

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-13-532

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, REPEALING MAPLE VALLEY MUNICIPAL CODE CHAPTER 15.05; ESTABLISHING A NEW CHAPTER 15.05 ADOPTING BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE WITH AMENDMENTS; ADOPTING BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS; ADOPTING BY REFERENCE THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS; ADOPTING BY REFERENCE THE 2012 EDITION OF THE UNIFORM PLUMBING CODE WITH AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL MECHANICAL AND FUEL GAS CODES WITH AMENDMENTS; ADOPTING BY REFERENCE THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Maple Valley has adopted by reference numerous building codes for the health, safety and welfare of the citizens (“State Building Code”) as set forth in Maple Valley Municipal Code Chapter 15.05; and

WHEREAS, the State of Washington established the State Building Code as set forth in RCW 19.27.031; and

WHEREAS, a new version of the State Building Code will go into effect on July 1, 2013; and

WHEREAS, the City Council wishes to repeal and amend Maple Valley Municipal Code Chapter 15.05 in order to adopt by reference the new State Building Code and local amendments concurrent with the State Building Code effective date of July 1, 2013;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. MVMC Chapter 15.05 Repealed. Effective July, 1, 2013, Chapter 15.05, Construction Codes., of the Maple Valley Municipal Code is hereby repealed.

Section 2. New MVMC Chapter 15.05 Adopted. Effective July, 1, 2013, a new Chapter 15.05, Construction Codes, of the Maple Valley Municipal Code, as hereinafter set forth is hereby adopted.

Chapter 15.05 CONSTRUCTION CODES

Sections:

- [15.05.010](#) Purpose.
- [15.05.015](#) Definitions.
- [15.05.020](#) Copies of codes on file.
- [15.05.030](#) Fees.
- [15.05.035](#) Appeals.
- [15.05.040](#) International Building Code adopted.
- [15.05.050](#) International Residential Code adopted.
- [15.05.060](#) Reserved.
- [15.05.070](#) Uniform Plumbing Code adopted.
- [15.05.080](#) International Mechanical Code adopted.
- [15.05.090](#) International Fuel Gas Code adopted.
- [15.05.100](#) National Fuel Gas Code (NFPA 54) adopted.
- [15.05.110](#) Liquefied Petroleum Gas Code (NFPA 58) adopted.
- [15.05.120](#) International Energy Conservation Code adopted.
- [15.05.130](#) Reserved.
- [15.05.135](#) Reserved.
- [15.05.140](#) International Fire Code adopted.
- [15.05.150](#) Fee schedules.

15.05.010 Purpose.

The purpose of this chapter as adopted is to provide for and promote the health, safety, and welfare of the general public, and not to create or to otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this chapter.

A. The purpose of the international codes adoption chapter is to regulate construction and/or development of site work within the incorporated boundaries of the City of Maple Valley. Further it is the purpose of this chapter to adopt locally State-mandated laws and codes regulating construction in order to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public as a whole by enforcement of building codes throughout this jurisdiction.

B. It is also the purpose of this title, through enforcement of referenced codes, to regulate the safe and proper function of elements of a site or site improvement work and essential systems of a building including structural framing, plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy, efficiency, safe and equal access, fire suppression systems, alarm systems, and Fire Department access. (Ord. O-07-342 § 2).

15.05.015 Definitions.

Whenever reference is made to local authority, codes, jurisdiction, and similar concepts, within the codes adopted by reference in this chapter, interpretations rendered by such reference shall apply to the City of Maple Valley and its jurisdiction and authority. Whenever the following words appear in the codes adopted by reference in this chapter, they are to be interpreted as follows:

- A. "Administrative Authority" shall mean "Building Official."
- B. "Fire Code Official" shall mean either "Fire Chief" or "Fire Marshal" as the context requires.
- C. "Corporation counsel" shall mean "City Attorney or designee."
- D. "City Treasurer" shall mean "Finance Director."
- E. "Local zoning code" shall mean "City of Maple Valley Municipal Code Title 18, Development Regulations."
- F. "Municipality," "City" and "jurisdiction" shall mean the "City of Maple Valley." (Ord. O-07-342 § 2).

