space as defined by the residential code.

#### **14.04.060 -- ~~Reserved~~Property Maintenance Code.**

The International Property Maintenance Code, published by the International Code Council, is adopted by Grant County and this code applies to all existing residential and nonresidential structures and constitutes minimum requirements and standards for premises, structures, equipment, and facilities. The adopted International Property Maintenance Code is hereby amended as follows:

##### CHAPTER 1 ADMINISTRATION

1. [A]101.1 Title. These regulations shall be known as the International Property Maintenance Code of Grant County, hereinafter referred to as "this code."

2. [A]103.1 Creation of Agency. Grant County Development Services is the agency in charge thereof and the function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

3. [A]103.2 Appointment is NOT ADOPTED.

4. [A]103.3 Deputies is NOT ADOPTED.

5. Section 104 Fees in NOT ADOPTED.

6. [A]108.1 Board of Appeals. The Grant County Hearing Examiner is hereby designated as the Board of Appeals for the International Property Maintenance Code.

7. [A]109.2 Notice of Violation. The building and fire code official shall serve a Notice of Violation or Order in accordance with Grant County Code Section 14.04.070 Enforcement Procedures.

8. [A]109.3 in NOT ADOPTED.

9. [A]109.4 is NOT ADOPTED.

10. [A]109.5 in NOT ADOPTED.

11. [A]113.2 Notices and Orders is NOT ADOPTED.

##### CHAPTER 3 GENERAL REQUIREMENTS

1. 301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures and equipment.

2. Section 302 Exterior Property Areas is NOT ADOPTED.

3. Section 303 Swimming Pools, Spas and Hot Tubs is NOT ADOPTED.

4. Section 304.2 Protective Treatment is NOT ADOPTED.

5. Section 304.14 Insect Screens is NOT ADOPTED.

6. Section 305 Interior Structure is NOT ADOPTED.

7. Section 308 Rubbish and Garbage is NOT ADOPTED.

8. Section 309 Pest Elimination is NOT ADOPTED.

CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS IS NOT ADOPTED.

CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIRMENTS IS NOT ADOPTED, except for Section 506.1.

[P] 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIRMENTS IS NOT ADOPTED.