

City of Colfax, Washington Ordinance No. 21-01

**AN ORDINANCE TO UPDATE COLFAX MUNICIPAL CODE 15.02
CONSTRUCTION CODES IN THE COLFAX MUNICIPAL CODE**

WHEREAS, the City of Colfax is a code city governed by rules and regulations of RCW 35 and 35A;

WHEREAS, the Washington State Building Code Council (SBCC) is enabled in RCW 19.27-074 and established in Title 51 and 296-46B WAC is the minimum construction requirement for the State of Washington;

WHEREAS, the Washington State Building Code cited in Colfax Municipal Code Chapter 15.02 is to be updated to the 2018 version of the adopted code;

WHEREAS, the code is in effect in all cities, towns, and counties of the state regardless of whether they are adopted locally or not. However, it is recommended that local governments adopt the state building code by a local ordinance;

NOW THEREFORE,

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLFAX AS FOLLOWS:

Section 1. Ordinance No. 21-01 is adopted which amends 15.02 Construction Codes of the Colfax Municipal Code to the 2018 version.

Section 2. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect 5 days from and after date of its final passage and adoption.

ADOPTED at a regular meeting of the City Council of the City of Colfax, Washington held on the 15th day of March, 2021.

Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Chapter 15.02
CONSTRUCTION CODES

Sections:

- 15.02.010 Adoption of referenced codes.
- 15.02.020 Design requirements.
- 15.02.030 Permits.
- 15.02.040 Amendments.

15.02.010 Adoption of referenced codes.

The city of Colfax 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. Chapter 51-50 WAC--State Building Code Adoption and Amendments of the 2018 International Building Code as published by the International Code Council; including Appendix Chapter E (Supplementary Accessibility Requirements, J (Grading), and H (Signs).

B. Chapter 51-51 WAC--State Building Code Adoption and Amendment of the 2018 International Residential Code as published by the International Code Council. .

C. Chapter 51-52 WAC--State Building Code Adoption and Amendment of the 2018 International Mechanical Code as published by the International Code Council, NFPA 58 (Storage and Handling of Liquefied Petroleum Gases), and 2018 International Fuel Gas Code as published by the International Code Council..

E. Chapter 51-54A WAC--State Building Code Adoption and Amendment of the 2018 International Fire Code; including Appendices B, C and D.

F. Chapter 51-56 WAC--State Building Code Adoption and Amendment of the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.

G. Chapters 51-11C and 51-11R WAC--The "2018 Washington State Energy Code," (Commercial Provisions and Residential Provisions) as now existing and in accordance with any amendments that may hereafter be made thereto as adopted by the Washington State Building Code Council.

H. State Building Code Adoption and Amendment of the 2018 International Existing Building Code published by the International Code Council with statewide amendments found in the 2018 International Building Code.

I. Chapter 296-46B WAC--State Building Code Adoption and Amendment of the 2020 National Electrical Code (NFPA 70) and the "National Electrical Code," 2020 Edition, as published by the National Fire Protection Association.

J. 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 Chapter 70.92 RCW.

(Ord. 19-01 §1 (part): Ord. 16-13 §2; Ord. 14-05 §1 (Exh. 2) (part): Ord. 14-03 §1 (Exh. 2) (part): Ord. 10-02 §1: Ord. 07-08 §1: Ord. 04-03 §1).

15.02.020 Design requirements.

A.

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
TABLE R301.2(1)**

ROOF SNOW LOAD ^a (psf)	WIND DESIGN				SEISMIC DESIGN CATEGORY		
	Speed ^b (mph)	Topographic effects ^c	Special wind region	Windborne debris zone			
30	85	Yes	No	No	B		
SUBJECT TO DAMAGE FROM			OUTDOOR DESIGN TEMP (F) Heat/Cool	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD ^e	AIR FREEZING INDEX	MEAN ANNUAL TEMP
Weathering ^d	Frost line depth	Termite					
Severe	32"	Slight to Moderate	2°/94° F	Yes	Yes 1974, 1978	869	48.2

a. This is the minimum roof snow load. When using this snow load it will be left to the engineer's judgment whether to consider drift or sliding snow. However, rain on snow surcharge of 5 psf must be considered for roof slopes less than 5 degrees.

b. The 110 mph Ultimate Design Wind Speed (3-second gust) as adopted by the 2018 IRC/ASCE 7-10 (or if using the IBC for structural design, the 98 mph Basic Design Wind Speed as adopted by the 2018 IBC/ASCE 7-16 may be used).

c. Wind exposure category and Topographic effects (Wind Speed-up Kzt factor) shall be determined on a site-specific basis by the Engineer of Record (components and cladding need not consider topographic effects unless otherwise determined by the engineer of record).

d. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

e. The City of Colfax participates in the National Flood Insurance Program (NFIP); Regular Program (No Special Flood Hazard Area). Further NFIP participation information: CID 530083, Initial FHBM Identified 06/28/74, Initial FIRM Identified 05/16/95, Current Effective Map Date (NSFHA), Reg-Emer Date 06/30/97, 53033C0654G effective 8/19/2020.