15.05.020 Copies of codes on file.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the adopted codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this chapter. The copy of codes on file may be placed by the City Clerk in the custody of the office of the Building Official in order to make them more readily available for inspection and use by the general public. (Ord. O-07-342 § 2).

15.05.030 Fees.

Effective July 1, 2004, unless otherwise specified herein, fees associated with the implementation of these codes shall be established as set forth in MVMC [15.05.150](#). (Ord. O-07-342 § 2).

15.05.035 Appeals.

Where the adoption of these codes requires a certain appeal body, requirement or process, the City Hearing Examiner shall serve as the hearing and decision-making authority for those codes, pursuant to the procedures set forth in Chapter [18.100](#) MVMC for a Process 2 decision. (Ord. O-07-342 § 2).

15.05.040 Building code adopted.

A. There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Building Code (IBC), 2012 ~~2009~~ Edition, as adopted by the State Building Code Council and as published by the International Code Council together with Appendix Chapters: H – Signs, and J – Grading, as adopted and amended by the Chapter 51-50 WAC.

B. IBC Section 105.2 Amended. Exemption 11 to Section 105.2 is hereby amended to read as follows:

- 11. Swings and other playground equipment.

C. IBC Section 110.3.1 Amended. Section 110.3.1 is hereby amended to read as follows:

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job. The Building Official or his/her designee shall have no duty to independently verify or establish lot lines or setback lines. No such duty is created by this chapter, and none shall be implied. The location of lot lines and/or setback lines at a development and construction related thereto shall be the responsibility of the applicant/owner.

D. IBC Section 111.3 Amended. Section 111.3 is hereby amended to read as follows:

111.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid. The Building Official may accept an instrument of financial security acceptable to the City that has been posted with the City for unfinished portions of the work.

E. IBC Section 111.5 Added, Financial Security. Section 111.5 is hereby added to read as follows:

111.5 Financial security. Financial security means a method of providing surety of financial performance and may include provision of a bond, assignment of savings, letter of credit or other financial guarantee acceptable to the City. The financial security shall be in the amount equal to 150 percent of the estimated costs for completion of the work covered by the security. All such secured work shall be completed within six months of the date of the issuance of the certificate of occupancy. One six month extension may be granted by the bonding officer if necessary to complete the work.

F. IBC Section 111.6 Added, Violation of Requirements for Certificate of Occupancy. Section 111.6 is hereby added to read as follows:

111.6 Violation of requirements for certificate of occupancy. The City Council affirms that the issuance of any certificate of occupancy is of vital importance in the safeguarding of life safety, property safety and health of occupants of any structure; and further, that the enforcement of all City development regulations is of vital importance to the City's economic vitality and the public good. Any person allowing a building to be occupied without a certificate of occupancy first being issued as required by this Chapter shall be in violation of the MVMC and subject to MVMC [4.05.010](#).

G. IBC Section-113 Deleted, Board of Appeals. Section 113 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC [15.05.035](#).

H. IBC Section 202 Amended, Building Height Definition. Section, 202 building height definition, is hereby amended to read as follows:

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface. This measurement shall be compared to MVMC section [18.20.020](#)(B) 6 and the most restrictive interpretation shall apply.

(Ord. O-07-342 § 2).

15.05.050 International Residential code adopted.

A. There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Residential Code (IRC), 2009 2012 Edition, as adopted by the State Building Code Council in Chapter 51-51 WAC, as published by the International Code Council together with the Appendix Chapter G – Swimming Pools, Spas and Hot Tubs. Appendix F, Radon Control Methods and Appendix R, Dwelling Unit Fire Sprinkler Systems, and Appendix S, Fire Sprinklers are not adopted.

B. IRC Section R105.2 Exception 1 Amended, Work Exempt from Permit. Section R105.2 is hereby amended to read as follows:

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

C. IRC Section R109.1.1 Amended, Foundation Inspection. Section R109.1.1 is hereby amended to read as follows:

R109.1.1 Foundation inspection. Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. The Building Official or his/her designee shall have no duty to verify or establish lot lines or setback lines. No such duty is created by this chapter, and none shall be implied. The location of lot lines and/or setback lines at a development and construction related thereto shall be the responsibility of the applicant/owner.

