

ORDINANCE NO. 91-84

AMENDMENTS TO TITLE 14
BUILDING AND CONSTRUCTION
MASON COUNTY CODE

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 6, 1975, adopt a Uniform Building Code for Mason County, with amendments (Ordinance No. 451), as required by Chapter 96, Laws of 1974 1st Extraordinary Session; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 20, 1975, amend said Building Code Ordinance by Ordinance No. 474; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 24, 1975, amend said Building Code Ordinance by Ordinance No. 483; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on April 19, 1976, amend said Building Code Ordinance by Ordinance No. 602; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 28, 1977, amend said Building Code Ordinance by Ordinance No. 735; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on January 8, 1979, amend said Building Code Ordinance by Ordinance No. 963; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on February 5, 1979, amend said Building Code Ordinance by Ordinance No. 972; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did, on March 24, 1980, amend said Building Code Ordinance by Ordinance No. 1135; and

WHEREAS, it has now become apparent that some revisions in the Code as adopted are required; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS held a Public Hearing on September 17, 1984 at 8:15 A.M. in the Courthouse, for the purpose of considering several amendments to the Uniform Building Code;

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the following amendments to the Uniform Building Code be adopted:

Amend Section 14.04.010 to read:

A. Uniform Building Code and Related Standards 1982 Edition, including Appendix Chapter 1, 11, 32, 35, and 53, published by the International Conference of Building Officials.

B. Uniform Mechanical Code, 1982 Edition, including Chapter 22, Appendix B, published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials.

C. Uniform Fire Code, with appendices thereto and Related Standards, 1982 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association.

D. Uniform Plumbing Code, 1982 Edition, published by the International Association of Plumbing and Mechanical Officials, including IAPMO Standards: Provided, that Chapter 11 of such code is not adopted: Provided, that notwithstanding any wording in this code, nothing in this code shall apply to the installation of any gas piping water heaters, or vents for water heaters; and

E. The rules and regulations adopted by the State Building Code Advisory Council establishing standards for making buildings and facilities accessible to and usable by the physically handicapped or elderly persons as provided in Chapter 110, Laws of 1975 1st Extraordinary Session.

F. Uniform Code for the Abatement of Dangerous Buildings, 1982 Edition. Published by the International Conference of Building Officials.

G. 1980 Edition of the Washington Energy Code shall be in effect.

In case of conflict among the codes enumerated in the above subsections of this ordinance, the first named code shall govern over those following, save and except such portions as are hereinafter by this ordinance deleted, modified, or amended, and from the effective date of this ordinance the provisions thereof shall be controlling within the unincorporated areas of Mason County.

Delete Section 14.08.030 and .040.

Add a new Section 14.08.030 as follows:

14.08.030 Section 301 amended: (a) Permits required.

Section 301 shall be supplemented with the following:

"Permits shall be required for all seawalls, bulkheads or other similar structures, regardless of type of construction, including, but not limited to, rock riprap, pilings, etc."

Permits shall also be required for Mobile Homes and Factory Built Housing.

Amend 14.08.050 as follows:

14.08.050 Section 104(e) amended--Moving building. Section 104 is amended by adding the following new paragraph:

"No person shall move any previously occupied building into or within Mason County for the purpose of permanently locating such building in Mason County, other than for the purpose of Group M, Division 1 Occupancy; unless prior to moving said building has been inspected for compliance with this code by the Building Official. The cost of said inspection for a moving building shall be payable in advance and shall not be refundable. The inspection fee shall be based upon the following schedule: when inspection is required of a building located within Mason County - fee: \$25.00; when inspection is outside Mason County - fee: \$60.00, plus 20¢ per mile for travel outside Mason County. Building permit shall be obtained for work necessary to comply with the Building Code on the new location." 1980; Ord. 1135(part), 1979; Ord. 972(part), 1979; Ord. 735(part), 1977; Ord. 602(part), 1976; Ord. 451 §2(C), 1975).

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Amendments to Mason County Code.

Amend 14.08.080 as follows:

14.08.080 Section 303 amended: Compliance with Health Department. Section 303 is amended by adding the following:

(f) Evidence of compliance with regulations of the Mason County Health Department as they relate to sanitary sewerage disposal shall be presented to the Building Official prior to the issuance of a building permit.

Amend 14.08.090 as follows:

14.08.090 Section 304 (b), Plan Review Fees:

Said plan checking fees for buildings of Group R, Division 3, and Group M, Division 1 Occupancies shall be one-half of the building permit fees but shall not exceed twenty-five (25) dollars for any building the valuation of which is not more than \$50,000. Plan checking fees for buildings of Group R, Division 3 and Group M, Division 1 Occupancies the valuation of which exceeds \$50,000 shall be one-half of the building permit fee. Plan checking fees for all other buildings shall be 65% of the building permit fees as set forth in Table 3-A.

Delete 14.08.100.

