

CITY OF WHITE SALMON

ORDINANCE NO. 2012-06-890

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE 15.04
BUILDING CODE**

WHEREAS, Washington statutes require all jurisdictions in the state to adopt by reference and enforce the same building code throughout Washington; and

WHEREAS, Washington established the 2009 International Codes promulgated by the International Code Council (ICC), as the basis of the new State Building Code pursuant to SHB 1734 and RCW 19.27. The exceptions to the International Codes are the 2009 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Offices and the National Electric Code, published by the National Fire Protection Association.

WHEREAS, Washington previously developed an energy conservation code and a code for the elimination of physical barriers to promote accessibility; and

WHEREAS, The Washington State energy code is a stand alone code while the accessibility provisions reside as a state amendment to the International Building Code; and

WHEREAS, the Washington Association of Building Officials passed resolution 2003-02 that, in part, promotes the local adoption of the International Building and Uniform Plumbing Code with as few local amendments as possible;

**THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS
FOLLOWS:**

Section 1. White Salmon Municipal Code (WSMC) 15.04 incorporated herein by reference and by such incorporation set forth at full length, is hereby repealed.

Section 2. White Salmon Municipal Code 15.04 Building Code is hereby amended to read as follows:

15.04.010 Adopted. The City of White Salmon hereby adopts the following codes, as amended by the Washington State Building Code Council pursuant to RCW 19.27.074 for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties:

A. 1. The 2009 International Building Code (IBC) published by the International Code Council, Inc. The following Appendices are specifically adopted:

- a. Appendix I, Patio Covers
- b. Appendix J, Grading (as amended)

2. The 2009 International Residential Code (IRC) published by the International Code Council, Inc. The following Appendices are specifically adopted:

- a. Appendix G, Swimming Pool, Spas, and Hot Tubs
- b. Appendix H, Patio Covers

B. The 2009 International Mechanical Code (IMC) published by the International Code Council, Inc. 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).

C. The 2009 International Fire Code (IFC), published by the International Code Council, Inc, 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. The following Appendices are specifically adopted:

- 1. Appendix B, Fire Flow for Buildings

2. Appendix C, Fire Hydrant Locations and Distribution
3. Appendix D, Fire Apparatus Access Roads
4. Appendix E. Hazard Categories
5. Appendix F, Hazard Ranking
6. Appendix G, Cryogenic Fluids – Weight and Volume Equivalents

D. Except as provided in RCW 19.27.170, the 2009 Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials; PROVIDED, that any provisions of such code affecting sewers or fuel gas piping are not adopted; and

The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160.

In case of conflict among the codes enumerated in subsections 1, 2, 3, and 4 of this section, the first named code shall govern over those following.

E. The 2009 International Fuel Gas Code (IFGC) as published by the International Code Council, Inc.

F. The 2001, Second Edition, Washington State Energy Code Chapter 51-11 WAC.

G. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings published by the International Conference of Building Officials, Whittier California.

15.04.020 General Requirements for all Referenced Codes.

15.04.021 Conflict Between Codes. Whenever there is a conflict between a referenced code in Section 15.04.010 of this code and the General Requirements contained in Section 15.04.020 of this code, the General Requirements shall apply.

15.04.022 Design Requirements.

Ground Snow Load	Wind Speed (Gust)	Seismic Design Category	Weathering	Frost Line Depth	Termites	Decay	Winter Design Temp	Ice Shield Underlay	Flood Hazards	Air Freeze Index
47 lbs/ft ²	<110 mph	D-1	Severe	18	Slight to Moderate	Slight to Moderate	23°	Yes	Yes	538

15.04.023 Professional Preparation of Plans. The City of White Salmon shall require a Washington licensed design professional at the property owner's sole expense, licensed under the provisions of RCW 18.08, WAC 308-12 or RCW 18.43 to prepare or oversee the preparation of plans for any building or structure containing five or more residential dwelling units or doing design work including preparing construction contract documents and administering the contract for construction, erection, enlargement, alteration, or repairs of or to a building of any occupancy over four thousand square feet of construction.