D. IRC Section R110.1 Amended, Use and Occupancy. Section R110.1 is hereby amended to read as follows:

R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has performed and

approved a final inspection. A final inspection for occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Final inspections presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Final Inspections are not required for work exempt from permits under Section R105.2.

E. IRC Section R110.3 Deleted, Certificate Issued. Section R110.3 is hereby deleted.

F. IRC Section R110.5 Amended, Revocation. Section R110.5 is hereby amended to read as follows:

R110.5 Revocation. The Building Official shall, in writing, suspend or revoke a final inspection and occupancy under the provisions of this code wherever the final inspection and/or occupancy is in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

G. IRC Section R112 Deleted, Board of Appeals. Section R112 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC [15.05.035](#).

H. IRC Section R115 Title Added, Unsafe Structures and Equipment. New Section R115 title is hereby added to read as follows:

UNSAFE STRUCTURES AND EQUIPMENT.

IRC Section R115.1 Added, Conditions.

R115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

I. IRC Section R115.2 Added, Restoration. Section R115.2 is hereby added to read as follows:

R115.2 Restoration. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs

during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of IRC Section R105.2.2 and IBC Chapter 34.

J. IRC Section R202 Amended, Definition for Building Height. Section R202, definition for building height, is hereby amended to read as follows:

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface. This measurement shall be compared to MVMC section [18.20.020](#)(B) 6 and the most restrictive shall apply.

K. IRC Table R301.2(1) Amended, Climate and Geographic Design Criteria. Table R301.2(1) is hereby amended to read as follows:

Table R301.2(1) Climatic and Geographic Design Criteria:

Ground Snow Load: 25 psf

Wind Speed (mph): 85 @ 3 second gust,

Topographic Effects: No

Seismic Design Category: D2

Subject to Damage From:

Weathering: Moderate

Frost Line Depth: 12 inches

Termite: Slight to Moderate

Decay: Slight to Moderate

Winter Design Temp: 22° F

Ice Barrier Underlayment Req.: No

Flood hazards: N/A

Air Freezing Index: 1500

Summer Design Temp: 85° F

(Ord. O-07-342 § 2).

15.05.060 Reserved.

(Ord. O-07-342 § 2).

15.05.070 Uniform Plumbing Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the Uniform Plumbing Code (UPC), 2012 Edition, as adopted by the State Building Code Council in Chapters 51-56 WAC, as published by the International Association of Plumbing and Mechanical Officials.

A. UPC Section 102.3-Deleted Board of Appeals. UPC Section 102.3 is hereby, deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC 15.05.035.
-(Ord. O-07-342 § 2).

15.05.080 International Mechanical Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Mechanical Code (IMC), 2012 Edition, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council.

A. IMC Section 109 Deleted, Means of Appeal. IMC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC [15.05.035](#).

15.05.090 International Fuel Gas Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Fuel Gas Code (IFGC), 2012 Edition, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by the International Code Council.

A. IFGC Section 109 Deleted, Means of Appeal. IFGC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC [15.05.035](#).

15.05.100 National Fuel Gas Code (NFPA 54) adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the National Fuel Gas Code, 2012 Edition, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA.

15.05.110 Liquefied Petroleum Gas Code (NFPA 58) adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the Liquefied Petroleum Gas Code, 2011 Edition, as adopted by the State Building Code Council in Chapter 51-52 WAC, as published by NFPA. (Ord. O-07-342 § 2).

15.05.120 International Energy Conservation Code adopted.

There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Energy Conservation Code (IECC), 2012 Edition, as adopted by the State

Building Code Council in Chapters 51-11C and 51-11R WAC, as published by the International Code Council. (Ord. O-07-342 § 2).

- A. IECC Section C109 Deleted, Board of Appeals. IECC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC 15.05.035.
- B. IECC Section R109 Deleted, Board of Appeals. IECC Section 109 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC 15.05.035.

15.05.130 Reserved.

15.05.135 Reserved.

(Ord. O-07-342 § 2).