Delete 14.08.110.

Amend 14.08.150 by adding:

Permit fees for Mobile Homes and Factory Built Housing shall be one-half the fees in Table 3-A.

Amend 14.08.190:

14.08.190 Section 1204 amended -- Egress or rescue windows. Section 1204, the last paragraph is amended to read:

All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. Where windows are provided as a means of egress or rescue they shall have a finished sill height not more than 48 inches above the floor.

Delete 14.08.200.

Amend 14.08.210:

14.08.210 Section 304 -- Add subsection (F). To Section 304 a new subsection is added, to read as follows:

"Permits for demolition shall be issued at no charge." (Ord. 735, (part), 1977).

Amend 14.08.080 as follows:

14.08.220.

Amend Uniform Building Code Section 304 by adding a new subsection.

(g) Special requested inspections. Requested inspections not required by this title shall be charged a minimum of \$25.00.

(h) Change of use inspection - no charge.

Add a new Section 14.08.230 as follows:

14.08.230 Hurricane anchors.

Seismic and hurricane anchor clips shall be required for securing all trusses and rafters. Quality shall equal or exceed Simpson model #H.

Chapter 14.12
Plumbing Code Amendments

Amend 14.12.030.

14.12.030- -- Amends Section 20.3 -- Violation -- Penalty.

Section 20.3 is amended to read as follows:

Violation and penalties.

20.3 Any person, firm or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed \$300 or by imprisonment in the Mason County Jail for not to exceed 3 months, or both fine and imprisonment. Each separate day or any portion thereof during which any violation of this Code occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this Code or of any other ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of this Code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within one hundred eighty (180) days from date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. Before such work can be recommenced, a new permit shall be first obtained, and the fee shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work, and provided, further, that such suspension or abandonment has not exceeded one (1) year.

Chapter 14.16
Fire Code Amendments

Amend Section 14.16.010(c) to read:

"Fire Department or Chief of the Fire Department, Bureau of Fire Prevention or Chief of the Bureau of Fire Prevention, shall mean the Building Official designated in Section 201 of the Uniform Building Code, who shall be known as

the Mason County Fire Marshal, except Article 10, Division I, in those areas protected by a Fire Protection District, the meaning shall be the Chief or his representative of the Fire Protection District having jurisdiction.”

Delete Section 14.16.040.

Chapter 14.18
Uniform Mechanical Code

Amend Section 14 by adding a new Chapter 14.18 and adding new Sections.

Section 14.18.010 Definitions:

Wood Stove is a room heater designed to burning solid fuel only, i.e. coal or wood.

Section 14.18.020 Installation standards:

Wood stoves installed in Mason County must comply with and be installed according to:

- (a) ICBO Research Reports, or,
- (b) UL Reports, or,
- (c) Other nationally recognized testing standards may be accepted by the building official.

Chapter 14.10
Mobile Homes Amendments

Amend 14.20.010 as follows:

14.20.010 Inspection and Permit.

All mobile homes installed within the unincorporated area of Mason County, including those installed in Mobile Home Parks, shall be inspected. The inspection shall include all those necessary under the State Building Code and assurance of compliance with RCW 43.22. Additional structures appurtenant to the mobile home shall require a separate building permit.

Delete all of 14.20.030 and add a new section as follows:

14.20.030 Mobile Home Installation.

(A) Foundation system shall be either:

(1) A poured in place continuous footing 16 inches wide, 8 inches deep, the full length of the mobile home, reinforced with continuous 1/2 inch rebar to meet the block foundation system or,

(2) 24 inch by 24 inch by 8 inches thick pad with two 1/2 inch rebar to meet the block foundation system.

(B) Block piers requirements:

(1) Ungrouted blocks are permitted between a minimum of 12 inches above pad to 36 inches.

(2) Block piers above 36 inches shall be grouted and filled with 1/2 inch rebar tied into the sills and footing.

(3) Block piers shall be on 4 foot centers or as specified by the manufacturer.

(4) A continuous concrete footing and stem wall may be substituted for A-1 and A-2 above. (See Section 14.08.130 for requirements.)

(C) Anchors.

Approved anchor system shall be required when the mobile home exceed 36 inches above grade.

(D) Fees.

(1) Units less than 32 feet long and 8 feet or less wide - \$20.00

(2) All others - One-half the fee in Table 3-A, Uniform Building Code.

(E) Manufacturer's set up requirements shall be approved by the Building Official, provided the soil bearing conditions meet manufacturer's requirements

DATED this 17th day of September 1984.

BOARD OF COMMISSIONERS
OF MASON COUNTY WASHINGTON

William O. Hunter
Chairman

Ed Johnston
Commissioner

Annette S. McFee
Commissioner

ATTEST:

Rebecca S. Joeb
Clerk of the Board

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Amendments to the Mason County Code.

CC: Cmmrs
Auditor
General Services