15.04.024 Construction Plans. All submitted construction documents must be of sufficient detail to show the entire project with emphasis on the following:

- Structural integrity
- Life safety
- Architectural barriers (ADA compliance)
- Compliance with all codes having jurisdiction
- Scope of work
- Special inspection requirements and protocols
- Deferred submittal schedule

In general, the amount of detail required will vary, depending on the nature and complexity of the project.

15.04.025 Permits.

A. Ownership. The ownership of a White Salmon Building Permit inure to the property owner. The Permit Applicant is, by definition, an agent of the property owner if not the property owner.

B. Expiration of Permits. All permits shall expire by limitation and be declared void if:

1. work is not started within 180 days of obtaining a permit, or
2. work is abandoned for 180 days or more after beginning work, or
3. after two years from the date of permit issuance, regardless of whether the work is finished.

If a permit is expired for a time, a new permit may be obtained for ½ the permit fee for the value of the remainder of the work to finish the original permit.

15.04.026 Referenced Codes. All referenced codes are available at the City of White Salmon.

15.04.027 Fees.

A. All White Salmon Permit fees shall be as per Exhibits A, B, C and D.

B. Investigation Fees – Work Without a Permit.

1. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or actual cost at \$75.00 per hour, or at any rate approved

by the White Salmon City Council, whichever is greater. This fee is an additional, punitive fee and shall not apply to any White Salmon Grading or Building Permit Fee that may subsequently be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a White Salmon Permit for continued development of that project. If the work done remains illegal for 90 days after service of the Stop Work Order, it shall be considered hazardous.

3. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

C. Fee Refunds. The building official may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.

2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Up to 80% 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 reviewing is done.

The building official 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 fee payment.

D. Mobile home/manufactured home installation inspection fee.

1. Any person installing a mobile home or manufactured home shall have such installation inspected by the building official prior to occupying said mobile home or manufactured home.

2. The building official shall determine by said inspection that such installation conforms to installation standards issued by the manufacturer of the mobile home or manufactured home.

3. The installation of mobile homes or manufactured homes shall be enforced and fees charge by the City in the same manner the State Building Code is enforced under RCW 19.27.050. An inspection fee for such structures shall be charged at sixty cents (\$0.60) per square foot, or such other fee approved by City Council after the date of this ordinance.

15.04.028 Appeals. All appeals of any Building Official decision, order or determination relative to the application and interpretation of the code shall be subject to Section 112, Board of Appeals, International Building Code.

15.04.030 Amendments to the Referenced Codes.

15.04.031 2009 International Building Code. Amend Section 105.2 Work Exempt from Permit. Building: 1. Add “not to exceed 10 feet in over all height.”

15.04.032 2003 International Building Code – Appendix J. Amend Appendix J to read as follows:

Appendix Chapter J – (33), Excavation and Grading

Section 3304 – Purpose

The purpose of this appendix is to safeguard life, limb, property and the public welfare by regulating grading on private property.

Section 3305 – Scope

This appendix sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

The standards listed in chapter 35 are recognized standards and shall be the approved test methods.

Section 3306 – Permits Required

3306.1 Permits Required. Except as specified in Section 3306.2 of this section, no person shall do any grading without first having obtained a grading permit from the building official.

3306.2 Exempted Work. A grading permit is not required for the following:

1. When approved by the building official, grading in an isolated, self-contained area if there is no danger to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining all or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or utilities.
6. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. Exploratory excavations under the direction of soil engineers or engineering geologists.
8. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1 ½ units horizontal (66.7% slope).

9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course.

Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other laws or ordinances of this jurisdiction.

Section 3307 – Hazard Areas

Section 3307.1 Flood Hazard Areas. The provisions of this chapter shall not apply to grading, excavation and earthwork construction, including fills and embankments, in floodways within flood hazard areas established in Section 1612.3 unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed work will not result in any increase in the level of the base flood.

