

ORDINANCE NO. 43-86

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, the BOARD OF COUNTY COMMISSIONERS did, on September 17, 1984, amend said Building Code Ordinance by Ordinance No. 91-84; 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 April 22, 1986 at 9:30 a.m. in the Courthouse Annex II, 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 adoption: Mason County Code

A. Uniform Building Code and Related Standards 1985 Edition, including Appendix Chapter 1-11-12-32 and 49 published by the International Conference of Building Officials.

B. Uniform Mechanical Code, 1985 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, 1985 Edition, published by the International Conference of Building Officials and the Western Fire Chiefs Association.

D. Uniform Plumbing Code, 1985, 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.

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, 1985 Edition, published by the International Conference of Building Officials.

G. The 1986 Edition of the Washington Energy Code shall be in effect.

H. The 1985 Uniform Sign Code, published by the International Conference of Building Officials.

I. Guidelines for Manufactured Housing and Installations, published by the International Conference of Building Officials.

J. The 1985 One and Two Family Dwelling Code and its Standards with Appendices A and B.

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, Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 735 (Part) 1977; Ordinance No. 602 (Part) 1976; Ordinance No. 451 (Part) 1975.

14.08.000 Building Code Amendments

14.08.10 Generally. The Uniform Building Code is hereby amended. The amended sections shall supersede that section or table as numbered in said Building Code and shall be an integral part of the Building Code of Mason County. The amended sections are as follows:

14.08.020 Definitions. Whenever the following terms are found in the Building Code the following definitions shall apply:

- (1) "City" means Mason County.
- (2) "City limits" means unincorporated Mason County.
- (3) "Mayor or City Council" means the Board of Mason County Commissioners.
- (4) "City Treasurer" means County Treasurer. (Ordinance No. 451, 1975).

14.08.030 Section 301(a) Permits Required. Section 301(a) shall be supplemented with the following:

(1) "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."

(2) Permits shall also be required for mobile homes and factory built housing, manufactured housing, and modular homes.

3. Permits shall also be required for signs and billboards.

14.08.031 Section 301(b) Exempted Work. Amended by adding the following.

(1) Construction etc., with a value of \$1,000 or less as based on current square footage scale on the Building Valuation Schedule. Ordinance No. 91-84 (Part) 1984; Ordinance No. 1260 (Part) 1980; Ordinance No. 1135 (Part) 1980; Ordinance No. 451 (Part) 1975.

(2) Deleted. Resolution 47-82 by Adoption of 1985 UBC.

(3) Agricultural buildings as defined in Section 402, PROVIDED that in no event should fruit or vegetables or crops of the tree or vine stored in such buildings constitute combustible stock for the purpose of the Uniform Fire Code and PROVIDED further that such buildings be set back 50 feet from any adjacent residential structures and 50 feet from any property line. PROVIDED said structures shall meet Appendix II.

14.08.050 Section 104(e) Moving Building. Section 104(e) 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 moving a 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; when inspection is outside Mason County - fee, \$60 plus 20 cents 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." Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 972 (Part) 1979; Ordinance No. 735 (Part) 1977; Ordinance No. 602 (Part) 1976; Ordinance No. 451 (Part) 1975.

14.08.060 Section 201 Creation of Department. There is hereby established in the Mason County Department of General Services, a Division of Building Inspection which shall be under the jurisdiction of the Mason County Department of General Services Director, who, in addition to his other duties, is designated as the Building Official. Ordinance No. 91-84 (Part) 1984; Ordinance No. 451 (Part) 1975.

14.08.080 Section 303 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." (Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 451 (Part) 1975.

14.08.090 Section 304(b) Permit Fees. Delete to read the following: Section 304(a) of Analysis of Revisions 1985.

(1) Building Permit Fees. Table 3-A delete first line of Permit Fee Schedule of 1982 Code.

(2) Add - Permit fees for mobile homes and manufactured housing including modular homes 1/2 fee of UBC Table 3-A.

(3) Add - Permit fees for Signs and Billboards. Permit fee and Plan Check fee shall be established by the Building Official.