15.05.140 International Fire Code adopted.

A. There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Fire Code, 2012 Edition (IFC), as adopted by the State of Washington in Chapter 51-54 WAC, together with the Appendix Chapters B, C, and D. Appendix Chapter K, International Wildland Urban Interface Code is not adopted.

B. IFC Section 102.7 Amended. Section 102.7 is hereby amended to read as follows:

102.7. Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 47 80 of the International Fire Code. Such standards and codes shall be considered part of the requirements of this code to the prescribed extent of each such reference as determined or modified by the fire code official. Where differences occur between the provisions of this code and the referenced standards, the provision of this code shall apply.

C. IFC Section 105.1.1 Amended, Permits Required. Section 105.1.1 of the 2012 International Fire Code, as adopted by this chapter, is hereby amended to read as follows:

105.1.1 Permits required. Permits required by this code shall be obtained from the fire code official. Permit fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. Permit fees for fire plan review and new construction inspections shall be collected based on time spent, at the rate of \$100.00 per hour. Permit fees for annual inspections for those occupancies noted as needing a permit to operate as noted in section 105 of the 2012 International Fire Code shall be collected based on time spent, at the rate of \$100.00 per hour.

D. IFC Section 105.6.30 Amended, Open Burning. Section 105.6.30 is hereby amended to read as follows:

Section 105.6.30 Open burning. Open burning is prohibited year around within the City of Maple Valley with the following exceptions:

1. Burning of flood or storm debris as provided for by State Law, provided that a burning permit must be issued with the approval of the fire code official.
2. Recreational fires as defined in amended section 202 of the 2012 International Fire Code.

E. IFC Section 108 Deleted, Board of Appeals. IFC Section 108 is hereby deleted in its entirety and substitution is made to the City Hearing Examiner in accordance with MVMC [15.05.035](#).

FG. IFC Section 111.1 Amended. Section 111.1 is hereby amended to read as follows:

111.1. Stop orders. When any work is being done or a condition is being established contrary to the provisions of this code, the Building Official may order the work stopped by notice in writing served on any persons engaged in or causing the work to be done. Such work shall then stop until continuation is authorized by the Building Official.

G. IFC Section 307.1.1 Amended, Prohibited Open Burning. Section 307.1.1 is hereby amended to read as follows:

Section 307.1.1 Prohibited open burning. Open burning is prohibited year around within the City of Maple Valley with the following exceptions:

1. Burning of flood or storm debris as provided for by State Law, provided that a burning permit must be issued with the approval of the fire code official.
2. Recreational fires contained in an incinerator, outdoor fireplace, barbecue pit, or barbecue grill and with a total fuel area of 3 feet or less in diameter and 2 feet or less in height, for the purpose of pleasure, religious, or ceremonial observance, cooking, or similar purpose.
 - a. A permit is not required for an exempt fire as defined above.
 - b. General exemptions of recreational fires larger than defined in Section ~~307.4.2~~ 202 may be allowed on a case by case basis with the approval of the fire code official. A permit may be issued upon the applicant showing that the proposed fire meets the provisions of this code.

H. IFC Sections 503.1 through 503.4 Amended, Where Required. Sections 503.1 through 503.4 are hereby amended to read as follows:

503.1. Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and the City of Maple Valley Road Standards. The fire code official may use Appendix D.

503.1.1. Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet (45,720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2, or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2. Additional access. The fire code official is authorized to require more than one fire apparatus road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.2.1. Structures over 20,000 square feet. Structures with a gross floor area of 20,000 square feet or more shall be provided with at least a fire apparatus access road around the entire structure conforming to the requirements of IFC section 503 Appendix Chapter D101 and perimeter fire hydrants conforming to section 508 Appendix Chapter C105 on all sides of the structure.

503.1.3. High piled storage. Fire department vehicle access to buildings used for high piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2. Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2. Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of a fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4. Turning radius. The required turning radius of a fire apparatus shall be determined by the fire code official.

503.2.5. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6. Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed load of a fire apparatus. Vehicle loads shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the fire code official.

503.2.7. Grade. The grade of the fire apparatus access road shall be within the limits of no greater than fifteen percent as established by the fire code official based on the fire department's apparatus.

503.2.8. Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3. Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4. Obstruction of fire apparatus roads. Fire apparatus roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.4.1. Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official.