3307.2 Hazards. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

Section 3308 – Definitions

For the purposes of this appendix, the definitions listed hereunder shall be constructed as specified in section.

APPROVAL shall mean that the proposed work or completed work conforms to this chapter in the opinion of the building official.

AS-GRADED is the extent of surface conditions on completion of grading.

BEDROCK is in-place solid rock.

BENCH is a relatively level step excavated into earth material on which fill is to be placed.

BORROW is earth material acquired from an off-site location for use in grading on a site.

CIVIL ENGINEER is a professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

COMPACTION is the densification of a fill by mechanical means.

EARTH MATERIAL is any rock, natural soil or fill or any combination thereof.

ENGINEERING GEOLOGIST is a geologist experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water or ice.

EXCAVATION is the mechanical removal of earth material.

FILL is a deposit of earth material placed by artificial means.

GEOTECHNICAL ENGINEER. See “soils engineer.”

GRADE is the vertical location of the ground surface. Existing grade is the grade prior to grading. Finish grade is the final grade of the site that conforms to the approved plan. Rough grade is the stage at which the grade approximately conforms to the approved plan.

GRADING is any excavating or filling or combination thereof.

KEY is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

PROFESSIONAL INSPECTION is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologist and shall be sufficient to form an opinion relating to the conduct of the work.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL is naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) is an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING) is the application of the principles of soils mechanics in the investigation, evaluation and design of civil works involving the use earth materials and the inspection or testing of the construction thereof.

TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

Section 3309 – Grading Permit Requirements

3309.1 Permits Required. Except as exempted in Section 3306 of this code, no person shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be obtained for each site, and may cover both excavations and fills.

3309.2 Application. The provisions of Section 105.3 are applicable to grading. Additional, the application shall state the estimated quantities of work involved.

3309.3 Grading Designation. Grading in excess of 5,000 cubic yards (3825 m³) shall be designated “regular grading” unless the permittee chooses to have the grading performed as engineering grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

3309.4 Engineered Grading Requirements. Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by who they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading and proposed drainage channels and related construction,
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage area and the estimated runoff of the area served by any drains.
5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet (4572 mm) of the property or that may be affected by the proposed grading operations.
6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report which are applicable to grading, may be included by reference.
7. The dates of the soils engineering and engineering geology reports together with names, addresses and phone number of the firms or individuals who prepared the reports.

3309.5 Soils Engineering Report. The soils engineering report required by Section 3309.4 shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion on adequacy for the intended use of sites to

be developed by the proposed grading as affected by soils engineering factors, including the stability of slopes.

3309.6 Engineering Geology Report. The engineering geology report required by Section 3309.4 shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

3309.7 Liquefaction Study. The building official may require a geotechnical investigation in accordance with Sections 1804.2 and 1804.5 when, during the course of an investigation, all of the following conditions are discovered, the report shall address the potential for liquefaction:

1. Shallow ground water, 50 feet (15 240 mm) or less.
2. Unconsolidated sandy alluvium.
3. Seismic Zones D-1, D-2 and E.

3309.8 Regular Grading Requirements. Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepare the plan. The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions and depth of cut and fill.
3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet (4572 mm) of the proposed grading.

3309.9 Issuance. The standards listed in Chapter 35 to grading permits. The building official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineering grading.

Section 3310 – Grading Fees

3310.1 General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

3310.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time submitting plans and specifications for review. Said plan review fee shall be as set forth in Table A-33-A. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill whichever is greater.

3310.3 Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in Table A-35-B. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

Table A-33-A – Grading Plan Review Fees

50 cubic yards (38.2 m ³) or less.....	\$No fee
51 to 100 cubic yards (40 m ³ to 76.5 m ³).....	\$23.50
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³).....	\$37.00
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³).....	\$49.25
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) - \$49.25 for the first 10,000 cubic yards (7645.5 m ³), plus \$24.50 for each additional 10,000 yards (7645.5 m ³) or fraction thereof.	