*Minimum roof snow load to be 30 lbs/ft in the city of Colfax.

B. Professional Preparation of Plans. The city of Colfax shall require a Washington-licensed design professional, licensed under the provisions of RCW Chapter 18.08 or 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 for construction, erection, enlargement, alteration, or repairs of or to a building of any occupancy over four thousand square feet of construction.

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

1. Structural integrity;
2. Life safety;
3. Architectural barriers (ADA handicap compliance);
4. Compliance with all codes having jurisdiction;
5. Scope of work;

6. Special inspection requirements and protocols;
7. Deferred submittal schedule.

In general, the amount of detail required will vary, depending on the nature and complexity of the project. (Ord. 19-01 §1 (part): Ord. 14-03 §1 (Exh. 2) (part): Ord. 10-02 §2: Ord. 07-08 §2: Ord. 04-03 §2).

15.02.030 Permits.

A. **Ownership.** The ownership of a city of Colfax permit inures to the property owner. The permit applicant is, by definition, an agent of the property owner if not the property owner.

B. **Work Exempt from Permit.** Building projects that are 200 sq. ft. or less unless it is an addition onto a structure of any kind, then a permit is required; \$500.00 or less per year, no permit required, unless there is structural changes, then a permit is required regardless of cost of project. All mechanical and plumbing work, regardless of amount of work or cost of the project requires a permit. Free standing decks that are 200 sq. ft. or less, no part of the deck is over 30” above grade up to 36” out from deck edge, and do not serve as the main door of egress.

C. **Expiration of Permits.** All permits shall expire by limitation and be declared void if (1) work is not started within one hundred eighty days of obtaining a permit, or (2) work is abandoned for one hundred eighty days or more after beginning work, or (3) after two years from the date of permit issuance, regardless of whether the work is finished; provided, prior to the expiration of a permit for time, a permit may be renewed for one-half the permit fee for the value of the remainder of the work to finish the original permit. If a permit expires for time without renewal, a new permit may be obtained for one-half the permit fee for the value of the remainder of the work to finish the project, provided in such event any changes in code requirements adopted after the issuance of the original permit shall apply.

D. **Referenced Codes.** All referenced codes are available for review at Colfax City Hall.

E. **Fees.** All city of Colfax permit fees shall be established by resolution by the Colfax city council.

1. Investigation Fees--Work without a Permit.

a. **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.

b. **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. The minimum investigation fee shall be the same as the minimum fee set forth in the Colfax fee schedule. This fee is an additional, punitive fee. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a Colfax permit for continued development of that project. If the work done remains illegal for ninety days after service of the stop work order, it shall be considered hazardous.

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

a. One hundred percent of any fee erroneously paid or collected.

b. Up to eighty percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

c. Up to eighty percent 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 one hundred eighty days after the date of fee payment.

F. **Appeals.** All appeals of any building official decision shall be made to the Colfax board of adjustment.

G. **Electrical Permits.** All permits for electrical work shall be obtained from the state of Washington as required by law. (Ord. 19-01 §1 (part): Ord. 14-03 §1 (Exh. 2) (part): Ord. 10-02 §3: Ord. 07-08 §3: Ord. 04-03 §3).

15.02.040 Amendments.

A. Each and every reference therein to the building official, code official or plumbing inspector is each amended respectively to the city of Colfax building inspector.

B. Each and every reference therein to the board of appeals is amended respectively to the city of Colfax board of adjustment.

C. The 2018 International Residential Code.

1. Section 101.1. Insert: City of Colfax, Washington.
2. Table R301.2(1). Insert: CMC 15.02.020 Design Requirements.
3. Section P2603.5.1. Insert: 12 inches and 48 inches.

D. The 2018 International Building Code.

1. Sections 101.1 and 1612.3. Insert: City of Colfax, Washington.
2. Section 1612.3. Insert: 1974, 1978.
3. Section 1503.4, Roof drainage. Delete "International" and insert "Uniform."
4. Section 1503.4.1, Secondary (emergency overflow) drains or scuppers. Delete "International" and insert "Uniform."
5. Section 1805.4.3, Drainage and discharge. Delete "International" and insert "Uniform."

E. The 2018 International Mechanical Code.

1. Section 101.1. Insert: City of Colfax, Washington.
2. Section 106.5.2. Insert: Colfax fee Schedule.
3. Section 106.5.3, Fee refunds. Insert: 80%, 80%.

F. The 2018 International Fire Code.

1. Section 101.1. Insert: City of Colfax, WA.

G. The 2018 International Existing Building Code.

1. Section 101.1. Insert: City of Colfax, Washington.

(Ord. 19-01 §1 (part): Ord. 14-05 §2 (Exh. 2) (part), §3: Ord. 14-03 §1 (Exh. 2) (part): Ord. 10-02 §5: Ord. 07-08 §5: Ord. 04-03 §5).