I. IFC Section 507.5 Amended, Where Required Exception. Section 507.5, is hereby amended with the following exceptions:

EXCEPTIONS:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 400 feet.
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 400 feet.

J. IFC Section 903.2.11.7 Added, Stand Alone Sprinkler Provisions. Section 903.2.11.7 is hereby added to read as follows:

903.2.11.7. Stand alone sprinkler provisions.

New buildings: Throughout all new buildings which exceed any of the following criteria:

1. Buildings with a gross floor area in excess of 5,000 square feet Exception: single-family residential.
2. Buildings with a fire flow requirement as determined by Appendix B of the 2012 International Fire Code to be in excess of 2,000 gallons per minute.
3. Single- and two-family dwellings whose gross floor area exceed 3,600 square feet and are unable to meet the fire flow requirements as set forth in Appendix B of the 2012 International Fire Code, unless meeting a Type A construction (one hour fire resistive throughout).
4. Any buildings as well as single- or two-family dwellings that are unable to conform to current Fire Apparatus Road Access Standards.
5. Buildings with a floor level with an occupant load of 10 or more located 30 feet or more above the exterior ground level adjacent to the floor area to be occupied.
6. In any existing building not in compliance with these standards, where the alterations, repairs or additions exceed, within a three-year period, 50 percent of the building valuation established by the King County Assessor at the time of first application for permit.
7. Fire walls as noted in Chapter 7 of the International Building Code shall not be considered to separate a building to enable deletion of the requirements of this section.

EXCEPTIONS:

Airport control towers.

Open parking structures.

K. IFC Section 907.1.3 Amended, Equipment. Section 907.1.3 is hereby amended to read as follows:

907.1.3 Equipment. Equipment systems and the components shall be listed and approved for the purpose for which they are installed. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at a UL central station.

L. IFC Section 907.1.4 Added, Panel Upgrades. Section 907.1.4, is hereby added to read as follows:

907.1.4 Panel upgrades. If an existing fire alarm control panel is replaced, the replacement must meet the requirements of Section 907.1.3.

M. IFC Section 907.2.24 Added, Square Footage Requirement for a Fire Alarm System. Section 907.2.24 is hereby added to read as follows:

907.2.24. Structures in excess of 3000 square feet. An approved total coverage automatic fire alarm system shall be provided in accordance with NFPA Standard 72 in all structures in excess of 3000 square feet on all floor levels.

EXCEPTIONS: Group R-3 and U occupancies.

Use of fire walls to define separate buildings. For the purpose of Section 907, fire walls constructed in accordance to Chapter 7 of the IBC shall not define separate buildings.

N. IFC Section 903.7 Added, Riser Room Access. Section 903.7 is hereby added to read as follows:

903.7 Riser room access. All risers shall be located in a dedicated room with an exterior door, lighting and heat. This shall include NFPA 13, 13R, and a 13D system serving five or more dwelling units.

(Ord. O-07-342 § 2).

15.05.150 Fee schedules.

A. Building Permit and Plan Review Fees

Building Permit and Plan Review Fees are presented in the schedule below and are (based on the current version of the "Building Construction Valuation" printed in the nationally distributed ICC publication known as the "Building Safety Journal").

Valuation	Fee Schedule
\$1.00 to \$500.00	\$30.00
\$501.00 to \$2,000	\$30.00 for the first \$500.00 plus \$3.00 for each additional \$100.00, or fraction thereof to and including \$2,000
\$2,001 to \$25,000	\$75.00 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$400.00 for the first \$25,000 plus \$10.00 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001 to \$100,000	\$650.00 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$1,000 for the first \$100,000 plus \$6.00 for each additional \$1,000 or fraction thereof to and including \$500,000

\$500,001 to \$1,000,000	\$3,400 for the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001 and up	\$5,900 for the first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof

Notes and Other Fees:

1. Plan review fees are in addition to building permit fees and are assessed at a rate of 65 percent of the calculated building permit fee.
2. If review is needed in order to establish code compliance beyond the second review and subsequent response, there shall be additional plan review fees assessed at rate of \$100.00 per hour or the cost of the plan review, whichever is less.
3. The determination of value or valuation shall be based on the current, nationally published ICC Building Safety Journal, Building Valuation Data table with no regional modifier, on file with the City Building Official. Building valuation may be amended or modified as needed by the Building Official and the Department of Community Development based on consideration of regional and/or inflationary influences.
4. Demolition permits and review fee: \$50.00 for structures less than 1,000 square feet; \$100.00 for structures 1,000 square feet or greater.