(4) Add - Special Requested Inspections. Requested inspections not required by this Title shall be charged a minimum fee of \$25.

(5) Add Change of Use of Occupancy. No fee charge. Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 972 (Part) 1979.

(6) Permits for demolition of any private structure; except when explosives are used in such demolition. Permits shall be issued at no charge. Ordinance No. 91-84 (Part) 1984; Ordinance No. 963 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 735 (Part) 1977.

14.08.210 Deleted. Amended and added to Section 304(a)6.

(7) Plan Review Fees. Amended as follows:

Said Plan Check fees for buildings of Group R, Division 3, and Group H, Division 1 Occupancies shall be 1/2 of the Building Permit fees but shall not exceed \$25 for any building the valuation of which is not more than \$50,000. Plan Check fees for buildings of Group R, Division 3 and Group H, Division 1 Occupancies the valuation of which exceeds \$50,000 shall be 1/2 of the Building Permit fee. Plan Check fees for all other buildings shall be 65 percent of the Building Permit fees as set forth in Table 3-A.

14.08.210 Deleted - This section added to Section 14.08.090(7) Plan Review.

14.08.120 Section 2604(c). Amended - Selection of Properties. Section 2604(c) shall be supplemented with the following.

"All seawalls, bulkheads, foundations or other similar structures that are designed or intended to retain either fresh or saltwater, hereafter constructed within the unincorporated areas of Mason County, shall be required to contain six (6) 94 lb sacks of Portland Cement per yard of concrete (for freshwater) and six and one-half (6 1/2) sacks per yard (for saltwater)." Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.08.130 Section 2907(e). Amended - Footing Design. Footing Design shall be supplemented with the following.

(1) Continuous concrete footings shall be placed under all Group R, Division 1 and Division 3 Occupancy buildings and all other buildings which have a floor area in excess of 400 square feet, unless of special design by architect or engineer and sufficient test data is submitted, except Group 1, Division 3 Occupancy buildings.

(2) All concrete foundations not exceeding four feet in height shall contain a minimum of two deformed steel reinforcing bars, 1/2 inch minimum diameter, of approved grade, running continuous and longitudinally with the footing, and a maximum of three inches from the bottom of the footing.

(3) All concrete foundation walls that exceed four feet but not more than eight feet in height shall contain 1/2 inch reinforcing bars or approved grade placed 48 inches O.C. vertically and horizontally. If backfill against foundation exceeds 48 inches, reinforcing bars shall be placed 24 inches O.C. vertically and horizontally. Ordinance No. 735 (Part) 1977; Ordinance No. 483 (Part 1975); Ordinance No. 602 (Part) 1976; Ordinance No. 963 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance 91-84 (Part) 1984.

14.08.150. Deleted Plan Review Fee and added to 14.08.090 with new wording - Plan Review Fees.

14.08.160 Section 304 2 Paragraph (f) (f) Fee Refunds. Amended to read "Building Permit Fees - Unsuccessful Applicants. Fees for unsuccessful applicants for permits, with the exception of fees for permits costing \$10 or less, shall be reimbursed by voucher issued by the County Auditor, under the following conditions:

(1) The original receipt is returned to the Mason County Building Inspection office.

(2) The Building Official must determine that the application for the permit failed through no fault of the applicant .

(3) Plan Check fees shall be retained by Mason County to the extent of the work completed on the Plan Check, if any.

(4) Ten dollars shall be retained for each refund.

(Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.08.170 Section 251(c) Protection Against Decay Foundation Ventilation. Amended. Last sentence to read "They shall be covered with corrosion resistant wire mesh not less than 1/8 inch or more than 1/2 inch in any dimension." Ordinance No. 483 (Part) 1975; Ordinance No. 1602 (Part) 1976; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-34 (Part) 1984.

14.08.180 Section 504(a) Building Setbacks. Amended by adding a new sentence. "All structures shall set back five (5) feet or more from any right-of-way or property line from the closest projection. Ordinance No. 602 (Part) 1976; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.08.210 Deleted by adoption of UBC 1985 Code Section 1204.