100,001 to 200,000 cubic yards (76 456 m ³ to 152 911 m ³) - \$269.75 for the first 100,000 cubic yards (76 455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.
200,001 cubic yards (152 912 m ³) or more - \$402.25 for the first 200,000 cubic yards (152 911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.
Other Fees: Additional plan review required by changes, additions or revisions to approved plans-\$50.50 per hour* (minimum charge – one-half hour)

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Table A-33-B – Grading Permit Fees¹

50 cubic yards (38.2 m ³) or less.....	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³).....	\$37.00
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³) - \$37.00 for the 100 cubic yards (76.5 m ³) plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³) - \$194.50 for the first 1,000 cubic yards (764.6 m ³) , plus \$14.50 for each 1,000 cubic yards (764.5 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) - \$325.00 for the first 10,000 cubic yards (7645.5 m ³), plus 466.00 for reach additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more - \$919.00 for the first 100,000 cubic yards (76 455 m ³), plus 436.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
Other Inspections and Fees:	
1. Inspection outside of normal business hours.....	\$50.50 per hour ² (minimum charge – two hours)
2. Reinspection fees assessed under provisions of section 108.8.....	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated.....	\$50.50 per hour ² (minimum charge – one-half hour)

¹The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

²Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Section 3311 – Bonds

The building official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

Section 3312 – Inspections

3312.1 General. Inspections shall be governed by Section 109 of this code.

3312.2 Special Inspections. The special inspection requirements of Section 1704.7 shall apply to work performed under a grading permit where required by the building official.

Section 3313 – Excavations

3313.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 2 horizontal to 1 vertical (50 percent) unless the applicant furnishes a soils report justifying a steeper slope.

Exceptions:

1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67 percent) provided that all of the following area met:

1.1 It is not intended to support structures or surcharges.

1.2 It is adequately protected against erosion.

1.3 It is no more than 8 feet (2438 mm) in height.

1.4 It is approved by the building official.

2. A cut surface in bedrock shall be permitted to be at a slope of 1 horizontal to 1 vertical (100 percent).

Section 3314 – Fills

3314.1 General. Unless otherwise recommended in the soils report, fills shall conform to provisions of this section.

3314.2 Surface Preparation. The ground surface shall be prepared to receive fill by removing vegetation, topsoil and other unsuitable materials, and scarifying the ground to provide a bond with the fill material.

3314.3 Benching. Where existing grade is at a slope steeper than 5 horizontal to 1 vertical (20 percent) and the depth of the fill exceeds 5 feet (1524 mm) benching shall be provided in accordance with Figure J107.3. A key shall be provided which is at least 0 feet (3048 mm) in width and 2 feet (610 mm) in depth.

3314.4 Fill material. Fill material shall not include organic, frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall be included in fills.

3314.5 Maximum slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 2 horizontal to 1 vertical (50 percent) shall be justified by soils reports or engineering data.

Section 3315-Setbacks

3315.1 General. Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1, unless substantiating data is submitted justifying reduced setbacks.

3315.2 Top of slope. The setback at the top of a cut slope shall not be less than that shown in Figure J108.1, or than is required to accommodate any required interceptor drains, whichever is greater.

3315.3 Slope protection. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the building official, shall be included. Such protection may include but shall not be limited to:

1. Setbacks greater than those required by Figure J108.1.
2. Provisions for retaining walls or similar construction.

3. Erosion protection of the fill slopes.
4. Provision for the control of surface waters.

Section 3316- Drainage and Terracing

3316.1 General. Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this section.

Exception: Drainage facilities and terracing need not be provided where the ground slope is not steeper than 3 horizontal to 1 vertical (33 percent).

3316.2 Terraces. Terraces at least 6 feet (1829 mm) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. Suitable access shall be provided to allow for cleaning and maintenance.