5. Re-inspection fees and inspections, for which no fee is specifically indicated, are charged at \$100.00 per hour (minimum charge one hour).
6. Building inspections outside of normal business hours: \$100.00 per hour (minimum charge – one hour).
7. Development project peer review: \$100.00 plus cost of consultant review fee charged for outside consultant peer review services.
8. State Building Code Council surcharge fee: \$4.50 per building permit, plus \$2.00 per each additional dwelling unit.
9. Energy code review fee of \$50.00 for review of all buildings and structures regulated by the Washington State Energy Code. Fees collected under this item number shall go into a dedicated account and be administered at the discretion of the Building Official.
10. Registered Plan Program: (A) A \$25.00 setup fee in addition to the plan review fee to establish a registered plan. (B) To use an established registered plan, the building permit fee will be as established and the plan review fee shall be \$75.00 plus an additional \$25.00 counter/processing fee. (C) Modification or revision to an established registered plan shall be assessed at \$100.00 per hour of review time or an amount equal to the plan review fee, whichever is less, plus a \$25.00 counter/processing fee.
11. Using the building permit fee schedule above – all amounts or fractions thereof shall be rounded up to the whole dollar.
12. Investigation inspections caused by work started without permits shall be equal to an additional permit fee or hourly fee rate of \$100.00, whichever is more.

B. Plumbing Permit Fees:

B. Plumbing Permit Fee-Schedule

1. Base Permit Fee for Processing.	
a. For the issuance of each plumbing permit \$25.00	
b. For the issuance of each plumbing permit not associated with a current building permit \$100.00	
2. Unit Fee Schedule (Note: Base permit issuing fee not included).	
a. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection) \$10.00	
b. Rainwater systems – per drain (inside building) \$30.00	
c. For water heater, vent and expansion tank or combination \$10.00	
d. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps \$30.00	
e. For each installation, alteration or repair of water piping and/or water treating equipment \$30.00	
f. For each repair, or alteration of drainage or vent piping, each fixture \$10.00	
g. For each lawn sprinkler system on any one meter including backflow protection devices thereof \$30.00	
h. For atmospheric-type vacuum breakers not included in subsection (B)(2)(i):	
One to five \$10.00	
Over five, each \$2.00	
i. For each backflow protective device other than atmospheric-type vacuum breakers:	
Two-inch (51 mm) diameter and smaller \$30.00	
Over two-inch (51 mm) diameter \$40.00	
j. For initial installation of a reclaimed water system \$60.00	
k. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas \$90.00	
l. For each additional medical gas inlet(s)/outlet(s) \$10.00	
m. For each grease trap less than 55 gallons per minute \$30.00	
n. For each grease trap greater than 55 gallons per minute \$80.00	
o. For each grease interceptor \$120.00	
3. Other Inspections and Fees.	
a. Re-inspection fee \$100.00	
b. Inspections for which no fee is specifically indicated \$100.00	
c. Plan review fees are in addition to plumbing permit fees and are assessed at a rate of 65 percent of the calculated plumbing permit fee	
d. Additional plan review required by changes, additions or revisions to approved plans per hour charge (minimum charge – one hour) \$100.00	
C. Mechanical Permit Fees:	

