

CITY OF WHITE SALMON

ORDINANCE NO. 2016-08-989

**AN ORDINANCE AMENDING WHITE SALMON MUNICIPAL CODE 15.04 BUILDING CODE
BY ADOPTING MOST RECENT INTERNATIONAL BUILDING CODE BY REFERENCE**

WHEREAS, the City of White Salmon has established building codes in Chapter 15.04 by reference to the International Building Code (“IBC”) ; and

WHEREAS, the IBC has been revised since the adoption of the City’s building code ordinance, and is periodically revised by the IBC authors; and

WHEREAS, the City wishes to have its building code consistent with the most recent IBC, so the City Council wishes to incorporate the most recent IBC by reference in its ordinance, and an amendment is necessary to do so;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO
HEREBY ORDAIN AS FOLLOWS:**

Key: Deleted = ~~strikethrough~~

Added = underlined

Section 1. **Amending WSMC 15.04.010 as follows:**

Chapter 15.04 - BUILDING CODE[1]

Sections:

15.04.010 - Adoption of referenced codes.

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, the City of White Salmon adopts the most current edition of building codes adopted by the Washington State Building Code Council, as amended, pursuant to RCW 19.27.074 and as set forth in WAC

51-50 IBC/IEBC; WAC 51-51 IRC; WAC 51-52 IMC/IFGC; WAC 51-54 IFC; WAC 51-56 and 57 UPC; and WAC 51-11 energy code as amended in Section 15.04.030 of this Chapter.

A. The International Building Code (IBC) published by the International Code Council, Inc. WAC 51-50 IBC/IEBC. The following Appendices are specifically adopted:

1. Appendix H, Signs;
2. Appendix I, Patio Covers
3. Appendix J, Grading.

B. The International Residential Code (IRC) published by the International Code Council, Inc. WAC 51-51 IRC. The following Appendices are specifically adopted:

1. Appendix J, Existing Buildings and Structures;
- ~~2. Appendix G, Swimming Pools, Spas and Hot Tubs;~~
23. Appendix H, Patio Covers;
34. Appendix F, Radon Control Methods.
- ~~5. Appendix R, Dwelling Unit Fire Sprinkler Systems;~~
- ~~6. Appendix S, Fire Sprinklers.~~

C. The 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). WAC 51-52 IMC/IFGC

D. The International Fire Code (IFC) published by the International Code Council, Inc. WAC 51-54 IFC. The following Appendices are specifically adopted:

- ~~1. Appendix A, Board of Appeals;~~
12. Appendix B, Fire Flow;
23. Appendix C, Hydrants;

- 34. Appendix D, Fire Apparatus Access Roads
 - 45. Appendix E, Hazard Categories;
 - 56. Appendix F, Hazard Ranking.
 - 67. Appendix G, Cryogenic Fluids Weight and Volume Equivalents
- E. The Uniform Plumbing Code (UPC) and Uniform Plumbing Code Standards, published by the International Association of Plumbing and Mechanical Officials: Except as provided in RCW 19.27.170, and provided, that any provisions of such code affecting sewers or fuel gas piping are not adopted. WAC 51-56 & 57 UPC.
- F. The International Fuel Gas Code (IFGC) as published by the International Code Council, Inc. WAC 51-52 IMC/IFGC
- G. The Washington State Energy Code Chapter 51-11 WAC.
- H. ~~The Edition of the~~ International Existing Building Code. WAC 51-50 IBC/IEBC Chapter 15.04 -

Section 2. Amending WSMC 15.04.031 as follows:

15.04.031 - 2009 International Building Code.

Amend Section 105.2 Work Exempt from Permit. Building: 1. Add "not to exceed 10 feet in overall height."

Section 3. Amending WSMC 15.04.032 (title only) as follows:

15.04.032 - 2003 International Building Code—Appendix J.

Section 4. Amending WSMC 15.04.033 as follows:

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 most recent 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.

Section 5. Amending WSMC 15.04.03[4] (title only) as follows:

~~15.04.03[4]~~ 15.04.034 - 2003 International Mechanical Code.

Section 6. Amending WSMC 15.04.03[5] (title only) as follows:

~~15.04.03[5]~~ 15.04.035 - 2003 International Fire Code.

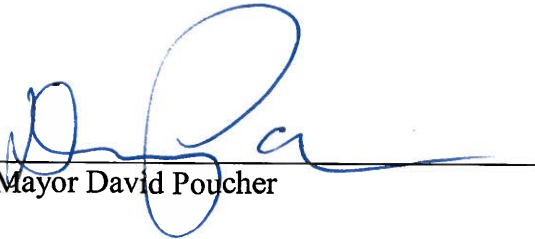
Section 7. Amending WSMC 15.04.03[6] (title only) as follows:

~~15.04.03[6]~~ 15.04.036 - 1997 Uniform Code for the Abatement of Dangerous Buildings.

Section 8. Severability. If 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 17th day of August, 2016.




Mayor David Poucher

Approved as to form only:



Kenneth B. Woodrich
City Attorney

ATTEST:



Leana Johnson, City Clerk/Treasurer