Where more than two terraces are required, one terrace, located at approximately mid-height, shall be at least 12 feet (3658 mm) in width.

Swales or ditches shall be provided on terraces. They shall have a minimum gradient of 20 horizontal to 1 vertical (5 percent) and shall be paved with concrete not less than 3 inches (76mm) in thickness, or with other materials suitable to the application. They shall have a minimum depth of 12 inches (305 mm) and a minimum width of 5 feet (1524 mm).

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (1256 m²) (projected) without discharging into a down drain.

3316.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet, measured horizontally. They shall have a minimum depth of 1 foot (305mm) and a minimum width of 3 feet (915mm). The slope shall be approved by the building official, but shall not be less than 50 horizontal to 1 vertical (2

percent). The drain shall be paved with concrete not less than 3 inches (76 mm) in thickness, or by other materials suitable to the application. Discharge from the drain shall be approved by the building official.

3316.4 Drainage across property lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

Section 3317- Erosion Control

3317.1 General. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

Erosion control for the slopes shall be installed as soon as practicable and prior to calling for final inspection.

3317.2 Other devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

Section 3318 - Referenced Standards

ASTM D 1557-00 Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort [56,000 ft-lb/ft³ (2,700kN-m/m³)].

Section 3319 - Grading Inspection

3319.1 General. Grading operations for which a permit is required shall be subject to inspection by the building official. Professional inspection of grading operations shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide

such services in accordance with Section 3319.5 for engineered grading and as required by the building official for regular grading.

3319.2 Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.

3319.3 Soils Engineer. The soils engineer shall provide professional inspections within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the building official and the civil engineer.

3319.4 Engineering Geologist. The engineering geologist shall provide professional inspection with such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

3319.5 Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this code, and the permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants,

the contractor and the building official. In the event of changed conditions, the permittee shall be responsible for informing the building official of such change and shall provide revised plans for approval.

3319.6 Building Official. The building official shall inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.

3319.7 Notification of Noncompliance. If, in the course of fulfilling their respective duties under this chapter, the civil engineer, the soils engineer or the engineering geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to the building official.

3319.8 Transfer of Responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the building official in writing of such change prior to the recommencement of such grading.

Section 3320 – Completion of Work

3320.1 Final Reports. Upon completion of the rough grading work and at the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable.

1. An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with Section 3319.5 showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer.

Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the soils engineer retained to provide such services in accordance with Section 3319.3, including locations and elevations of field density test, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities in accordance with the approved soils engineering report and applicable provisions of this chapter.

3. A report prepared by the engineering geologist retained to provide such services in accordance with Section 3319.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.

4. The grading contractor shall submit in a form prescribed by the building official a statement of conformance to said as-built plan and the specifications.

3320.2 Notification of Completion. The permittee shall notify the building official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

15.04.033 2003 International Residential Code.

A. Add Section R 310.1.5 Replacement of Emergency Escape and Rescue Openings. If emergency escape and rescue openings are replaced or renewed, except for glazing replacement or renewal, the opening sizes shall be as required for new construction.

B. Amend Section R 323.1.3 Establishing the Design Flood Elevation. Add a first sentence: The design flood elevation is equal to flood elevation plus one foot.

C. Amend Section R 323.2.1 Elevation Requirements by rewriting #1 to read: Buildings and structures shall have the lowest floors elevated to or above *base* flood elevation *plus one foot*.

Also by rewriting #3 to read: Basement floors that are below grade on all sides shall be elevated to or above *base* flood elevation *plus one foot*.

D. Add a second paragraph to Section R 323.3.6 Construction Documents to read: The documents shall include a verification of foundation elevation prior to footing inspection approval and a verification of lowest floor elevation to be base flood elevation plus one foot prior to framing inspection approval.

E. Delete Part IV – Energy Conservation in its entirety.

F. Delete Part VII – Plumbing in its entirety. References to chapters in Part VII shall be made instead to the appropriate sections of the 2009 Uniform Plumbing Code published by IAPMO.