Mechanical Permit Fee Schedule	
1. Base Permit Fee for Processing.	
a. Counter/processing fee for the issuance of each mechanical permit associated with a building permit \$25.00	
b. Counter/processing fee for the issuance of each mechanical permit not associated with a current building permit \$100.00	
2. Unit Fee Schedule (Note: Base permit fee for processing not included).	
a. Furnaces.	
i. For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent up to and including 100,000 Btu/h (29.3 kW) \$30.00	
ii. For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent over 100,000 Btu/h (29.3 kW) \$30.00	
iii. For the installation/relocation of each floor furnace, including vent \$30.00	
iv. For the installation/relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$30.00	
3. Appliance Vents.	
a. For the installation, relocation/replacement of each appliance vent installed (i.e., Type B, BW, L gas vent, etc.) \$10.00	
4. Repairs or Additions.	
a. For the repair, alteration 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 \$15.00	
5. Boilers, Compressors and Absorption Systems/Air Conditioning Systems.	
a. For the installation/relocation of each boiler or compressor up to and including three horsepower (10.6 kW), or each absorption system up to and including 100,000 Btu/h (29.3 kW) \$20.00	
b. For the installation/relocation of each boiler or compressor over three horsepower (10.6 kW) up to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) up to and including 500,000 Btu/h (146.6 kW) \$30.00	
c. For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) up 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	
d. For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) up 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	
e. For the installation or relocation or each boiler or compressor over 50	

horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW) \$95.00
6. Air Handlers.
a. For each air-handling unit up to and including 10,000 cfm (4,719 L/s), including ducts (i.e., diffusers, blowers, etc.) and for each air-handling unit over 10,000 cfm (4,719 L/s) including ducts \$30.00
7. Evaporative Coolers.
a. For each evaporative cooler other than portable type \$30.00
8. Ventilation and Exhaust.
a. For each ventilation fan connected to single duct (i.e., bath, laundry, kitchen exhaust, etc.) \$10.00
b. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit \$10.00
c. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$30.00
d. For the installation of each class one hoods and ducts \$50.00
9. Incinerators.
a. For the installation or relocation of each domestic-type incinerator \$20.00
b. For the installation or relocation of each commercial- or industrial-type incinerator \$50.00
10. Miscellaneous.
a. For each appliance or piece of equipment regulated by the IMC for which no other fee is listed (i.e., fire dampers, etc.) \$20.00
b. For each gas-piping system of one to five outlets \$20.00
11. For each additional gas piping system outlet, per outlet \$2.00
12. Other Inspections and Fees.
a. Re-inspection fees assessed at a per hour charge (minimum charge – one hour) \$100.00
b. Inspections for which no fee is specifically indicated, per hour charge (minimum charge – one hour) \$100.00
c. Plan review fees are in addition to mechanical permit fees and are assessed at a rate of 65 percent of the mechanical building permit fee
d. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed per hour charge (minimum charge – one hour) \$100.00

D. Grading Permit Fees:

Fee Basis	Fee Schedule
Base counter/processing fee	\$25.00
51 to 100 cubic yards (40 m3 to 76.5 m3)	\$60.00
101 to 1,000 cubic yards (77.2 m3 to 764.6 m3)	\$120.00 for the first 100 cubic yards, plus \$20.00 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards (765.3 m3 to 7,645.5 m3)	\$300.00 for the first 1,000 cubic yards, plus \$50.00 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards (7,646.3 m3 to 76,455 m3)	\$500.00 for the first 10,000 cubic yards (7,645.5 m3), plus \$100.00 for each additional 10,000 cubic yards (7,645.5 m3) or fraction thereof
100,001 to 200,000 cubic yards (76,456 m3 to 152,911 m3)	\$1,140 for the first 100,000 cubic yards (76,455 m3), plus \$100.00 for each additional 10,000 cubic yards (7,645.5 m3) or fraction thereof
200,001 cubic yards (152,912 m3) or more	\$2,040 for the first 200,000 cubic yards (152,911 m3), plus \$100.00 for each additional 10,000 cubic yards (7,645.5 m3) or fraction thereof

Other Fees:

Plan review fees are in addition to grading permit fees and are assessed at a rate of 65 percent of the calculated grading permit fee.

Additional plan review fees assessed at a rate of \$100.00 per hour or the cost of the outsource plan review, whichever is less.

Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one hour).

Section 3. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall take effect on July 1, 2013.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 13th DAY OF MAY, 2013.

CITY OF MAPLE VALLEY

William T. Allison, Mayor

ATTEST/AUTHENTICATED:

Shaunna Lee-Rice, City Clerk

Approved as to form:

Patricia Taraday, City Attorney

Date of Publication: May 21, 2013

Effective July 1, 2013