14.08.220. Deleted. See Section 14.08.090 Permit Fees.

14.08.230 Section 2517(h)4 Roof and Ceiling Framing. Add to Paragraph 4, Rafter Ties. Hurricane Anchors. Add - Seismic and hurricane anchor clips shall be required for securing all trusses and rafters. Quality shall equal or exceed Simpson Model H.

14.12.030. Amend Uniform Building Code Section 205 including Uniform Fire Code; amend Uniform Plumbing Code Section 20.3 including Uniform Mechanical Code Section 204. They shall read as follows: Violation and Penalties. 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 1/2 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. Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.12.000 Plumbing Code Amendments

14.12.020 Definitions. Whenever the following term is found in the Uniform Plumbing Code, the following definition shall apply. The following is hereby amended.

(1) Administrative Authority Section 20.2 amended to read - Section 201 of the Uniform Building Code shall mean the Building Official. Ordinance No. 451 (Part) 1975; Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance 91-84 (Part) 1984.

(2) Appendix 1 No Adoption.

(3) Section 20.7 Cost of Permits and Schedule of Fees

14.16.00 Fire Code Amendments

14.16.010 Definitions. The following are hereby amended.

(1) Whenever the following terms are found in the Uniform Fire Code, the following definitions shall apply:

A. "Clerk" means the Mason County Auditor.

B. "Chief of Police or Police Department" means the Mason County Sheriff.

C. "Fire Department or Chief of the Fire Department, Bureau of Fire Prevention or Chief of the Bureau of Fire Prevention" means 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. Ordinance No. 91-84 (Part) 1984; Ordinance No. 1135 (Part) 1980; Ordinance No. 972 (Part) 1979; Ordinance No. 451 (Part) 1975.

14.16.020 Enforcement. The enforcement of this chapter shall be the duty of the Mason County Fire Marshal, who may request the advice and assistance of the Fire Chief of each Fire District in the unincorporated area of Mason County. Ordinance No. 451 (Part) 1975; Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance 602 (Part) 1976; Ordinance 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.16.030 Government Liability and Immunity. This chapter shall not be deemed to impose upon Mason County, its officials, agents or employees any liability whatsoever for damages resulting from fire or explosion or faulty storage, handling or disposal of materials, in any manner whatsoever. The act of the county issuing permits and conducting inspections shall in no way be deemed to be a waiver of governmental immunity, it being agreed and understood that such inspection and licensing as is performed by the county defined herein is performed pursuant to the police power of such county for the protection of the public health, safety, and well being. Ordinance No. 451 (Part) 1975; Ordinance No. 474 (Part) 1975; Ordinance No. 483 (Part) 1975; Ordinance No. 602 (Part) 1976; Ordinance No. 735 (Part) 1977; Ordinance No. 963 (Part) 1979; Ordinance No. 972 (Part) 1979; Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.16.040 Section 10.301(c) Fire Hydrants. Amended. Deleted - Adoption of 1982 Code. Ordinance No. 91-84 (Part) 1984.

14.18.000 Uniform Mechanical Code. The following additions added and amended:

14.18.010 Definitions

Woodstove is a room heater designed to burn solid fuel only i.e., coal or wood. Ordinance No. 1135 (Part) 1980; Ordinance No. 91-84 (Part) 1984.

14.18.020 Installation Standards. Woodstoves installed within Mason County shall comply with and be installed according to the following rules and regulations. They shall be enforced by the Building Official.

(1) (ICBO) International Conference of Building Officials Research Reports; or

(2) UL Reports; or

(3) Other nationally recognized testing standards may be accepted by the Building Official; or

(4) Standards for the installation and care of solid fuel burning appliances by WABO (Washington Association of Building Officials); or

(5) By the 1985 Mechanical Code; or

(6) Manufacturer's installation and drawings showing setbacks to and from combustibles and noncombustibles may be used when approved by the Building Official.

(7) Fees shall be from Section 304(a)(b) Permit Fees Table 3-A; (c) Plan Review Fees 3-A or may be set by the Building Official.

14.20.000 Mobile Home and Manufactured Housing Including Modular Homes

14.20.010 Inspection and Permits

1. All mobile homes and manufactured housing including modular 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.

2. Additional structures and appurtenant to the mobile home and manufactured housing including modular homes shall require a separate building permit.