G. Delete Part VIII – Electrical in its entirety. References to chapters in Part VIII shall be made instead to the National Electrical Code published by the NFPA and enforced in White Salmon by the Washington State Department of Labor and Industries.

15.04.033 2009 International Mechanical Code.

15.04.034 2009 International Fire Code.

A. Amend Appendix C. Add an exception after the last paragraph in C105.1 Hydrant Spacing. Exception: The fire chief is authorized to reduce the number of required hydrants by up to 50% when the building is equipped with an approved, automatic fire sprinkler system and the fire chief has approve the location of those required fire hydrants.

B. Amend Appendix D. D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code including the provisions of Section 503 Fire Apparatus Access Roads.

15.04.035 1997 Uniform Code for the Abatement of Dangerous Buildings. Add additional definitions of a dangerous building:

19. Drug Properties and Structures. It is hereby declared that any building, structure and/or associated property, identified by the City of White Salmon Chief of Police, wherein or upon which the manufacture, distribution, production or storage of illegal drugs or the precursors to create illegal drugs has taken place in a manner which could endanger the public, such building, structure and/or associated property is not only a dangerous property as defined by the City of White Salmon but is also a classification of property calling for the special procedures set

forth in this section. The Building Official is authorized to abate such dangerous buildings, structures, and/or associated properties in accordance with the dangerous building procedures set forth in this code and Washington statute, RCW 64.44.010, with the following modifications:

19.1 Due to public safety hazard in drug production facilities, the utilities shall be disconnected;

19.2 Building(s) and structure shall be inspected to determine compliance with all city ordinances and codes;

19.3 Building(s) and entry gates to the property shall be secured against entry in the manner set forth in this code;

19.4 No reconnection of utilities or occupancy of the building(s), structures or property shall be allowed until all violations have been successfully addressed, all dangerous conditions abated and a notice of release for re-occupancy has been received from the Klickitat County Health Department and the White Salmon Police Department; and

19.5 If dangerous conditions cannot be abated, occupancy shall be prohibited. Resolution of said property shall be in conformance with RCW 35.80A.010, Condemnation of Blighted Property.

20. Blighted Property. In conformance with RCW 35.80A.010, the City of White Salmon may acquire by condemnation, in accordance with the notice requirements and other procedures for condemnation provided in Title 8 RCW, any property, dwelling, building, or structure which constitutes a blight on the surrounding neighborhood. A “blight on the surrounding neighborhood” is any property, dwelling, building or structure that meets any two of the following factors:

20.1 If a dwelling, building, or structure exists on the property, the dwelling, building, or structure has not been lawfully occupied for a period of one year or more;

20.2 the property, dwelling, building, or structure constitutes a threat to the public health, safety, or welfare as determined by the executive authority of the City of White Salmon or the designee of the executive authority; or

20.3 the property, dwelling, building, or structure is or has been associated with illegal drug activity during the previous twelve months.

Prior to such condemnation, the City of White Salmon City Council shall adopt a resolution declaring that the acquisition of the real property described therein is necessary to eliminate neighborhood blight. Condemnation of property, dwellings, buildings, and structures for the purposes described in this chapter is declared to be for a public use.

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WHITE SALMON, and effective
five (5) days after the first date of posting or publication.

DATED this 6th day of June, 2012.

ATTEST:

W August
~~Mayor David Poucher~~ *Mayor - Pro Tem*

Debbie Watson Acting Clerk
~~Leana Johnson, City Clerk/Treasurer~~

Approved as to form only:

K B Woodrich
Kenneth B. Woodrich
City Attorney

Building Code – Building Valuation Data Exhibit A

Special consideration may be given in computing plan review fees for buildings such as large warehouses or indoor recreational facilities because of their plan review simplicity. Such considerations may also be given to buildings with repetitive floor plans such as high-rise buildings.

