

**BEFORE THE BOARD OF COUNTY COMMISSIONERS**  
Klickitat County, Washington

IN THE MATTER OF AMENDING           )  
Klickitat County Code Title 15    )  
TO PROVIDE AN EXEMPTION FROM    )  
CERTAIN PROVISIONS OF THE        )  
INTERNATIONAL BUILDING CODE      )  
FOR STRUCTURES DEFINED AS        )  
GROUP U OCCUPANCIES WHICH        )  
MEET ALL REQUIREMENTS            )

Ordinance # Ø82713

**WHEREAS**, the Board of County Commissioners, meeting in regular session, and having before it the need to amend Klickitat County Code Title 15 BUILDINGS & CONSTRUCTION; and

**WHEREAS**, the Board of County Commissioners are required by law to enforce the State Building Code known as RCW Chapter 19.27, within Klickitat County jurisdictional boundaries; and

**WHEREAS**, the Board of County Commissioners is charged to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public by the provision of building codes; and

**WHEREAS**, it is proposed that structures defined as Group U Occupancies that meet all requirements may, at the applicant's discretion, be exempt from certain provisions of the International Building Code;

**NOW, THEREFORE, BE IT ORDAINED**, that Klickitat County Code, section 15.08.030 is amended by the addition of the following:

D. The International Building Code is amended by the addition of a new subsection and shall read as follows:

Section 312.1.2: Other than provisions listed in Section 105.1 of this code, structures defined as Group U Occupancies that meet all requirements listed below may, at the applicant's discretion, be exempt from all provisions of the International Building Code.

1. The structure shall:

- a. be owner built;
- b. be detached from all other structures except those structures permitted pursuant to Section 312.1.2, provided that all previously permitted structure, whether Group U Occupancies or not, do not fall within this exception:  
Exception: Previously permitted Group U Occupancies not requiring structural plan review or inspections.

- c. be separated by a minimum of one hundred feet (100') from all property lines;  
Exception: If the structure is to be used as an agricultural building as defined in Section 202 of the International Building Code and is located in Extensive Agriculture (EA), Forest Resource (FR), Resource Lands (RL), or Open Space (OS) zoning designations as defined by the Klickitat County Zoning Ordinance and is a minimum twenty (20) acre legal lot of record, the setbacks from the right-of-way of a free and public roadway or street shall be as per the zoning designation and/or International Building Code setback requirement, whichever is greater.
  - d. be separated by a minimum of forty-five (45) feet from all other structures on the same property except those structures permitted pursuant to Section 312.1.2, provided that all previously permitted structures, whether Group U Occupancies or not, do not fall within this exception;
  - e. comply with all other applicable setback requirements if applicable setback requirements exceed one hundred feet (100').
- 2. The owner/builder shall sign a statement acknowledging that the individual understands and complies with all requirements of this section. This statement shall be legally notarized and recorded on the property title at the expense of the owner/applicant. Legal removal of recorded instrument shall also be at the owner/applicant's expense.
  - 3. No plan review or inspections shall be performed by the Klickitat County Building Department and, therefore, Klickitat County assumes no liability for the structural integrity, setbacks or other applicable codes, regulations or requirements normally enforced by this jurisdiction.
  - 4. The exemption does not include electrical, plumbing or mechanical activities, and unless otherwise exempted, separate electrical, plumbing and mechanical permits will be required for the above exempted items. Such other department review and compliance will include, but not be limited to the following:
    - i. Road Department – approved road approach permits in accordance with the requirements as adopted by the Road Department or a certification that the road approach permit(s) is not required.
    - ii. Health Department – approved plan and permit for sewage disposal facilities in accordance with the requirements as adopted by the Health District or other agency or agencies with jurisdiction.
    - iii. Planning Department – approval of compliance with the policies and guidelines of the State Environmental Policy Act, Klickitat County Flood Plain Ordinance, Zoning Ordinance and other applicable regulations administered by the Planning Department.

5. If work is not commenced within one hundred eighty (180) days from date of issuance of the permit, permit shall become invalid. No extension of application or permit will be issued.

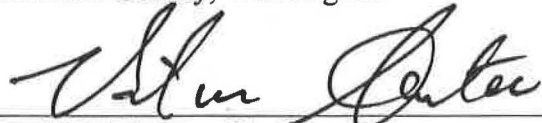
**AND BE IT FURTHER ORDAINED**, that Klickitat County Code, section 15.08.040 is amended by the addition of a new subsection and shall read as follows:

I. Fees for all permits issued pursuant to Section 312.1.2 of the International Building Code shall be \$100.00 plus Washington State Building Code fee and actual current recording fees, as set by RCW 36.18.010, to record the required Statement of Acknowledgement.

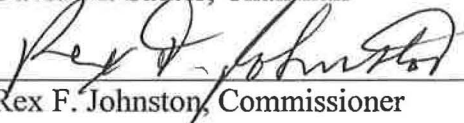
**AND BE IT FINALLY ORDAINED**, that these amendments shall take effect on August 28, 2013, at 12:01 a.m.

Dated this 27th day of August, 2013

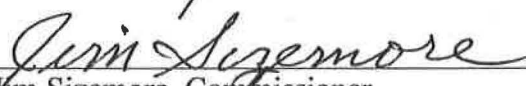
**BOARD OF COUNTY COMMISSIONERS**  
Klickitat County, Washington



David M. Sauter, Chairman

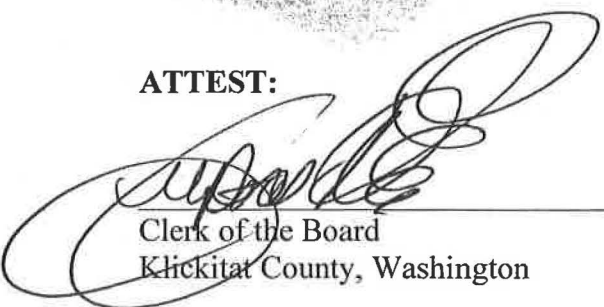


Rex F. Johnston, Commissioner



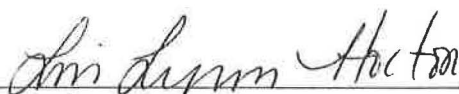
Jim Sizemore, Commissioner

**ATTEST:**



Clerk of the Board  
Klickitat County, Washington

**APPROVED AS TO FORM:**



Prosecuting Attorney  
Klickitat County, Washington