14.20.020 Definition. New additions and wording as follows.

(1) Mobile Home. All trailers of the type designed as facilities for human habitation and which are capable of being moved upon the public streets and highways and which are more than 18 feet in length or more than 8 feet in width.

(2) Manufactured Housing and Modular Homes. A dwelling unit which is fabricated in one or more sections at a location other than the home site by assembly line type production techniques or by other construction methods unique to an off-site manufacturing process. Every section shall bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standard for Mobile Homes, NFPA.

14.20.030 Mobile Home and Manufactured Housing Including Modular Homes. Additions and new wording as follows.

(1) Foundation systems using continuous spread footings with solid concrete or block walls shall conform to International Conference of Building Officials Guidelines for Manufactured Housing Installations.

(2) Mobile Homes and Manufactured Housing. Manufacturer's set up and installation drawings and specifications may be used, when approved by the Building Official. Drawings and specifications shall be on site at the time of final inspection before occupancy is granted.

(3) Mason County Mobile Home Installation Code and Manufactured Housing. Foundation systems shall be either:

(a) 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,

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

(c) 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 six-foot (6') centers or as specified by the manufacturer.

(4) Anchors. Approved anchor system shall be required when the mobile home or manufactured housing exceeds 36 inches above grade.

(5) Fees

(a) Units less than 32 feet long and 8 feet or less wide. Fee shall be \$20 minimum.

(b) All other fees shall be 1/2 the fee in Table 3-A Uniform Building Code.

(6) Mobile Home and Manufactured Home Installation is a term referring to that construction which is required for the installation of a manufactured home, including the construction of the foundation system, required structural connections thereto and the installation of on-site water, gas, electrical and sewer systems and connections thereto which are necessary for the normal operation of the manufactured home.

Chapter 14.04 Mason County Code. In conformance with the provisions of the State Building Code RCW 19.27 all the following Ordinances and Resolutions or parts thereof conflicting or inconsistent with the provisions of this Ordinance and the Codes hereby adopted are hereby repealed.

Ordinance 451 Effective January 6, 1975. Adoption of 1973 Editions of UBC, UPC, UMC, UFC and Amendments.

Ordinance 483 Effective February 24, 1975. General Amendments.

Ordinance 602 Effective April 19, 1976. Adoption of 1976 Editions of UBC, UPC, UMC, UFC and Amendments.

Ordinance 735 Effective February 28, 1977. General Amendments.

Ordinance 963 Effective January 8, 1979. Establishment of Mason County Health Department.

Ordinance 972 Effective January 29, 1979. General Amendments.

Ordinance 1135 Effective March 24, 1980. Adoption of 1979 Editions of UBC, UPC, UMC, UFC and Amendments.

Ordinance 47-82 Effective June 21, 1982. General Amendments.

Ordinance 91-84 Effective September 17, 1984. Adoption of 1982 UBC, UPC, UMC, UFC and amendments, Wash. State Energy Code 1980.

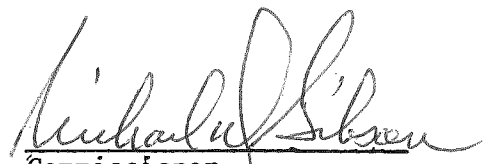
Ordinance #43-86 Effective April 1, 1986. Adoption April 22, 1986

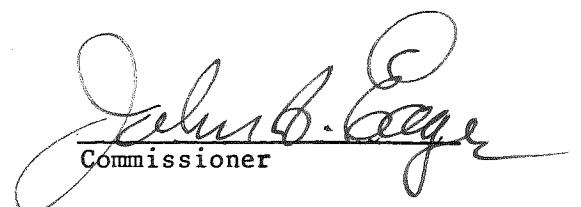
Dated this 22nd day of April 1986.

BOARD OF COMMISSIONERS
MASON COUNTY WASHINGTON

Absent 4/22/86

Chairman


Commissioner


Commissioner

ATTEST:


Clerk of the Board