Structural reviews: 65 percent of permit fee

The plan review fee for mechanical and plumbing reviews is computed at 25 percent of the building plan review for each discipline (\$250 minimum).

The plan review for accessibility and energy reviews is also computed at 25 percent of the building plan review for each discipline.

The sprinkler review fee is based on the number of sprinkler heads:

1-100	\$275		401-500	\$425
101-200	\$325		over 500	\$500 plus \$0.33 per sprinkler over 500
201-300	\$350			
301-400	\$375			

For hydraulically designed systems, multiply the fee by 2.

Table 1. Square Foot Construction Costs^{a,b,c}

Group	2003 International Building Code	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VG
A-1	Assembly, theaters with stage	175.15	167.09	163.24	156.47	145.61	144.86	151.49	134.89	129.98
A-1	Assembly, theaters without stage	161.77	153.71	149.85	143.10	132.23	131.49	138.11	121.50	116.61
A-2	Assembly, nightclubs	128.99	125.38	122.23	117.65	110.07	108.73	113.36	100.26	96.94
A-2	Assembly, restaurants, bars, banquet halls	127.90	124.29	120.05	116.56	107.89	107.64	112.27	98.08	95.85
A-3	Assembly, churches	163.13	155.07	151.22	144.45	133.54	132.78	139.48	122.81	117.91
A-3	Assembly, general, community halls, libraries, museums	130.48	121.84	116.89	111.21	99.28	99.62	106.23	88.55	84.74
A-4	Assembly, arenas	127.90	124.29	120.05	116.56	107.89	107.64	112.27	98.08	95.85
B	Business	130.64	125.94	121.85	116.15	103.71	103.17	111.52	92.42	88.95
E	Educational	139.92	135.21	131.35	125.54	115.80	113.07	121.38	103.46	99.60
F-1	Factory and industrial, moderate hazard	80.80	77.04	72.40	70.15	60.63	61.70	67.31	51.69	49.12
F-2	Factory and industrial, low hazard	79.71	75.95	72.40	69.06	60.63	60.61	66.22	51.69	48.03
H-1	High hazard, explosives	76.03	72.26	68.71	65.37	57.15	57.14	62.52	48.21	N.P.
H-2,3,4	High hazard	76.03	72.26	68.71	65.37	57.15	57.14	62.52	48.21	44.56
H-5	HPM	130.64	125.94	121.85	116.15	103.71	103.17	111.52	92.42	88.95
I-1	Institutional, supervised environment	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
I-2	Institutional, incapacitated	218.39	213.68	209.61	203.91	191.10	NP	119.26	179.81	N.P.
I-3	Institutional, restrained	150.41	145.70	141.62	135.92	124.77	123.15	131.28	113.49	107.84
I-4	Institutional, day-care facilities	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
M	Mercantile	96.08	92.46	88.24	84.74	76.58	76.32	80.45	66.77	64.55
R-1	Residential, hotels	131.16	126.70	123.33	118.38	108.78	108.73	114.90	100.09	96.19
R-2	Residential, multiple family	109.36	104.90	101.53	96.58	87.15	87.09	93.26	78.46	74.56
R-3	Residential, one and two family	104.85	101.94	99.43	96.69	92.12	91.89	95.07	87.70	81.40
R-4	Residential, care/assisted living facilities	129.92	125.46	122.09	117.14	107.48	107.43	113.60	98.80	94.90
S-1	Storage, moderate hazard	74.94	71.17	66.53	64.28	54.97	56.05	61.43	46.03	43.47
S-2	Storage, low hazard	73.85	70.08	66.53	63.19	54.97	54.96	60.34	46.03	42.38
U	Utility, miscellaneous	56.99	53.88	50.67	48.15	41.76	41.76	45.44	34.34	32.69

- a. Private garages use Utility, miscellaneous
- b. Unfinished basements (all use group) - \$15.00 per square foot
- c. N.P. = not permitted

Modular residences may be installed under the manufactured home fee schedule when subject to similar installation procedures.

**Building Code – Building Permit Fees
Exhibit B**

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)	\$75.00/hour ¹
2. Reinspection fees assessed under provisions of Section 305.8	\$55.00/hour ¹
3. Inspection for which no fee is specifically indicated (minimum charge – ½ hour)	\$75.00/hour ¹
4. Additional plan review required by changes, additions, revisions to plan (minimum charge – ½ hour)	\$75.00/hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual costs ²

¹Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual costs include administrative and overhead costs.

Building Code – Mechanical Permit Fees Exhibit C

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	30.00
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	20.00
Unit Fee Schedule (does not include permit-issuing fee)	
1. Furnaces	
• For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	20.00
• For the installation or relocation of each floor furnace, including vent	15.00
• For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater	15.00
2. Appliance Vents	
• For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	10.00
3. Repairs or Additions	
• For the repair of, alteration of, or addition 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 Control	15.00
4. Boiler, Compressors and Absorption Systems	
• For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	15.00
• For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	30.00
• For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	40.00
• For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	60.00
• For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	100.00
5. Air Handlers	
• For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto. Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	12.00
• For each air-handling unit over 10,000 cfm (4719 L/s)	20.00
6. Evaporative Coolers	
• For each evaporative cooler other than portable type	15.00
7. Ventilation and Exhaust	
• For each ventilation fan connected to a single duct	8.00
• For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	12.00
• For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	12.00
8. Incinerators	
• For the installation or relocation of each domestic-type incinerator	20.00
• For the installation or relocation of each commercial or industrial-type incinerator	15.00
9. Miscellaneous	
• 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	15.00
• When Chapter 13 is applicable, permit fees for fuel gas piping shall be:	
Gas Piping System – SEE PLUMBING FEES	
When Chapter 14 is applicable, permit fees for process piping shall be as follows:	
• For each hazardous process piping system (HPP) of one to four outlets	10.00
• For each hazardous process piping system of five or more outlets, per outlet	2.50
• For each nonhazardous process piping system (NPP) of one to four outlets	6.00
• For each nonhazardous piping system of five or more outlets, per outlet	1.00
Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours)	75.00/hour*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour)	75.00/hour*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour*
*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

**Building Code – Plumbing Permit Fees
Exhibit D**

Permit Issuance	
1. For issuing each permit	30.00
2. For issuing each supplemental permit	20.00
Unit Fee Schedule (in addition to items 1 and 2 above)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping, and backflow protection therefore)	9.00
2. For each building sewer and each trailer park sewer	20.00
3. Rainwater system – per drain (inside building)	7.00
4. For each water heater and/or vent	9.00
5. For each gas-piping system of one to five outlets	10.00
6. For each additional gas piping system, per outlet	1.00
7. For each industrial waste pretreatment interceptor, including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	15.00
8. For each installation, alteration, or repair of water piping and/or water treating equipment, each	15.00
9. For each repair or alteration of drainage or vent piping, each fixture	15.00
10. For each lawn sprinkler system on any one meter, including backflow protection devices therefore	15.00
11. For atmospheric-type vacuum breakers not included in item 12:	
• 1 to 5	7.00
• over 5, each	1.00
12. For each backflow protective device other than atmospheric, type vacuum breakers:	
• 2 inch (51 mm) diameter and smaller	7.00
• over 2 inch (51 mm) diameter	10.00
13. For each gray water system	40.00
14. For initial installation and testing for a reclaimed water system	40.00
15. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	30.00
16. For each medical gas piping system serving one to five inlets/outlets for a specific gas	25.00
17. For each additional medical gas inlets/outlets	2.50
Other Inspections and Fees	
1. Inspections made outside of normal business hours, per hour (minimum charge – two hours)	75.00/hour*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	55.00/hour*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – ½ hour)	75.00/hour*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – ½ hour)	75.00/hour*
* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	